

CITY OF FRONTENAC



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

The August 18, 2020 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 6:14 p.m. with Kate Hatfield, presiding. The Alderpersons present were Dan Millman, Nalini Mahadevan, Brian Warner, Jamie Griesedieck, Dan Kemper, and Tom O'Brien. (All participated via video).

Also, in attendance was City Administrator, Jaysen Christensen (video); City Clerk, Leesa Ross (video); City Attorney, Kevin O'Keefe (video); Police Chief, Mark Guttmann (video); Fire Chief, Marc Ulses (video); Building Commissioner and Zoning Administrator, John Morgan (phone); Public Works Director, Jeff Wappelhorst (phone) and Finance Officer, Lea Ann Bennett (phone).

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 Warner seconded to approve the meeting agenda. All Alderpersons presented voted "Aye". The vote was unanimous. **MOTION PASSED.**

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

There were no comments by the audience.

C. PUBLIC FORUM

There were no comments sent to the city, and no one had comments at this time.

D. MAYOR'S COMMENTS, REPORTS, APPOINTMENTS

Mayor Hatfield thanked the police and fire departments for their work during the flash flooding in West End Park, Villa Duchesne's lower school, German Boulevard and Glen Abbey. She said both the police and fire department did a wonderful job helping the residents and businesses in town, during the storm and since the storm.

Mayor Hatfield stated she would like to nominate Amy Boltzman, a resident of Gold Dust, and an attorney to the Board of Adjustment.

MOTION: Alderperson Millman made a motion and Alderperson Griesedieck seconded to approve the appointment of Amy Boltzman to the Board of Adjustment. All Alderpersons presented voted “Aye”. The vote was unanimous. **MOTION PASSED.**

E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

Alderperson O’Brien asked Mr. Morgan about the construction costs of three townhomes under construction on Talamore Court. Mr. Morgan confirmed the construction costs were correct. He also stated the McBride Homes villas are a bit higher.

F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

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|----|---|-----------|
| 1. | Planning & Zoning Commission: | June 2020 |
| 2. | Ways & Means Committee: | July 2020 |
| 3. | Public Works Commission: | July 2020 |
| 4. | Building Commissioner
& Zoning Administrator | July 2020 |

Mayor Hatfield stated the above reports will stand as submitted.

G. CITY STAFF’S REPORT

1. City Clerk

Ms. Ross had no report at this time.

2. Finance Officer
 - July 2020 Financial Report

Ms. Bennett stated the July financial reports show revenues down 20% due to sales tax, and expenses down slightly. She said this is all on a cash basis and that accruals will be accrued back in September. Alderperson Warner asked what the net adjustment is. Ms. Bennett stated that is unknown at this time.

3. City Administrator

Mr. Christensen stated John Morgan will retire in January. He stated he will start a recruitment process and hopes to have the position filled by December. His plans are to advertise in September, interview in October and plan to make an offer in November.

Mr. Christensen stated he would like to push the Board of Alderpersons meeting back to Tuesday, September 29, for the property tax hearing, as the city will not get the numbers back from the county before that time.

The Mayor and Board of Alderpersons all agreed to the meeting date change.

H. CONSENT AGENDA:

July 21, 2020 regular meeting minutes and warrant lists for July 1 – July 31, 2020.

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

MOTION: Alderperson Warner made a motion 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 Millman, “Aye”. All Alderpersons present voted “Aye.” The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

I. UNFINISHED BUSINESS

None

J. NEW BUSINESS:

1. **Bill No. 2020-1968:** An ordinance amending Title IV “Land Use”, Chapter 405 (zoning regulations) of the Municipal Code of the City of Frontenac, Missouri, to enact regulations for medical marijuana facilities and other actions related thereto.

There was no further discussion at this time.

Mayor Hatfield asked for a motion for a second reading of Bill No. 2020-1968.

MOTION: Alderperson O’Brien made a motion and Alderperson Kemper seconded for a second reading of Bill No. 2020-1968. All Alderpersons present voted “Aye”. The vote was unanimous.

MOTION PASSED.

Bill No. 2020-1968: An ordinance amending Title IV “Land Use”, Chapter 405 (zoning regulations) of the Municipal Code of the City of Frontenac, Missouri, to enact regulations for medical marijuana facilities and other actions related thereto.

Mayor Hatfield asked for a motion to approve Bill No. 2020-1968.

MOTION: Alderperson Millman made a motion and Alderperson Mahadevan seconded approval of Bill No. 2020-1968.

Mayor Hatfield asked Ms. Ross to call the roll.

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

Bill No. 2020-1968 became Ordinance No. 2020-1922.

2. **Bill No. 2020-1969:** An ordinance establishing a temporary moratorium on boundary adjustments concerning pre-existing non-conforming lots within the City of Frontenac, Missouri, pending updating of the City’s land use regulations.

Mr. O’Keefe stated this bill is recommended for consideration by the Planning & Zoning Commission. The purpose of this bill is maintaining the status quo of approximately 20 lots, which are non-conforming lots of less than the minimum lot size, 7500 square feet in the R-2 Zoning District. This proposal if passed, will give the Planning & Zoning Commission time to consider regulations for a more harmonious recommendation. The commission will be looking at regulations to promote reconfiguring lots and reducing the density. This bill is not to adopt the regulations, but the preservation to maintain the level, and it gives an option for six months.

Alderperson Mahadevan stated we need to really examine the current situation and she stated we should grandfather lots of residents, and said this is not for redevelopment. She also stated she does not want uncertainty for current home owners. She said she is in favor of the moratorium and said going forward, she is okay with it as long as it is not done retroactively.

Mayor Hatfield asked for a motion for a second reading of Bill No. 2020-1969.

MOTION: Alderperson Warner made a motion and Alderperson Kemper seconded for a second reading of Bill No. 2020-1969. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED.**

Bill No. 2020-1969: An ordinance establishing a temporary moratorium on boundary adjustments concerning the pre-existing non-conforming lots within the City of Frontenac, Missouri, pending updating of the City’s land use regulations.

Mayor Hatfield asked for a motion to approve Bill No. 2020-1969.

MOTION: Alderperson Kemper made a motion and Alderperson Griesedieck seconded approval of Bill No. 2020-1969.

Mayor Hatfield asked Ms. Ross to call the roll.

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

Bill No. 2020-1969 became Ordinance No. 2020-1923.

3. **Resolution No. 2020-440**: A resolution authorizing the Mayor, on behalf of the City of Frontenac, Missouri, to enter into contract for the Gold Dust Chapel Oaks Storm Water Improvement Project.

Mr. Christensen stated the city budgeted \$650,000 for storm water improvements for this project for stream bank tabulations, inlets and wales. He said the public works department went out for bid and received three bids, and X-L Contracting was the lowest to bid at an amount of \$619,439.48, The bid was reviewed by the Public Works Commission with a favorable recommendation. Additional comments were made regarding the low cost of the bid.

Aldersperson Griesedieck requested to recuse himself as the project included his property.

MOTION: Aldersperson O'Brien made a motion and Aldersperson Warner seconded to approve Resolution No. 2020-420. All Alderspersons present voted "Aye", except Aldersperson Griesedieck who recused himself. The vote was unanimous. **MOTION PASSED.**

4. Ways & Means Committee consideration to refinance the bonds used for building City Hall.

Mayor Hatfield stated at the Ways & Means Committee there was a recommendation to consider refinancing the city bonds used for building City Hall. Aldersperson Millman stated there could be a cost savings if the city refinanced the bonds used for building City Hall. Stifel Nicolaus has been contacted and will help the city take advantage of the current lower interest rates. This would be significant interest savings. The Ways & Means Committee hopes to look at what it will do to the city's credit ratings and reserves. There was additional discussion of the city's bond rating and discussion of what this would cost the city. Aldersperson Millman stated there would be no cost at this time. The committee suggested legal review of the agreement between the City and Stifel Nicolaus. All alderspersons were in support of moving forward with this matter.

K. EXECUTIVE SESSION FOR R.S. MO 610.021 (1) LEGAL

MOTION: Aldersperson O'Brien made a motion and Aldersperson Kemper seconded to go into executive session for purposes of RSMO 610.021 (1) Legal.

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

L. ADJOURNMENT

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

MOTION: Aldersperson O'Brien made motion and Aldersperson Kemper seconded the meeting be adjourned. All Alderspersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

The meeting was adjourned at 6:45 p.m.