



**MINUTES OF THE
CITY OF FRONTENAC
BOARD OF ALDERPERSONS
TUESDAY, MAY 29, 2019
PUBLIC HEARING**

The May 29, 2019 public hearing of the City of Frontenac was called to order at 7:00 p.m. with Mayor Kate Hatfield presiding. The Alderpersons present were Dan Millman, Brian Warner, Dan Kemper, Jamie Griesedieck and Tom O'Brien. Alderperson Mahadevan was not present.

Also in attendance were City Administrator, Jaysen Christensen; City Clerk, Leesa Ross; City Attorney, Kevin O'Keefe; Fire Chief, Marc Ulses; Chief of Police, Mark Guttmann; Public Works Director, Jeff Wappelhorst; and Finance Officer, Lea Ann Bennett.

Mayor Hatfield called the public hearing to order.

1. Presentation of the final site development plan for the redevelopment of 11130 South Forty Drive and 11155 Clayton Road. (Zoned PDR)

Mayor Hatfield asked Mr. Stock to come forward for his presentation.

Mr. Stock stated this item was approved by the Planning & Zoning Commission in April. He stated this is for the final site development plan for an 18 townhome development. The site has access from South Outer 40 Drive and has a single point entrance. Nine townhomes will be face north and nine will face south. The garage access is at the back of each townhome through an alley access. There will be storm water to the south with a large retention basin. Improvements will be made to the church parking lot. Talamore Development will sit on three acres. Mr. Stock stated the plat was reviewed by the Planning & Zoning Commission. The site will consist of 19 lots, 18 for each townhome and an additional lot for the remaining common ground. Each home will have private driveways and walkways, with ingress and egress. A tree preservation plan was also submitted to the city.

Alderperson Kemper asked where the name Talamore came from. Mr. Siegel stated Payne's Marketing Department. Alderperson Kemper also asked when the start date will be. Mr. Stock stated the building plans for the project have been submitted to Mr. Morgan. He stated the preliminary and final plats will be up for approval at the June Board of Aldermen meeting. He stated they have also submitted plans to MoDOT and MSD, with a resubmittal to MSD today. He stated they anticipate sending notices of termination out in early June, which they must allow 60 days for the occupants of the trailer homes, to vacate the property. He stated construction could

start by early July, with demo and grading. They anticipate the streets to be complete by October. The length of the process could be 1 ½ to 2 years before all the townhomes are sold.

2. Presentation of the budget for operation of the City of Frontenac, Missouri, for the fiscal year beginning July 1, 2019 and ending June 30, 2020.

Mayor Hatfield asked for a brief overview from Ms. Bennett.

Ms. Bennett stated the revenue for the DESCO project is anticipated to begin in January for the 2019-2010 budget. Building permits will decrease in the FY19-20 budget due to the DESCO project nearing completion. Grants for the capital improvement and storm water is 70% of the allowed expenditures. The comprehensive plan is anticipated to cost \$90,000. All City personnel will be brought up to the 60th percentile, and those employees will also receive a 1% cost of living increase. For all other employees already at the 60th percentile, they will receive a 2% cost of living increase. The compensation salary study was reviewed by the Ways & Means Committee and a favorable recommendation was forwarded to the Board of Alderpersons. The large capital improvement expenditures anticipated in the FY19-20 budget are \$65,000 for firefighter turnout gear; \$91,000 for Audio Visual Equipment; and \$85,700 for Geyer Road, which the city has been awarded a 70% grant for the project. Ms. Bennett stated the city will have a net income reduction in the fund balance of \$64,569.

Alderman Warner asked about the court clerk's compensation and stated it appears to have a \$7,000 increase on the budget sheet. There was discussion about the possibility of our court merging with another city, but that move is anticipated in two years. Mr. Christensen stated he will review that information and will have an explanation next month. He also stated the salary ordinance will be presented for passage at the June meeting. He also stated final salary numbers are still being fine tuned.

Mayor Hatfield asked were there any questions from the audience members. There were none.

Alderman Warner asked about the 15% increase in worker's comp premiums. Ms. Bennett stated there were two large claims last year, and this increase was just an estimate received from our insurance brokers.

Mayor Hatfield asked for a motion to adjourn the public hearing.

MOTION: Alderman Millman motioned and Alderman Kemper seconded to adjourn the meeting. All Alderpersons voted "Aye". Motion passed.

Mayor Hatfield closed the public hearing at 7:18 p.m.