

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON APRIL 17, 2018

The April 17, 2018 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:05 p.m. with Mayor Margot Martin, presiding. The Alderpersons present were David Bray, Nalini Mahadevan, Brian Warner, Dan Kemper, Jamie Griesedieck and Tom O'Brien.

Also in attendance was Interim City Administrator/City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Police Chief, Tom Becker; Assistant Fire Chief, Marc Ulses; Building Commissioner and Zoning Administrator, John Morgan; Public Works Director, Jeff Wappelhorst and Finance Officer, Lea Ann Bennett.

After the Pledge of Allegiance, Mayor Martrin asked for a motion to approve tonight's agenda.

A. MOTION TO APPROVE AGENDA

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded the approval of tonight's agenda. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

- B. VOTE TO APPROVE MINUTES:** Tuesday, February 20, 2018, Public Hearing
Tuesday, February 20, 2018, Regular Meeting
Thursday, March 22, 2018, Special Meeting

Mayor Martin asked for a motion to approve the minutes.

Alderperson Bray had a change to page 1 of the last paragraph, fourth sentence of the regular meeting minutes of February 20, 2018. He stated his comments should read "Alderperson Bray stated the storm water tax abatement difference between the PILOT and the abatement is \$40,000."

MOTION: Alderperson Bray motioned and Alderperson O'Brien seconded the approval of the above sets of minutes as amended. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

C. PUBLIC FORUM (PRESENTATION OF REMARKS AND/OR PETITIONS)

1. Presentation by Tiffany Frautschi, Town & Country Alderperson, to discuss the Primary Seat Belt Law.

Ms. Frautschi of the Town & Country Board of Alderpersons spoke and asked the City of Frontenac to consider a primary seat belt law. She stated the law was recently passed by Town & Country. She

stated this law allows police to pull over cars for not wearing a seat belt. She stated this is an education opportunity, as the fine is \$10.00. She gave back ground on the seat belt law.

D. CERTIFICATION OF ELECTION RESULTS

City Clerk Ross read the certified election results:

OFFICIAL ELECTION RESULTS - CITY OF FRONTENAC, ELECTION DATE, APRIL 3, 2018

WARD ONE

Registered Voters in Ward	967		
Ballots Cast	230		
Votes for Brian Warner	160	Percentage	69.57
Votes for Jerry Friedman	63	Percentage	27.39
Invalid Write-In Votes	7	Percentage	3.04
Percentage of Votes Cast	24%		

WARD TWO

Registered Voters in Ward	999		
Ballots Cast	189		
Votes for Jamie Griesedieck	184	Percentage	97.35
Invalid Write-In Votes	5	Percentage	2.65
Percentage of Votes Cast	19%		

WARD THREE

Registered Voters in Ward	918		
Ballots Cast	156		
Votes for David Bray	149	Percentage	95.51
Write-In Votes	7	Percentage	4.19
Percentage of Votes Cast	17%		

PROPOSITION A

Registered Voters	2844		
Ballots Cast	683		
Proposition A – Property Tax General Purposes			
YES	315	Percentage	46.19
NO	367	Percentage	53.81

YES NO

The votes were certified by the St. Louis County Board of Election Commissioners on April 17, 2018.

E. VOTE TO APPROVE ELECTION RESULTS

Mayor Martin asked for a motion to approve the certified results of the April 3, 2018, municipal election.

MOTION: Alderperson Warner motioned and Alderperson Kemper seconded to approve the certified election results from the April 3, 2018 election. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

F. SWEARING IN OF NEWLY ELECTED OFFICIALS

Ms. Ross swore in Alderpersons Brian Warner, Jamie Griesedieck and David Bray.

G. ROLL CALL

Mayor Martin asked for a roll call.

Roll Call: Alderperson Mahadevan, Alderperson Warner, Alderperson Kemper and Alderperson O’Brien, and Alderperson Bray, all present.

H. MAYOR’S COMMENTS

Mayor Martin first thanked Alderperson O’Brien for serving as President of the Board of Alderpersons. Mayor Martin stated she would like to appoint Alderperson Warner to serve as President of the Board of Alderpersons. She stated Alderperson Warner has served for several years on the Ways & Means Committee and prior to that, he served as the City’s Treasurer.

Mayor Martin asked for a vote to approve Alderperson Warner as President of the Board of Alderpersons.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded to approve Alderperson Warner to serve as President of the Board of Alderpersons. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

Mayor Martin thanked Alderperson O’Brien for serving as President of the Board of Alderpersons the last year and stated she would like to appoint him to serve as the Aldermanic representative on the Planning & Zoning Commission. Mayor Martin thanked Alderperson Mahadevan for serving on the Planning & Zoning Commission this past year. Mayor Martin appointed Alderperson Bray to serve on the Ways & Means Committee. Mayor Martin appointed Alderperson Kemper to serve on the Public Works Commission. Mayor Martin thanked Alderperson Griesedieck for serving for years on the Public Works Commission as Alderperson, chairman and member.

MOTION: Alderperson Griesedieck motioned and Alderperson O’Brien seconded to approve Mayor Martin’s Alderperson appointments. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

Mayor Martin thanked Ms. Ross for serving as interim city administrator since January. She stated she did a great job. The audience members applauded Ms. Ross.

I. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

Alderperson O’Brien said he travels extensively to the west coast and stated he would like the city to consider legislature banning plastic straws. Mayor Martin stated in the US we use up to 500,000,000 plastic straws a day and stated she would support this legislature.

Alderperson Mahadevan stated she would like the city to do an audit on the lights in the building and stated if they are not LED lights, they should be replaced. Mr. Wappelhorst advised the public works department started this process about two years ago. They have replaced some lights and are replacing lights in the building with LED lights when they burn out. He also stated they are using the LED lights on traffic signals.

J. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

- | | | |
|----|---|-----------------------|
| 1. | Planning & Zoning Commission: | January 2018 |
| 2. | Ways & Means Committee: | February & March 2018 |
| 3. | Public Works Commission: | None |
| 4. | Building Commissioner
& Zoning Administrator | February & March 2018 |
| 5. | Financial Report | February & March 2018 |

Ms. Bennett stated on page 1 of top line report that revenues for the month are up 5% and expenses are down year to date 2.5%. She stated net income is up for March and year-to-date. She stated building permits are ahead \$200,000 year to date. Mr. Morgan stated the increase is due to a lot of new homes, home renovations and Honda Frontenac’s expansion. He said this is market driven.

Mayor Martin stated the above reports will stand as submitted.

K. CITY ADMINISTRATOR’S REPORT

1. City Administrator’s Report

Ms Ross had no report.

L. UNFINISHED BUSINESS

None

M. NEW BUSINESS:

1. **Presentation of R-3 Zoning Development for the properties of 10601 & 10635 Clayton Road by McBride Homes.**

Ms. Jeannie Aumiller of McBride Homes gave an informational presentation of the proposed development for the former LECC Development. She stated they currently have the property under contract. This matter will be on the upcoming Planning & Zoning Commission agenda on Tuesday, April 24, 2018.

2. **Refer to the Planning & Zoning Commission a request for a conditional use permit from the residents of 2536 N. Geyer Road to install a gate.**

Mr. Morgan stated the residents applied for a permit to install a fence and a gate and were turned down. They appealed the fence to the Board of Adjustment and were granted the appeal, if the gate is approved. The gate, if approved will be back 175 feet. There are three tracts of property, two one acre lots, which were consolidated and one two acre lot.

Aldersperson Bray stated before the meeting tonight he was approached by a person who also wants a gate put up on Clayton Road. Aldersperson Bray asked Mr. Morgan the procedure for these requests. Mr. Morgan stated the request is for a conditional use permit, which goes to the Board of Alderspersons for a referral to the Planning & Zoning Commission. The request is voted on by the Planning & Zoning Commission and is referred back to the Board of Alderspersons with a public hearing and vote. Aldersperson Bray also stated there are seven criteria's that must occur. One condition is that gates must stay open during the day.

Aldersperson O'Brien asked how much the fees were for a hearing. Mr. Morgan stated \$250, but he would like to raise the fees to \$600. Aldersperson O'Brien asked him to look into that proposal.

MOTION: Aldersperson Bray motioned and Aldersperson Kemper seconded to forward the request for a gate at 2536 N. Geyer Road to the Planning & Zoning Commission. All Alderspersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

3. **Bill No. 2018-1884.1:** An ordinance amending Section 405.080 of the City of Frontenac, Missouri, Municipal Code of Ordinances relating to minimum parking requirements in the "PHFC" Planned High Fashion Center District. (Bill No. 2018-1884 had its first reading at the February 20, 2018 meeting.)

Ms. Ross gave the second reading of Bill No. 2018-1884.1.

Mr. O'Keefe stated the alderspersons had received a draft bill of 2018-1884.1. Mr. O'Keefe stated some clarifications of the calculations were adjusted as the parking reduction changed from 5% to 9%. He stated he would recommend they amend Bill No. 2018-1884 to the text of Bill No. 2018-1884.1

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded to amend Bill No. 2018-1884 by text to Bill No. 2018-1884.1. All Alderpersons present voted "Aye". The vote was unanimous.
MOTION PASSED.

Mayor Martin asked for a motion to approve Bill No. 2018-1884.1

MOTION: Alderperson Bray motioned and Alderperson Warner seconded approval of Bill No. 2018-1884.1.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Warner, "Aye"; Alderperson Kemper "Aye"; Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; and Alderperson Mahadevan, "Aye. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1884.1 became Ordinance No. 2018-1844.

4. **Bill No. 2018-1889:** An ordinance amending the special and conditional use permit for Plaza Frontenac to grant an additional reduction in parking to allow construction of two connecting driveways to the property at 2001 South Lindbergh Boulevard.

Ms. Ross gave the first reading of Bill No. 2018-1889.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded approval of the second reading of Bill No. 2018-1889. All Alderpersons present voted "Aye". The vote was unanimous.
MOTION PASSED.

Bill No. 2018-1889: An ordinance amending the special and conditional use permit for Plaza Frontenac to grant an additional reduction in parking to allow construction of two connecting driveways to the property at 2001 South Lindbergh Boulevard.

Mayor Martin asked for a motion to approve Bill No. 2018-1889.

MOTION: Alderperson Mahadevan motioned and Alderperson Kemper seconded approval of Bill No. 2018-1889.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Kemper "Aye"; Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye; and Alderperson Warner, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1889 became Ordinance No. 2018-1845.

5. **Bill No. 2018-1890**: An ordinance approving and authorizing execution of a contract with St. Louis County, Missouri, for Next Generation 9-1-1- Service.

Ms. Ross gave the first reading of Bill No. 2018-1890.

Mr. O'Keefe stated this is for emergency communication which covers the communities in St. Louis County. This agreement from the E-911 Commission will pay for the new systems with upgrades and will enhance 911 services. This new system has many features and will help locate cell phone 911 calls.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded approval of the second reading of Bill No. 2018-1890. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2018-1890: An ordinance approving and authorizing execution of a contract with St. Louis County, Missouri, for Next Generation 9-1-1- Service.

Mayor Martin asked for a motion to approve Bill No. 2018-1890.

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded approval of Bill No. 2018-1890.

Mayor Martin asked Ms. Ross for a poll vote.

ROLL CALL VOTE: Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye; Alderperson Warner, "Aye"; and . Alderperson Kemper "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2018-1890 became Ordinance No. 2018-1846.

6. **Resolution No. 2018-377**: A resolution authorizing the Mayor, of the City of Frontenac, Missouri, to enter into an agreement with Lochmueller Group for professional engineering services for the assembly and submittal of the Geyer Road Improvement Project, Phase I Transportation Improvement Program (TIP) application.

Ms. Ross stated this agreement will be between the City and the Lochmueller Group, who will assist with our application for the TIP grant for Geyer Road engineering. Ms. Ross also stated the funding of the city's portion has been increased from a 70/30 split from a 75/25 split, at the recommendation of the Ways & Means Committee.

Mayor Martin asked for a motion to approve Resolution No. 2018-377.

MOTION: Alderperson Kemper motioned and Alderperson Mahadevan seconded approval of Resolution No. 2018-377. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

N. APPROVAL OF WARRANT LISTS: February 1, 2018 through March 31, 2018

Mayor Martin asked for consideration and approval of the warrant list.

MOTION: Alderperson O'Brien motioned and Alderperson Bray seconded the above warrant lists be approved.

Mayor Martin asked if there was any discussion. There was none.

Mayor Martin asked Ms. Ross for a roll call vote.

ROLL CALL VOTE: Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Mahadevan, "Aye"; Alderperson Warner, "Aye"; Alderperson Kemper, "Aye"; and Alderperson Griesedieck, "Aye". All Alderperson present voted "Aye". The vote was unanimous. **MOTION PASSED.**

O. ADJOURNMENT

Mayor Martin asked for a motion and second to adjourn the meeting.

MOTION: Alderperson Bray motioned and Alderperson Kemper seconded the meeting be adjourned. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 7:57 pm.