

# CITY OF FRONTENAC



## MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON MARCH 19, 2019

The March 19, 2019, regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:13 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, Jaysen Christensen; City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Fire Chief, Jack Trout; Assistant Fire Chief, Marc Ulses; Chief of Police, Mark Guttmann; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan (via telephone); 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 Kemper 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)

Mr. Rowe of Portland Drive stated he had questions regarding the Payne Family Homes Development. He asked about contiguous areas; and commercial development on Clayton Road.

Mr. Abrams of South 40 Drive made comments about the city kicking out neighbors for a commercial development; displacing neighbors, and the city's lack of a City Planner.

Mr. Fitzgibbon of Timberwyck asked about the dirt being tracked to a development in Huntleigh and asked was there a development plan for the development in the City of Huntleigh.

Mr. Christensen stated we have no control over the City of Huntleigh. He also stated the City requested a wash bay be installed to help keep the mud down.

Mayor Martin stated she believes the development is for some homes to be built in Huntleigh. Alderperson O'Brien stated he heard four or five individuals were planning to build homes in Huntleigh. Mr. Christensen stated he will look into the neighbors' concerns. Alderperson Kemper

asked were they finished hauling dirt. Mr. Christensen stated he was not sure, but knows if they are not, they should be ending soon.

Mr. Schaumburg of Spoede Road stated he had concerns regarding the city allowing zoning for three acre parcels. He said it doesn't seem right they are trying to get the trailer park out. He said there is a property, the Temple on the North Outer Road. He said there are other sites, the quarry has 5.03 acres, and there is an individual who resides on Clayton Road who has six acres, owned by the chairman of the one of the City's boards.

Mr. Abrams stated it is not about how many three acre properties there are. He said the city needs to hire a City Planner, to determine what we want to be, what we should be. He stated the city is being blackmailed. He said the city has not maintained the trailer park, and has taken a hands off approach.

Mr. Schaumburg stated the city is trying to make things look bad (at the trailer park).

Mr. Steve Dalmon of Lynnbrook stated bullies are making threats to the citizens of Frontenac. He said the city has a master plan and a structure in place. He stated Brinkman was a bully and so is this developer.

Ms. Hatfield read a statement from David Johnson (which is attached to the minutes).

Mr. Chris Klaverkamp of Carole Lane stated he was before the board representing the residents of Carole Lane. He stated the residents of Carole Lane are in support of this project, because the elected officials and Payne Family Homes have met with the residents of their subdivision. Mr. Klaverkamp stated they have been very receptive and have made a lot of changes, which their subdivision is okay with. He stated Mr. Segel has agreed to set aside \$25,000 to help with street repairs for their subdivision. He said they listened to their concerns and address the issues they had. He again stated the subdivision as a whole was supportive and in favor of the approval of this project. Mr. Hamilton, Mr. & Mrs. Marlow, Mr. Ruby and Mr. Christofferson were present. Mr. Klaverkamp stated he was told the demographics of purchasers will include young professional couples; young professionals with kids, who want to live in a good school district; and single fathers who want to live near their kids. He said this will be good for Carole Lane and will not set a precedent.

Mr. Abrams stated no one came to him with money to fix South 40 Drive, which he stated was 90% worse than Carole Lane. He stated he has concerns about the construction equipment and where the construction entrance will be.

Mr. Christensen stated the issue of construction going through the church was discussed but there were concerns as the church also houses a school, with school age children. He said the most logical location is the road which abuts the property. Also regarding street maintenance of the Outer Road by the Highway Department, they stated they do not have funds to repair the road as the Gas Tax failed last year.

Ms. Hatfield of Portland Drive made comments saying we have gone through multiple meetings, and this plan does not match the city's zoning, nor the city's planning & zoning. She stated they have given something to the Carole Lane residents. She mentioned an analogy similar to traffic tickets. She asked is it okay not to enforce other ordinances? She said there are ordinances there to protect the best interest of the community. She said the city needs to enforce all ordinances, consistently and efficiently.

Mr. Stock gave a brief overview of the process they took to get here. He stated Payne Family was forthright and upright and used the code, the PDR, for this development. He stated there is a fear of the unknown, and people are using scare tactics. He stated Mr. Depner of Payne Family Homes is also here if there are any questions. He said this is a reasonable request within the code. He said all construction equipment will be staged on site and he said access will be by public thoroughfares, I-64, Spode Road and the South Outer Road.

**C. MAYOR'S COMMENTS**

Mayor Martin had no comments at this time.

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

No Board of Alderpersons made comments at this time.

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

- |    |   |               |
|----|---|---------------|
| 1. | Planning & Zoning Commission:                   | January 2019  |
| 2. | Ways & Means Committee:                         | February 2019 |
| 3. | Public Works Commission:                        | February 2019 |
| 4. | Building Commissioner<br>& Zoning Administrator | February 2019 |

Mayor Martin stated the above reports will stand as submitted.

**F. CITY STAFF'S REPORTS**

1. City Clerk

Ms. Ross had no report at this time.

2. Finance Officer

Ms. Bennett stated year to date the city is over budget by 1.3% for sales tax and expenses are below budget by 2.6% which are mostly personnel costs. She said sales taxes are lagging from last year but are above budget by 3 3/4 %.

### 3. City Administrator

Mr. Christensen stated the City was approached by the City of Creve Coeur about building a trail from the Malcolm Terrace Park to Spoede Road which will run north of Villa Duchense. The City approached neighbors in the Villa Coublay neighborhood for feedback of a walking trail. Mr. Christensen stated it will take several weeks to gather feedback, but so far there are a lot of concerns from the residents of Frontenac about establishing a trail.

**G. CONSENT AGENDA:** Public Hearing, February 19, 2019  
Regular Meeting, February 19, 2019  
Warrant Lists, February 1 – February 28, 2019

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

Alderman Bray stated he received an email from Ms. Hatfield that her comments which were in the February 19, public hearing minutes were incorrect. Ms. Ross stated Ms. Hatfield did not supply her copy of the statement she read at the meeting. Ms. Ross also asked if any statements are read by the public, who want their statements to be included in the record, that a written statement should be supplied at the meeting. Alderperson Bray motioned the minutes be amended to have Ms. Hatfield's statement be included into the public hearing minutes, seconded by Alderperson O'Brien. All Alderpersons voted, "Aye". Motion passed.

Comments by Ms. Hatfield to be added to the February 19, 2019 public hearing minutes.

The Trailer Park has been in this location since before Frontenac was established as a municipality and is legally grandfathered in this location, that is and has been zoned R-1, single family Residential, since Frontenac zoning was established.

George Stock is obviously quite talented as an engineer and in representing his clients. If I ever need an engineer to develop any location or to approach a City with a plan that does not meet the defined zoning laws, I would seek to have him represent me.

Mr. Stock has pointed out that Frontenac Zoning is very confusing and unclear to him. The City, including the Planning and Zoning Commission has indicated that current zoning laws in Frontenac are confusing for them, in that Planning and Zoning Commission appears to have needed to defer to City staff for a recommendation, as a result of confusing, unclear zoning laws. If the zoning is really this confusing and the Comprehensive Plan problematic, then the Board of Aldermen should consider a moratorium on any decisions, until such time as the zoning laws are clarified and able to be enforced consistently.

Making zoning decisions one commercial developer's project or proposal at a time or randomly, at the expense of residents is not right. Residents chose to live in an area based on zoning. If they want

an urban area, they live in Central West End or Ballwin. If they want more green space and larger lots, they live here or Ladue. Residents should be able to count on Zoning and the Comprehensive Plan being consistently upheld by elected and appointed officials.

**MOTION:** Alderperson Bray motioned and Alderperson Kemper seconded the approval of the consent agenda.

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

## **H. UNFINISHED BUSINESS**

None

## **I. NEW BUSINESS:**

1. **Bill No. 2019-1923:** An ordinance approving premium pay for the position of Fire Department Medical Officer.

Mayor Martin asked Mr. Christensen for an explanation of this bill. Mr. Christensen stated this is cost neutral and allows the city flexibility. This will allow the medical officer to serve as a captain/shift commander and will eliminate the need for a separate captain. This will promote the medical officer to a shift leader, and as stated it is cost neutral.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson motioned and Alderperson seconded approval of the second reading of Bill No. 2019-1923. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**Bill No. 2019-1923:** An ordinance approving premium pay for the position of Fire Department Medical Officer.

Mayor Martin asked for a motion to approve Bill No. 2019-1923.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded approval of Bill No. 2019-1923.

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. 2019-1923 became Ordinance No. 2019-1877.**

2. **Bill No. 2019-1924:** An ordinance amending Chapter 517 of Title V of the Code of Ordinances of the City of Frontenac, Missouri, by the addition of a new section regarding standards for small wireless facilities.

Mayor Martin asked Mr. O'Keefe for an explanation on this bill. Mr. O'Keefe stated this will bring regulations into conformity with the governing state law. It allows the city to accept a public policy. The latest examples are small wireless devices, less than six square feet. This allows the placement of these devices on public property, and private property, with the owner's consent. Mr. O'Keefe stated he would recommend consideration of this bill.

Alderman Bray stated there were some errors where words were running together in the bill. Mr. O'Keefe stated it is a scribes error, and there is no need for an amendment to the bill. He stated he would make the corrections and forward them to the city, prior to the bill being signed.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderman Bray motioned and Alderman Warner seconded approval of the second reading of Bill No. 2019-1924. All Aldermen present voted "Aye". The vote was unanimous.  
**MOTION PASSED.**

**Bill No. 2019-1924:** An ordinance amending Chapter 517 of Title V of the Code of Ordinances of the City of Frontenac, Missouri, by the addition of a new section regarding standards for small wireless facilities.

Mayor Martin asked for a motion to approve Bill No. 2019-1924.

**MOTION:** Alderman Bray motioned and Alderman Warner seconded approval of Bill No. 2019-1924.

Mayor Martin asked Ms. Ross for a poll vote.

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

**Bill No. 2019-1924 became Ordinance No. 2019-1878.**

3. **Bill No. 2019-1925:** An ordinance rezoning property at 11330 South Forty Drive and 11155 Clayton Road to the Planned Development-Residential (PDR) Zoning District and approving a preliminary development plan relating thereto.

Alderman Bray asked what the width of each unit was. He also asked with it being three units, would the middle unit be dark. Mr. Stock stated there will be north to south exposure and natural light through the windows. Alderman Bray stated there is nothing in the comp plan and there is nothing that says more than two attached units. He stated he has looked at the height and the three

units. They have lowered the height from 42 to 39 feet. They have also increased the green space and that was a good process.

Aldersperson Kemper asked if the middle units will have a skylight to add light to the units. Mr. Stock stated it would only be beneficial to the bedrooms. Mr. Depner stated skylights would be offered. Aldersperson Kemper asked would the cost be different for the center units. Mr. Stock stated no. Someone asked about the demographics. Mr. Stock stated there is a consistent trend, and thought these would be for young millennials. Mr. Stock gave a short presentation on the proposal of the Payne Family Townhome Development and the timeframe and process it has gone through to get to this point. Mr. Stock stated Mr. Morgan has given the proposal a favorable recommendation. He stated on March 11, a letter of consent of support was given by all seven homeowners in Carole Lane. There will be six units per acre and 50% green space.

Aldersperson Bray asked about the step down from the street. Mr. Stock explained the step down. Aldersperson Bray asked would they be willing to decrease the density further. Mr. Stock stated 18 units are where they are.

There were additional questions by Mr. Abrams to Mr. Stock and the city.

Ms. Barbara Abbott, the Clerk of the Session and member of Faith Des Peres Church stated Payne Family will not be paving their lot. She stated the trailer park and Faith Des Peres have always worked together. She stated she believes this is a beneficial proposal and development, which will bring in a new option for residential units. Aldersperson O'Brien asked Ms. Abbott had the church ever spoken to a commercial developer. Ms. Abbott stated no, there has been no discussion with a commercial development for the sale of their property. She said Faith Des Peres has been on the property for 60 years and hopes to continue. She asked if the Board would give consideration to this request.

Aldersperson Warner asked about the services the church provides to the community. Ms. Abbott stated there are Alcoholic Anonymous meetings 365 days a year, there are also are other meetings weekly on Mondays, as well as a Gamblers Anonymous groups that meet weekly.

Mayor Martin stated she wanted to make some points. She stated she has never felt bullied through this process. She said it has been an open respectful process. She states she met with Mr. Slavin and there were no threats. She was told if the property was not sold, more mobile homes would be brought in. Again, she stated there were no threats or bullying. She said this is an income producing property, and said the acre, would never be bought just for one home. Mayor Martin asked Mr. O'Keefe if the Better Together Proposal was approve, would the city loose our ability to determine zoning. Mr. O'Keefe stated the planned proposal by Better Together comprises of municipal districts of zoning authority. Mayor Martin stated this proposal will help property values. She also stated she met with residents.

Aldersperson O'Brien stated the quarry has 5.06 acres and with this proposal, at 6 units per acre, there could be 30 townhomes. He said a proposal was presented there for 4.4 units per acre and it was voted down by a vote of 6-0.

Aldersperson Bray read the following statement.

Comprehensive planning a process that determines community goals and aspirations in terms of community development. Comprehensive plans are required by state law. Our current comprehensive plan was developed by the citizens of the city in 2006 and reaffirmed in 2013. Without a long-term plan, the city's elected officials have no continuity for residents' vision.

Some officials, past and present, have tried to soften the comprehensive plan by saying it only a rough guide for the officials. But in the case of this project, there are some specific issues mentioned in the comprehensive plan that this proposal is at very strong odds with.

This particular property comes mainly from the church, which is zoned R-1 and is in current use as a church on about 5 acres. The smaller portion is a trailer park that is grandfathered as it was here when Frontenac became a city. The trailer park is erroneously listed as "multi-family" in the current land use map (mobile homes are single-family). It is zoned as R1. The future land use map lists it all as R-1.

This proposal is asking for a density of 6 homes/acre. This is an increase in density to what they could have even if they increased the number of trailers to 16 and added one home on the 1.6 acres from the church.

In areas of R-1 we are advised by the Comp Plan to have Planned Developments of no more than 3.5 homes/acre, no more than two attached, and on no less than 5 acres. This proposal misses each of these suggestions. The units will be very tall. The middle units will have limited windows.

I like the improvements of the circle drive and the alley for garages. I like how you have reduced the height of the buildings. I think you have done a good job with the landscaping and with the surrounding neighbors to make up for having less than 5 acres. I wish you could drop the middle units and therefore drop the density significantly. But I cannot vote in favor of the current proposal.

David Bray, Ward 3

Aldersperson Warner stated you all have done a good job. This proposal benefits the church and that is good for the community. He said this plan was approved by the Planning and Zoning Commission, which consists of residents of our community, which is meaningful to the process. He said he thinks this plan makes some sense.

Aldersperson Mahadevan stated she has been listening to everyone. She stated she lives in a subdivision where years ago there was a proposal for a senior living center, which would have set



next to them, which was eventually turned down. She said she has really learned to listen to the neighbors, who live next to the proposed development. She said I don't have to live next to it every day. She stated all residents of Carole Lane agreed, and said their lane will be improved. She said any help is good help. She said other consideration was if there were any children at the trailer park who would be deprived of a good education. She said her concerns regarding the development, which were addressed, were the look and height of the development.

Mayor Martin asked for a motion for a second reading.

**MOTION:** Alderperson Warner motioned and Alderperson Griesedieck seconded approval of the second reading of Bill No. 2019-1925. Alderpersons Mahadevan, Warner, Kemper and Griesedieck voted "Aye"; Alderpersons O'Brien and Bray voted "Nay". The vote was not unanimous, passed by a vote of 4-2. **MOTION PASSED.**

**Bill No. 2019-1925:** An ordinance rezoning property at 11330 South Forty Drive and 11155 Clayton Road to the Planned Development-Residential (PDR) Zoning District and approving a preliminary development plan relating thereto.

Mayor Martin asked for a motion to approve Bill No. 2019-1925.

**MOTION:** Alderperson Warner motioned and Alderperson Griesedieck seconded approval of Bill No. 2019-1925.

Mayor Martin asked Ms. Ross for a poll vote.

**ROLL CALL VOTE:** Alderperson Griesedieck, "Aye"; Alderperson O'Brien, "Nay"; Alderperson Bray, "Nay"; Alderperson Mahadevan, "Aye"; Alderperson Warner, "Aye"; Alderperson Kemper, "Nay"; and Mayor Martin, "Aye". The vote was not unanimous. **MOTION PASSED by a vote of 4-3.**

**Bill No. 2019-1925 became Ordinance No. 2019-1879.**

4. **Bill No. 2019-1926:** An ordinance approving a conditional use permit for site and building signage for the planned development located at 2021 and 2051 South Lindbergh, as required by the Planned Development Ordinance.

Mayor Martin asked Mr. Christensen for an explanation on this bill.

Mr. Christensen stated there were requests from DESCO to increase from 35 square feet up to 50 square feet the east side sign on the Uncle Julio building and to decrease the monument sign from eight square feet to up to five square feet. Mr. Sears and Mr. Morgan stated they were in agreement to reduce the monument sign as it was requested by Plaza Frontenac, to match the two signs facing north. There was also a recommendation by the Planning & Zoning Commission to reduce the wall sign on the east side of the Uncle Julio's building to up to 35 square feet. The current request by the tenant is to have the sign on the east side to go up to 50 square feet. There was discussion about the hours of the signs.

**MOTION:** Alderperson Bray motioned and Alderperson O'Brien seconded to amend the sign proposal to allow the Uncle Julio's sign on the east side to be up to 50 square feet and to reduce the monument sign from eight square feet up to five square feet, and be made part of the entire sign package for the Planned Development Commercial at 2021 and 2051 Lindbergh.. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Martin asked for a motion for a second reading as amended.

**MOTION:** Alderperson Bray motioned and Alderperson Kemper seconded approval of the second reading of Bill No. 2019-1926 as amended. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**Bill No. 2019-1926:** An ordinance approving a conditional use permit for site and building signage for the planned development located at 2021 and 2051 South Lindbergh, as required by the Planned Development Ordinance.

Mayor Martin asked for a motion to approve Bill No. 2019-1926 as amended.

**MOTION:** Alderperson Bray motioned and Alderperson Warner seconded approval of Bill No. 2019-1926 as amended.

Mayor Martin asked Ms. Ross for a poll vote.

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

**Bill No. 2019-1926 became Ordinance No. 2019-1880.**

5. **Bill No. 2019-1927:** An ordinance authorizing the Mayor to execute an agreement on behalf of the City of Frontenac, Missouri, to provide police, prosecution and municipal court services to the Village of Westwood, Missouri.

Mayor Martin asked Mr. Christensen for an explanation of this bill. Mr. Christensen stated the City of Frontenac has contracted with the Village of Westwood for police services for the last ten years, since 2009. The current contract is to expire on March 31, 2019. This will allow for another ten year renewal at a cost of \$66,000 per year with a CPI increase of 1.9%.

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. 2019-1927. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

**Bill No. 2019-1927:** An ordinance authorizing the Mayor to execute an agreement on behalf of the City of Frontenac, Missouri, to provide police, prosecution and municipal court services to the Village of Westwood, Missouri.

Mayor Martin asked for a motion to approve Bill No. 2019-1927.

**MOTION:** Alderperson Bray motioned and Alderperson Warner seconded approval of Bill No. 2019-1927.

Mayor Martin asked Ms. Ross for a poll vote.

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

**Bill No. 2019-1927 became Ordinance No. 2019-1881.**

6. **Resolution No. 2019-394:** A resolution authorizing the Mayor on behalf of the City of Frontenac, Missouri, to enter into an agreement with Lochmueller Group for planning, design and construction management services for the Geyer Road Improvements Project, Phase I.

Mr. Christensen stated the City received grant funding for Phase 1 of the Geyer Road Improvement Project. He stated they are working with MoDOT and an RFQ was sent out and the city received eight submittals. He stated he and Mr. Wappelhorst reviewed the submittals and they recommend Lochmueller. Mr. Christensen stated Lochmueller did the preliminary study and grant application and is most familiar with the project. He said he is recommending Lochmueller to complete the design work. He said they are comfortable with the pricing Lochmueller submitted. Lochmueller will also have to receive approval by MoDOT. Alderperson Warner asked how their pricing fit in. Mr. Christensen stated they only looked at the qualifications and then negotiated a price. Alderperson Bray asked if the contract included easement negotiations. Mr. Christensen stated the contract is for \$258,000, of which approximately \$164,000 is for design and approximately \$93,000 is for easement and right away acquisitions. Alderperson Mahadevan asked about the selection process. Mr. O'Keefe stated the state mandates a process and you must select the three most qualified bids, then you can discuss and negotiate a price.

**MOTION:** Alderperson Bray motioned and Alderperson Warner seconded approval of Resolution No. 2019-394. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

7. **Resolution No. 2018-395:** A resolution authorizing the purchase of a computer server for the City of Frontenac.

Mr. Christensen stated the IT needs were looked at by Chief Trout, Mr. Kiehl and reviewed by the Ways & Means Committee. The City's current server is 10 years old and in need of replacement. There was discussion of putting them on the cloud, but the city's IT consultant recommended keeping them in house. Mr. Christensen stated by doing this, there will be a cost savings of \$25,000 over five years. Mr. Christensen said our location is secure, we have 24 hours police protection and we have a secure IT room and service. The current back up is through PDNS out of the east coast. This will change to a location in downtown St. Louis. We also have an in house backup.

**MOTION:** Alderperson Warner motioned and Alderperson Kemper seconded approval to table Resolution No. 2019-395. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

**J. EXECUTIVE SESSION FOR R.S. MO 610.021 (3) PERSONNEL (12) CONTRACT NEGOTIATIONS**

**MOTION:** Alderperson Kemper motioned and Alderperson Griesedieck seconded to go into executive session for R.S. MO 610.021 (3) Personnel (12) Contract Negotiations.

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

The meeting adjourned at 9:13 p.m.

From: **Dave Johnson** dave@j-group.com  
Subject: **Re: Significant zoning issue at the Board of Aldermen Meeting on Tues. 3/19 at 7pm**  
Date: **March 17, 2019 at 4:30 PM**  
To: **Kate Hatfield** darstk@gmail.com

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Kate,  
Could you have my comment read into the public commentary, aloud, by a person of your choosing .

David S. Johnson  
2425 Hermitage Hill Lane  
Frontenac, Missouri 63131

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**From:** Dave Johnson <dave@j-group.com>  
**Sent:** Sunday, March 17, 2019 5:27 PM  
**To:** Kate Hatfield; Kate Hatfield  
**Subject:** Re: Significant zoning issue at the Board of Aldermen Meeting on Tues. 3/19 at 7pm

Mayor Margo Martin,  
While I noted you have not made your mind I believe that your analysis that precedes that statement unmask your intent as you continue , after nine months of opposing logic and rebuttal , to clearly present only one argument you think all residents should consider before surrendering to the developers demands.  
The proposal before you , board of alderpersons is clearly in violation of the codes & laws of Frontenac & should never been reported out of P&Z.  
Allowing the present owner to present you & the city with veiled threats is untenable .  
There is not right or precedent for granting the developers request.  
Those on planning and zoning who champion this unlawful use are verifying that Frontenac's use & zoning is for sale.

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From: Kate Hatfield <darstk@gmail.com>