

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON SEPTEMBER 19, 2017

The September 19, 2017 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:03 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 City Administrator, Bob Shelton; City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Fire Chief, Jack Trout; Police Chief, Tom Becker; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan and Finance Officer, Lea Ann Layden.

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

A. MOTION TO APPROVE AGENDA

Mayor Martin asked for a motion to approve the agenda.

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

B. VOTE TO APPROVE MINUTES: Public Hearing, August 29, 2017 Special Meeting, August 29, 2017

Mayor Martin asked if there were any corrections to the minutes.

Alderman O'Brien stated the following statement occurred at the last meeting and he would like it added to the top of the regular meeting minutes on page, 2, at the end of the first paragraph.

"Alderperson O'Brien asked Mr. Simon, would these \$1.3 million average closing price villas be economically feasible next door at LECC. Mr. Simon replied, yes, and we are very interested in the property next door. Alderperson O'Brien then asked Mr. Simon, how long have you been a homebuilder, Mr. Simon replied since 1972, 45 years."

Ms. Ross stated she would make the changes to the minutes to reflect the addition.

Mayor Martin asked for a motion to approve the minutes as amended.

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

Ms. Hatfield of Portland Drive stated the August 29, 2017 minutes were incorrect regarding her comments about the Frontenac Park Committee. Mr. Shelton stated the minutes were already approved by the Board of Alderpersons.

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

Mr. Pittenger of Litzsinger Road stated their subdivision worked hard with DESCO and the developers to come up with better lighting standards. He asked that the City look at their current lighting standards and to bring the standards up, to “night skies”. Mayor Martin thanked Mr. Pittenger and stated she agrees with him and said this is something that will be referred to Planning & Zoning for review.

D. MAYOR’S COMMENTS

1. Service Award to Lieutenant Rex Baumgartner of the Frontenac Police Department.

Chief Becker stated Lt. Baumgartner started working for the City on September 14, 1997. He said Lt. Baumgartner was a watch commander and was well respected by the officers of the patrol division. He said Rex has served as a patrol officer, detective, on the Major Case Squad, as a corporal, and a sergeant, prior to being promoted as Lieutenant. Rex is the senior watch commander in the department and has many felony arrests and has caught a number of burglary suspects. He also stated in December 2016, Rex and Detective Barron saved a resident’s life.

Lt. Baumgartner stated the last 30 years has gone by quickly, and that he truly loves the City of Frontenac, and said he is just one spoke in the wheel.

Mayor Martin presented Lt. Rex Baumgartner with a plaque and gift card. Chief Becker presented Rex with flowers to take home to his wife Kim, who was ill.

2. The City’s bicycle patrol was introduced.

Chief Becker introduced Corporal Ron Sconce of the Frontenac Bicycle Patrol. Chief Becker stated the bicycles were donated by St. Charles City and that so far the bicycle patrol has received positive feedback from the residents. Corporal Sconce stated they have attended several neighborhood picnics, and plan to attend several more within the coming weeks and month.

E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

There were no comments from the Board of Alderpersons.

F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

- | | | |
|----|---|-------------|
| 1. | Planning & Zoning Commission: | None |
| 2. | Ways & Means Committee: | July 2017 |
| 3. | Public Works Commission: | None |
| 5. | Building Commissioner
& Zoning Administrator | August 2017 |

Mayor Martin stated the above reports will stand as submitted.

G. CITY ADMINISTRATOR'S REPORT

1. Finance Report – August 2017

Ms. Layden stated revenues are up \$107,000 over budget due to building permits (specifically due to Honda Frontenac), West End Park reimbursements for street repairs billed for years 2015 and 2016, and due to miscellaneous income of \$35,000 for reimbursement of fees. She said expenses are down \$63,500 due to personnel costs and work comp due to reimbursements.

Ms. Layden stated the rolling 12 sales tax report which reflect July sales in September, shows a significant increase due to one large retailer making two payments in both August and September to catch up their past due amounts.

2. City Administrator's Report

Mr. Shelton stated on Friday, September 22, there will be a public hearing at 10:00 a.m. for CDBG Funds of \$20,000 which will be offered to Frontenac residents. The residents can apply for \$5,000 for needed home repairs, and the loans are income based. The loans can be forgiven over the years. The hearing will take place Friday, and the approval for the block grants, will come to the Board in October.

Mr. Shelton stated also at the October meeting, there will be a resolution presented encouraging the merger of St. Louis City and St. Louis County not to go to a statewide vote. The topic is being supported by the Municipal League of Metro St. Louis.

Mr. Shelton reminded everyone of the special meeting on Wednesday, September 27 at 5:00 p.m. to set the city's tax rate for 2017. The current rate is .497 cents for residential and the rate will go down to .480. He said the city is only able to capture the lower of CPI or 5% growth, as we have to roll back the tax rate.

H. UNFINISHED BUSINESS

1. **Bill No. 2017-1864**: An ordinance finding and declaring a certain area in the City a blighted area under Chapter 353 of the Revised Statutes of Missouri, as amended; approving the Shriner's Hospital for Children Site Redevelopment Corporation development plan submitted for the redevelopment of such area; and authorizing the Mayor to enter into an redevelopment agreement and certain other agreements related thereto. (First reading occurred at the August 29, 2017 meeting).

Mr. O'Keefe stated documents were evolving and involved the city's special counsel. He asked that Bill No. 2017-1864 is amended to substitute the exhibits circulated prior to the meeting; the Memorandum of Agreement between DESCO and the Litzsinger Place Subdivision.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded amending Bill No. 2017-1864 to include the updated Memorandum of Agreement circulated prior to the meeting. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Martin asked for a motion to approve Bill No. 2017-1864 as amended.

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded approval of Bill No. 2017-1864 as amended.

Mayor Martin asked Ms. Ross for a poll vote.

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

Bill No. 2017-1864 became Ordinance No. 2017-1822.

2. **Bill No. 2017-1865**: An ordinance rezoning property at 2001 South Lindbergh Boulevard to the Planned Development-Retail/Commercial (PDC) Zoning District; approving a preliminary development plan, and granting a conditional use permit for (I) commercial complementary to retail sales in excess of 25% of gross leasable area of the development, (II) increase in maximum height limit, and (III) a closed gate to Litzsinger Place Subdivision. (First reading occurred at the August 29, 2017 meeting).

Mr. O'Keefe stated there were technical revisions to this bill and he has a new Bill No. 2017-1865.1 to replace it. He said a revised Exhibit B is forthcoming, as the current bill relies on color, and stated it will not be recorded in that format; it will have exclusions that will not rely on color.

MOTION: Alderperson Warner motioned and Alderperson O'Brien seconded approval to amend and accept Bill No. 2017-1865.1 to replace Bill No. 2017-1865. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Alderperson Bray stated he had several questions and asked could they be addressed at this time. Mr. O'Keefe stated yes.

Alderperson Bray stated on page 3, item IV (g), which refers to the left turn out of Litzsinger between 7:15 a.m. to 8:15 a.m., and asked should this only be while school is in session. There was discussion about amending this section, but was suggested by Alderperson O'Brien, to leave as is.

Alderperson Bray asked about page 9, item XI (6), 24 hour security similar to what is required by PHFC District. He asked what will be required of the new development. Mr. Shelton stated there must be 24 hour security. Mr. Becker stated there will also be exceptional video coverage. There was some additional discussion, but no amendments were made to this section.

Alderperson Bray stated in Section 4, #b, he does not like limiting the CPI to 4%, as the PILOT will not increase with inflation. Mr. O'Keefe stated the terms were discussed and agreed upon with the applicant. Alderperson Bray stated he discussed this with Ways & Means Chairman Winer. Mr. Shelton stated this was discussed but Mr. Winer stated he needed to study it longer, and said they liked the upside of 4%. He said there will be a guaranteed 2% and a maximum of 4%.

Mr. Mello, the attorney representing DESCO, said, the original proposal was 2%, but based on discussion with the City it was incorporated within the memorandum of understanding. He also said specific terms that are in the agreement, but it is not a change to the MOU, which was presented at the last meeting.

Alderperson Warner stated 4% came in after the applicant submitted the proposal and that he is in agreement to accepting what they committed to do. He also said it is better than the 2% that was in the agreement, and said he is comfortable with what we have, if everyone is fine with it.

Mayor Martin asked for a motion to approve Bill No. 2017-1865.1.

MOTION: Alderperson O'Brien motioned and Alderperson Kemper seconded approval of Bill No. 2017-1865.1.

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"; Alderman Bray, "Aye"; and Alderperson Mahadevan, "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

Bill No. 2017-1865 became Ordinance No. 2017-1823.

I. NEW BUSINESS:

1. **Bill No. 2017-1866**: An ordinance of the City of Frontenac, Missouri approving a petition for the creation of the Lind-Litz Community Improvement District; establishing the District as a political subdivision of the State of Missouri; approving the appointment of the initial Board of Directors of the District; and directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District.

Mr. Bray asked with approving the Lind-Litz document, where is the storm water discussed. Mr. Grimm stated it is discussed in the redevelopment agreement. Alderperson Bray asked if there was no cap on it. Mr. Grimm stated it caps at \$1.1 million dollars and that is stated in the redevelopment agreement.

Mayor Martin asked for a motion for a second reading.

MOTION: Alderperson Mahadevan motioned and Alderperson O'Brien seconded approval of the second reading of Bill No. 2017-1866. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Bill No. 2017-1866: An ordinance of the City of Frontenac, Missouri approving a petition for the creation of the Lind-Litz Community Improvement District; establishing the District as a political subdivision of the State of Missouri; approving the appointment of the initial Board of Directors of the District; and directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District.

Mayor Martin asked for a motion to approve Bill No. 2017-1866.

MOTION: Alderperson Kemper motioned and Alderperson Warner seconded approval of Bill No. 2017-1866.

Mayor Martin asked Ms. Ross for a poll vote.

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

Bill No. 2017-1866 became Ordinance No. 2017-1824.

1. **Resolution No. 2017-367**: A resolution authorizing the Mayor, on behalf of the City of Frontenac, Missouri, to enter into an agreement with America's Parking and Remarking, for striping of the four city owned streets.

Mayor Martin asked for a motion to approve Resolution No. 2017-367.

MOTION: Alderperson Bray and Alderperson Kemper seconded approval of Resolution No. 2017-367. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

J. APPROVAL OF WARRANT LISTS: August 1, 2017 through August 31, 2017

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

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

K. ADJOURNMENT

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

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

The meeting adjourned at 7:42 p.m.