

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON FEBRYARY 18, 2020

The February 18, 2020, regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 7:00 p.m. with Mayor Kate Hatfield, presiding. The Alderpersons present were Brian Warner, Dan Kemper, Jamie Griesedieck and Tom O'Brien. Dan Millman and Nalini Mahadevan were absent.

Also, in attendance was City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; City Attorney, Edward Sluys; Fire Chief, Marc Ulses; Chief of Police, Mark Guttman; Public Works Director, Jeff Wappelhorst; Building Commissioner, John Morgan; and Finance Officer, Lea Ann Bennett.

The Pledge of Allegiance was stated.

A. MOTION TO APPROVE AGENDA

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

MOTION: Alderperson O'Brien made a motion 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)

No one made public comments at this time.

C. MAYOR'S COMMENTS

Mayor Hatfield made no comments at this time.

D. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

No Aldermen made comments at this time.

E. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

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| 1. | Planning & Zoning Commission: | October 2019 and January 2020 |
| 2. | Ways & Means Committee: | January 2020 |
| 3. | Public Works Commission: | December 2019 |

Mayor Hatfield stated the above reports will stand as submitted.

F. CITY STAFF'S REPORTS

1. City Clerk

Ms. Ross had nothing to report.

2. Finance Officer

Ms. Bennett stated the January financial report, year to date revenues are down which are due to sales taxes and a delay in processing and reporting. She stated the department heads are also keeping expenses down.

3. City Administrator

Mr. Christensen stated he, Mayor Hatfield, Mr. Kin Watkins, Chairman of the Planning & Zoning Commission, Ms. Elizabeth Hartwig, Member of the Planning & Zoning Commission, Alderperson O'Brien and Mr. Morgan conducted interviews today of three firms who had submitted applications after the city's RFQ for updating the city's comprehensive plan. He said the groups hope to have a recommendation to forward to the Planning & Zoning Commission next week. Mr. Christensen stated the city hopes to get going and start the process of updating the comprehensive plan by April 2020. He said they interviewed three great firms.

Alderperson Warner asked about the scoring methodology. Mr. Christensen stated that was listed in the RFQ, and he would forward that to the Board of Alderpersons.

Mr. Christensen stated he had an update on the Geyer Road paving. He said Missouri American Water has a bid for the repair work of Geyer Road. The work will take place in March and will be a 2" mill and overlay to about 8 to 8 ½ feet of the road, which is about, a one lane width. He said it will vastly improve the surface.

Mr. Christensen started in May with the need to pass a budget, and city staff being out, he is proposing changing the May Board of Alderpersons meeting to either Wednesday May 27 or Thursday May 28. The consensus was to hold the meeting on Wednesday, May 28.

Mayor Hatfield stated the Board discussed moving the meeting time up to 6:00 p.m. but she had not spoken to Alderperson Millman about the time change. She said she would move this discussion to the March meeting.

G. CONSENT AGENDA:

1. Regular Meeting, January 27, 2020
2. Warrant Lists, January 2020
3. **Resolution No. 2020-429**: A resolution of the City of Frontenac, Missouri adopting the 2020-2025, St. Louis Regional Hazard Mitigation Plan.
4. **Resolution No. 2020-430**: A resolution authorizing the City Administrator to contract Bi-State Utilities for sewer lateral repairs at 525 Oak Valley Drive.
5. **Resolution No. 2020-431**: A resolution authorizing the purchase of body armor vests for the police department.

Mayor Hatfield asked were their questions regarding any items on the consent agenda.

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

MOTION: Alderperson Kemper made a motion and Alderperson Griesedieck seconded the approval of the consent agenda.

Alderperson Warner asked were the vests within the budget. Mr. Christensen stated the police department obtained a grant for the purchase of them.

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

H. UNFINISHED BUSINESS:

None

I. NEW BUSINESS:

1. **Discussion**: Review of Planning & Zoning Commission's approval of an amendment to the Final Development Plan for DESCO.

The Board decided to accept the Planning & Zoning Commission's decision to approve the requested changes of moving the patio from the south side to the west side of the 3-story office building and allowing accommodations of a 6,500 square foot restaurant. The Board elected not to take further action on this matter.

1. **Resolution No. 2020-432**: A resolution authorizing a declaration of restrictions and covenants agreement between the City of Frontenac and TDG Lindbergh, LLC.

2. There was discussion on this matter between the City and Mr. Daniel Burke of Armstrong Teasdale, the representative for DESCO, regarding changing the CPI escalator from 1% - 4%, which was in the original PILOT (Payment in Lieu of Taxes) agreement, to 1% - 2% as requested by DESCO. The Board of Alderpersons discussed this, and Alderperson Warner stated he would like to see the range from 1% - 3%.

There was additional discussion regarding the remaining 5,009 square feet of “rentable” space.

MOTION: Alderperson Griesedieck made a motion and Alderperson Kemper seconded the motion to approve Resolution 2020-432.

Mr. Sluys made suggestions to amend the resolution and agreement with the following changes.

In section one, replace ‘4500’ with “5009 of rentable” space.

MOTION: Alderperson O’Brien made a motion and Alderperson Kemper seconded the motion to amend Resolution 2020-432. With the following changes.

Mr. Sluys recommended to amend section 2A to replace the word “gross” with the word “rentable”; in section 2B replace “4” with “3”; and in section 2D to change “4,500” to “5,009 rentable”.

MOTION: Alderperson O’Brien made a motion and Alderperson Griesedieck seconded to approve the changes stated above by Mr. Sluys.

MOTION: Approval of the Resolution 2020-432 as amended. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

3. **Discussion:** Change of Board of Aldermen meeting time.

Mayor Hatfield stated last month she spoke with Alderperson Mahadevan and she agreed to allow the meeting time change to 6:00 p.m. Mayor Hatfield stated she heard from Alderperson Millman who stated he also supports the change. Alderpersons Warner, Kemper, Griesedieck and O’Brien all stated they also support the change.

Mayor Hatfield stated the time change will take effect at the March 17 meeting to 6:00 p.m.

J. EXECUTIVE SESSION FOR RSMO 610.021 (1) LEGAL

MOTION: Alderperson Griesedieck made a motion and Alderperson Kemper seconded to go into executive session for purposes of RSMO 610.021 (1) Legal.

ROLL CALL VOTE: Alderperson Griesedieck, “Aye”; Alderperson O’Brien, “Aye”; Alderperson Kemper, “Aye”; and Alderperson Kemper, “Aye”. All Alderpersons present voted “Aye.” The vote was unanimous. **MOTION PASSED by a vote of 4-0.**

K. ADJOURNMENT

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

MOTION: Alderperson Griesedieck made a motion and Alderperson Kemper seconded the meeting be adjourned. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

The meeting adjourned at 7:37 p.m.