

# CITY OF FRONTENAC



## MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON DECEMBER 18, 2018

The December 18, 2018, regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:08 p.m. with Mayor Margot Martin, presiding. The Alderpersons present were David Bray, Brian Warner, Jamie Griesedieck and Tom O'Brien. Alderpersons Dan Kemper and Nalini Mahadevan were absent.

Also in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Fire Chief, Jack Trout; Police Chief, Mark Guttman; Public Works Director, Jeff Wappelhorst; and Finance Officer, Lea Ann Bennett.

The Pledge of Allegiance was stated.

### A. MOTION TO APPROVE AGENDA

Mayor Martin asked for a motion to approve tonight's agenda.

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

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

There were no comments made at this time.

### C. MAYOR'S COMMENTS

Mayor Martin stated she would like to appoint Mr. Jeff Christofferson of Carole Lane to the Public Works Commission. She stated he is familiar with the MSD Projects and has worked with Mr. Wappelhorst and Mr. Morgan, who he stated are both very professional.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded the approval of Mr. Jeff Christofferson to the Public Works Commission. All Alderpersons present voted "Aye." The vote was unanimous. **MOTION PASSED.**

Mayor Martin welcomed Dylan Elias of Portland Drive who was attending the meeting tonight because of a school project.

Mayor Martin also stated the library issued a press release regarding the sale of the properties on Spoede Road between Clayton and I-64. She stated the article will be in the newspaper and in the upcoming Business Journal.

**D. COMMENTS BY BOARD OF ALDERPERSON MEMBERS**

Aldersperson Warner asked Mr. Christensen to look into fixing the AV problem in the council room and suggested some large screen televisions or something that is viewable.

**E. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES**

- |    |   |               |
|----|---|---------------|
| 1. | Planning & Zoning Commission:                   | None          |
| 2. | Ways & Means Committee:                         | November 2018 |
| 3. | Public Works Commission:                        | October 2018  |
| 4. | Building Commissioner<br>& Zoning Administrator | November 2018 |

Mayor Martin stated the above reports will stand as submitted.

**F. CITY ADMINISTRATOR'S REPORT**

1. Finance Report

Ms. Bennett stated the November financial revenues performed well over budget and were up 7 ½. She stated sales taxes were up 3% over budget and expenses were below budget by 2 ½%.

2. City Administrator Report

Mr. Christensen stated the Ways & Means Committee met and discussed the financial projections and states sales taxes have increased by 4% and stated things are looking better with new construction property tax. He said they are waiting for variables, but there is a general good feeling. With that being said, they will hold off on going forward with a property tax increase in April., 2019.

Mr. Christensen said a salary study was completed regarding employee pay. He said some salaries are lagging and are coming in the 20 – 40 percentile levels. He said the general feeling is to make those salaries competitive with peer cities. He said there is a large concern regarding the turnover of the personnel in the fire department. He said the recommendation from the Ways & Means Committee will more likely be that they want to try to bring the salaries up to the 60<sup>th</sup> percentile and make that effective July 1, 2019.

Chief Trout was asked how many people have turned over in the fire department in the past two years. Chief Trout stated in the last 2 ½ years he has lost 50% of the rank and file members. He said it is hard to put a cost on a new employee and he estimated it being \$5,000 to \$6,000 per employee, which includes turn out gear and physical and mental testing. Chief Trout stated the city has known

since April there have been shortcomings in salaries. He asked why wait 6 ½ months. He said the fire union members have not taken a wage increase in two years, and the moral in the department is shot. He said his department is in the 23 percentile range of other fire departments. He suggested the Board act and act now, and said, why wait until July. He also said he is not blaming the Board of Alderpersons but they have been lead astray for a long time and that it is frustrating as chief.

Aldersperson Bray asked what the number would be to bring everyone to the 60<sup>th</sup> percentile. Someone said \$173,000. Mr. Christensen said the annual cost will be \$124,000.

Mayor Martin asked what the timeline is for putting something on the ballot. Ms. Ross stated filing closes on Tuesday, January 15 and the ballot must be certified by Tuesday, January 22.

Mr. Christensen stated the leaf vacuuming contract passed early in the year allowed for five passes. He stated he will recommend the city move forward with a fifth pass the week of January 7, at the cost of \$7,000. He stated the entire contract amount was \$112,000. He stated we will notify the residents.

**G. CONSENT AGENDA:** Regular Meeting, November 28, 2018  
Warrant Lists, November 1 – November 30, 2018

Mayor Martin asked for a motion to approve the consent agenda.

**MOTION:** Aldersperson O'Brien motioned and Aldersperson Warner seconded the approval of the consent agenda.

**ROLL CALL VOTE:** Aldersperson Warner, "Aye"; Aldersperson Griesedieck, "Aye"; Aldersperson O'Brien, "Aye"; and Aldersperson Bray, "Aye". All Alderspersons present voted "Aye." The vote was unanimous. **MOTION PASSED by a vote of 4-0.**

**H. UNFINISHED BUSINESS**

None

**I. NEW BUSINESS:**

1. **Bill No. 2018-1917:** An ordinance approving a second amended final development plan for property at 2001 South Lindbergh Boulevard.

Mayor Martin asked if there were any additional comments on this issue. Mr. Stock stated no.

Aldersperson Bray stated he had a question about the PILOT agreement and the CPI rate. He stated the previous PILOT agreement had a range of 2% to 4% and this agreement the range is 1% to 3%. He asked if the range could be increased to 2% to 4%. Mr. Burke of Armstrong Teasdale stated after discussion with his client the amount of the PILOT was agreed upon with the city and the CPI was agreed upon and set at the range of 1% to 3%. Aldersperson Bray stated he looked up inflation and it

stated rates were near 4% in the 70's and 80's. Mr. Burke stated that amount is a high point. He said CPI is within a window of 1 – 3% or 2 – 4%. Alderperson Bray asked them to compromise and allows the range of 1 – 4%. Mr. Anthone agreed to that range.

Mr. O'Keefe stated the PILOT agreement should be amended as an exhibit to Bill No. 2018-1917 and also in Bill No. 2018-1918.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded to amend Bill No. 2018-1917 referencing the CPI adjustment. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Ms. Ross gave the first reading of Bill No. 2018-1917 as amended.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson Griesedieck motioned and Alderperson Warner seconded approval of the second reading of Bill No. 2018-1917 as amended. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**Bill No. 2018-1917:** An ordinance approving a second amended final development plan for the property at 2001 South Lindbergh Boulevard.

Mayor Martin asked for a motion to approve Bill No. 2018-1917 as amended.

**MOTION:** Alderperson Warner motioned and Alderperson O'Brien seconded approval of Bill No. 2018-1917 as amended.

Mayor Martin asked Ms. Ross for a poll vote.

**ROLL CALL VOTE:** Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; and Alderperson Warner, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 4-0.**

**Bill No. 2018-1917 became Ordinance No. 2018-1871.**

**2. Bill No. 2018-1918:** An ordinance authorizing a declaration of restrictions and covenants agreement between the City of Frontenac and TDG Lindbergh, LLC.

Mayor Martin asked Mr. Christensen for comments on this bill. Mr. Christensen stated we came to an assumption that restaurants make approximately \$14.27 per square foot and they calculated the square footage of the bank based on this number and came up with an annual payment of \$91,000. He said this includes a CPI escalator of a 1-4% window. He said the payment will begin at \$91,000 annually and will escalate. He said this is in effect as long as the building exists whether it is occupied or not.

Mr. O'Keefe stated there needs to be a motion to amend Bill No. 2018-1918, for Exhibit "A", Paragraph #2, Subsection B, and to strike out the number 3 and replace it with a 4.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded to amend Bill No. 2018-1918 referencing the CPI adjustment in Exhibit "A". All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Ms. Ross gave the first reading of Bill No. 2018-1918 as amended.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded approval of the second reading of Bill No. 2018-1918 as amended. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**Bill No. 2018-1918:** An ordinance authorizing a declaration of restrictions and covenants agreement between the City of Frontenac and TDG Lindbergh, LLC.

Mayor Martin asked for a motion to approve Bill No. 2018-1918 as amended.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded approval of Bill No. 2018-1918 as amended.

Mayor Martin asked Ms. Ross for a poll vote.

**ROLL CALL VOTE:** Alderperson O'Brien, "Aye"; Alderperson Bray, "Aye"; Alderperson Warner, "Aye"; and Alderperson Griesedieck, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 4-0.**

**Bill No. 2018-1918 became Ordinance No. 2018-1872.**

#### **K. ADJOURNMENT**

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

**MOTION:** Alderperson Warner motioned and Alderperson O'Brien seconded the meeting be adjourned. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 7:32 p.m.