

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERMEN SEPTEMBER 29, 2020 PUBLIC HEARING VIA VIDEO CONFERENCE

The September 29, 2020, public hearing of the Board of Aldermen of the City of Frontenac was called to order at 6:09 p.m., by Mayor Kate Hatfield. The Board of Alderpersons present were Brian Warner, Dan Millman, Nalini Mahadevan, Dan Kemper, Jamie Griesedieck, and Tom O'Brien (all participated via video conference).

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 (phone); Assistant Fire Chief Floyd Blake (phone); Building Commissioner and Zoning Administrator, John Morgan (phone); Public Works Director, Jeff Wappelhorst (phone) and Finance Officer, Lea Ann Bennett (phone).

A. Call to Order

Mayor Hatfield called the public hearing to order.

B. Agenda Item

1. Discussion of a proposed revision to the subdivision regulations for boundary adjustments.

Mr. Morgan stated over the past few years, there have been several developers who have taken four 25-foot lots, which had not been subdivided properly, and created two 50-foot lots, into two non-conforming lots, which they built on. The Mayor and Board of Aldermen members received calls from residents who did not like this process, and the process was reanalyzed. Mr. Morgan stated the new procedures state these boundary adjustments will not be allowed unless they go to the Planning & Zoning Commission and Board of Alderpersons for a variance.

Alderperson Mahadevan asked how many lots are being requested. Mr. Morgan stated approximately 28 to 30 lots, where this could take place. She also asked are there any active applications. Mr. Morgan stated no not at this time. He said there are currently four lots being developed, and two have recently been completed.

2. Discussion of a revision for the R-3 Development Plan for 1412 South Spoede Road (formerly 1396-1440 South Spoede Road) for the development of the St. Louis County Library Administrative Offices. (Zoned R-3).

Library petitioners present were Ms. Kristen Sorth, Director of the St. Louis County Library District, Mr. Matthew McBride, attorney with Lashley Baer, and Mr. David Hirschbrehler, architect with Bates Forum.

Mr. Hirschbrehler presented the site plan of the proposed development. He showed the intersection which will be signalized, at the intersection of Spoede Road and South Forty Drive, which was agreed upon by the library, and approved by MoDOT. The building was reduced by 3,600 square feet with improvements to the landscaping, and additional trees were added, which is above what the agreement between the library and city was. There were changes to the north end of the property with the building being smaller, the parking was decreased, and the parking lot is smaller. The retaining wall on the north side will be slid back 20 feet to the south, and it allows part of the property to have natural landscaping. The other retaining walls remain the same.

Ms. Mahadevan asked where the utilities and HVAC systems are. Mr. Hirschbrehler stated the HVAC are rooftop mechanical units and all are concealed from view by a screen wall. He stated the rooftop units are also smaller. Alderperson Mahadevan asked what is to the east of the building. Mr. Hirschbrehler said it is a service yard, where the vehicles to the library will be parked. There are spaces for ten vans, several bookmobiles, trucks and box trucks, which would back up and deliver or receive material for the building. He stated in the service yard there are also 13 employee parking spots. Alderperson Mahadevan asked is the rear docking area for the truck deliveries. Mr. Hirschbrehler stated yes.

Alderperson Millman asked on the I-64 side, please talk about the general flow of water and where the water will go, with the impervious surface. Mr. Hirschbrehler said storm water management must be approved by MSD, and the original design and second design were approved by MSD. He said water flows to a culvert, and that two-rain garden were added, which are rain water filters, which will flow through a series of plants. The water will eventually collect in a storm water basin, which is then tied into a storm water system through MSD.

Mr. Hirschbrehler showed renderings with the new signal on Spoede, along with landscaping. The drawings show the trees in about seven years out. The roof screen was also shown. A rendering was shown from the Spoede Road and Clayton Road intersection. He showed what the previous renderings were and renderings of the new plan with additional landscaping. All are shown at the seven year plus or minus mark. Additional renderings were shown with landscaping.

Mr. McBride said this building is similar to what was presented and approved by both the Architectural Review Board and the Planning & Zoning Commission. Mr. McBride asked for approval of the submittal, which follows the settlement agreement. Alderperson Kemper asked on the parking lot with all the spots, where would the trucks come in off Spoede, and which particular road they will take to get back from the service yard. Mr. Hirschbrehler showed the route they would take and said they will have a shared drive.

Alderperson Millman asked who is responsible for the landscaping on the south and east sides of the parking lot. Mr. Hirschbrehler said anything within the property line, will be the responsibility

of the library district. Alderperson Millman asked about the area specific to the bookmobile parking lot. Mr. Hirschbrehler said there is a landscaping buffering that will be added. He also said there is a retaining wall created by McBride. The library will place additional landscaping, and the service line is below the edge of the property on the east and south sides.

Mayor Hatfield clarified that the Architectural Review Board only approved the landscaping plan and not the development plan. Mr. McBride said that is correct and agreed with Mayor Hatfield.

Statements were read by Ms. Ross from:

John & Elizabeth Hartwig of Bridle Lane

Maleen Corrigan of Frontenac Estates

Emily Arneson of Clayton Road

All statements are attached to the minutes.

3. Discussion of the setting of tax rates for 2020 for the City of Frontenac.

Ms. Bennett stated the Board of Equalization approved the 2020 assessed valuation on 9/17 and the rates were submitted to the state auditors on 9/18. The tax rates included were residential, person property, and commercial real estate and all were rolled back. The market increase was questioned and was confirmed by the county, the 2020 rates are residential .435, commercial .338 and personal property .553.

C. **Presentation**

D. **Public Forum**

There were no additional public comments received by the city.

E. **Discussion**

Mayor Hatfield asked were there any additional discussions. There were none.

F. **Adjournment**

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

MOTION: Alderperson O'Brien made a motion and Alderperson Kemper seconded to adjourn the meeting. All Alderpersons voted "Aye". Motion passed.

Mayor Hatfield closed the public hearing at 6:48 p.m.

Thank you for the opportunity to share our thoughts as Frontenac residents and St Louis County taxpayers.

It is our sincere hope that County Executive Sam Page and the St Louis County Council and the Library Board of Directors will reevaluate what is currently a ridiculous debacle. Times have significantly changed since the secret purchase of residential parcels at elevated prices. Common sense cannot justify spending \$30,000,000 for a library warehouse when worldwide layoffs and dismissals are prevalent. Working from home is now the norm.

These series of unfortunate events, have demonstrated that we cannot trust the County Library System, and unfortunately, nor can we trust the Library Board of Directors. These actions have encompassed the St Louis County tax payers with a negative impression of your decision making and spending of our money.

There is still an opportunity to do the right thing.

Please make the next right decision.

Without action, this momentous mistake will forever be part of the Library's legacy.

Frontenac deserves better.

The St Louis County Tax payers deserve better.

Thank you very much,
John and Elizabeth Hartwig
14 Bridle Lane
Frontenac, MO
63131

Leesa Ross

From: Maleen Corrigan <maleen803@aol.com>
Sent: Tuesday, September 29, 2020 2:51 PM
To: Leesa Ross
Subject: letter for tonite's meeting 9/29

Hello Lisa,
I am unable to attend tonite's meeting but wanted to have this letter read as part of the official record.
Thank you for your help.

Good Evening Mayor Hatfield and Frontenac Board.
I am sorry to be unable to attend the zoom meeting tonite.

As a resident of ST Louis County, I would like to ask Ms Sorth, the ST Louis County Library Director, and her Board to look seriously at what they are doing: They have, in effect, shut down the library due to Covid; they have laid off a significant number of employees due to Covid; they have turned into a community distribution center for masks, diapers, etc. for the community in need due to Covid; yet they have not re-thought the wisdom of spending \$30 million on a new 76,000 square ft building that is to house a diminished number of administrative persons. For years those administrators have been able to work efficiently at the headquarters building on So Lindbergh.

All around us in the county, businesses and services have closed due to Covid. People's livelihoods have been challenged and cut due to Covid. And yet we see the SLCL foraging forward with irresponsible usage of the funds acquired through Prop L in 2012. This decision to build such an extravagant building was made way more than a year ago by a defunct Library Board. I challenge Ms Sorth and her new Board to re-consider this in light of today's circumstances. I challenge them to look at the way hundreds in our community have had to make significant changes in their spending due to Covid. I challenge them to do the right thing in the face of Covid and abandon the library plan as proposed.

Sincerely,
Maleen Corrigan

June 25, 2019

City of Frontenac Public Hearing

Hello,

My name is Emily Arneson and I live at 10910 Clayton Road which is located on the South side of Clayton just west of the intersection at Spoede Road. I am here today to express my many valid concerns about the proposed administrative building at that intersection. I won't spend my time here talking about the shameful and shameless misuse of St. Louis County taxpayer dollars that this proposed project represents, although this should anger everyone. I will also not get into the architecture of the office building that clearly does not reflect that of the rest of our community. Nor will I express my outrage that this is a residential neighborhood and there are Frontenac zoning rules and regulations that are being completely ignored by this proposal.

What I'd like to talk about is how this project will clearly impact public safety at an already wildly congested and, therefore, dangerous intersection. I have lived in my home for 4 years with my three children and am intimately aware of the problems that already exist. At peak times, in the morning and afternoon, it can routinely take up to 10 minutes to safely get out of my driveway to take my son to school and to pick him up in the afternoon. We have had five experiences with nearly getting broadsided by eastbound morning commuters on Clayton Road who ignore the fact that the left turn lane to Spoede doesn't begin until far beyond my driveway to the east because they are in a hurry to make the left turn arrow onto Spoede. People are in a hurry at this intersection at all times and particularly during the morning commute and starting at 3:00 pm when schools are dismissing. When eastbound 64 is backed up, the problem becomes exponentially worse with eastbound traffic backed up sometimes all the way to Ballas Road. There are bikers constantly using Clayton Road who will be negatively impacted by the increased traffic. There will be an unknown number of cars added to the mix when the neighboring Arbors townhomes are occupied. The library is talking about nearly 200 additional employees accessing this same intersection. They are talking about truck sized bookmobiles in and out during the day. Two additional street lights are being suggested on Spoede at both outer roads, further stalling traffic flow. And what happens when an ambulance or police car or fire engine needs to access Spoede Road while those new streetlights are red and traffic is stopped? There is no shoulder on the overpass over 64, so that the first responders will be prevented from addressing an emergency. I hope I'm making clear that my neighborhood, our neighborhood, is simply not a location that can support this level of traffic activity safely and, therefore, the library plan is actively putting Frontenac citizens at risk. I fear that most definitely someone is going to get hurt or worse.

I moved to Frontenac because it's a beautiful residential community. About a month ago, a group of young girls about 10 years old were walking along Clayton road across the street from my driveway and I kind of panicked and asked out my car window if they were alright. That's how dangerous I feel this area of roadways has become -- I would never let one of my children take a walk near this intersection even now, much less considering the safety issues that this ill-conceived proposal will create for our neighborhood.

Thank you for your time,

Emily Arneson
10910 Clayton Road
St. Louis, MO 63131

Leesa Ross

From: emily arneson <emily.arneson@sbcglobal.net>
Sent: Tuesday, September 29, 2020 4:53 PM
To: Leesa Ross
Subject: Re: Statement to be read aloud tonight

Hi again - I just read the last paragraph and I now let my son walk to bread co so can that be deleted? Or I can resend without the last paragraph? Please let me know - thx, Emily

Sent from AT&T Yahoo Mail for iPad

On Tuesday, September 29, 2020, 4:50 PM, emily arneson <emily.arneson@sbcglobal.net> wrote:

Hi Leesa - the attached is what I read last year at the Frontenac public hearing and I don't have time tonight to rework it - but I stand by it all and would appreciate it being read aloud tonight so Ms. Sorth has to listen again to the concerns - thank you! Emily Arneson

Sent from AT&T Yahoo Mail for iPad