

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC BOARD OF ALDERPERSON MARCH 15, 2022

The March 15, 2022 regular meeting of the Board of Alderpersons of the City of Frontenac was called to order at 6:00 p.m. with Kate Hatfield, presiding. The Alderpersons present were Brian Warner (video); Dan Kemper (in-person); Jamie Griesedieck (in-person); Tom O'Brien (in-person); Nalini Mahadevan (video); and Dan Millman (in-person). Meeting was held virtually for guests.

Also, in attendance was City Administrator, Jaysen Christensen (in-person); City Attorney, Kevin O'Keefe (in-person); Police Chief, Mark Guttman (video); Fire Chief, Floyd Blake (in-person); Public Works Director, Jeff Wappelhorst (in-person); Finance Officer, Lea Ann Bennett (in-person); and Building Commissioner, Jared Reid (video); and Shari Cooper, Administrative Clerk (person). Also, in attendance was City Building Consultant, Beth Quindry.

A. MOTION TO APPROVE AGENDA

MOTION: Alderperson Millman made a motion and Alderperson Kemper seconded to approve the meeting agenda. All Alderpersons presented voted "Aye". The vote was unanimous. **MOTION PASSED.**

The Pledge of Allegiance was stated.

B. PUBLIC HEARING

1. Request approval to amend the site development plan for Plaza Frontenac. The application is seeking approval to enclose the existing patio at Fleming's Prime Steakhouse and Wine Bar, located at 1855 S. Lindbergh Blvd., to create a 387 square foot indoor dining area.

Ms. Beth Quindry discussed the staff report and the request for approval to amend the site development plan for Plaza Frontenac. The application is seeking approval to enclose the existing patio at Fleming's Prime Steakhouse and Wine Bar, located at 1855 S. Lindbergh Blvd., to create a 387 square foot indoor dining area. Ms. Quindry stated ADA compliance will be required due to the existing ramp is not ADA compliant. The Planning & Zoning Commission recommended approval, along with the landscaping.

There were no additional questions.

2. Request approval for a preliminary subdivision plat for property zoned R-2 located at 10344 Savannah Ave.

Ms. Quindry discussed the staff report and the request for approval for a preliminary subdivision plat for property zoned R-2 located at 10344 Savannah Avenue.

Alderman Millman asked if they were just converting the patio at Flemings. Ms. Quindry stated yes. Alderman Kemper asked if they were replacing the foundation. Ms. Quindry stated yes.

There were no additional comments or questions.

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

No one made comments at this time.

D. MAYOR'S COMMENTS, REPORTS, APPOINTMENTS

Mayor Hatfield thanked the Public Works Department for their work after the most recent storm.

E. COMMENTS BY BOARD OF ALDERPERSON MEMBERS

There were no comments at this time.

F. REPORTS OF OFFICERS AND COMMITTEES AND APPROVED MINUTES

- | | | |
|----|---|------------------------|
| 1. | Planning & Zoning Commission: | July and November 2021 |
| 2. | Ways & Means Committee: | November 2021 |
| 3. | Public Works Commission: | None |
| 4. | Building Commissioner
& Zoning Administrator | December 2021 |

Mayor Hatfield stated the above reports will stand as submitted.

G. CITY STAFF'S REPORT

1. Finance Officer
 - February 2022 Financial Report

Ms. Bennett stated revenues are up 50% to budget and are \$1 million above budget due to sales tax.

2. City Administrator

Mr. Christensen said Schiller's Electronics was in looking at audio visual in the council room. They are looking into replacing the projector and screen and adding audio recordings to the meeting and adding monitors on the sidewalls.

Mr. Christensen said he has been collecting commercial occupancy rates. Old Frontenac Square is the only one not included in the list. He said the city currently has a 79% occupancy rate for commercial properties. There are 107 spaces occupied and 29 vacant. He also stated Le Chateau is looking to redevelop in the future.

Mr. Christensen stated that staff sick leave usage for all 53 employees averages 2.16 days. Also, FMLA leave was taken out. The median leave taken is one day of sick leave or less.

Mr. Christensen discussed staff retention rates In 2020 the turnover rate was 5.7%, and was employees that resigned to go to other cities. In 2021 the rate was a 2% turnover rate. He said he has seen the support from Prop A and the city is looking to improve salaries to compete with pay.

Chief Blake gave a brief update of the new ambulance and software. He stated he made a recommendation to Mr. Christensen to move to a different software from ESO to Firehouse. He hopes to have a signed contract and will go live on July 1, 2022.

Chief Blake stated that they hired Assistant Chief Halloran. He came from Rock Hill. He said Asst. Chief Halloran is going through the ISO book to help improve with compliance.

Mr. Warner asked how payroll gets processed. Chief Blake stated they use an old Excel spreadsheet.

H. CONSENT AGENDA:

1. Minutes – January 18, 2022 and February 8, 2022
2. Warrant lists for January 1 – February 28, 2021
3. Resolution No. 2022-477: A resolution authorizing the Mayor, on behalf of the City for Frontenac, Missouri, to enter into an agreement with First Due for fire house reporting software.
4. Resolution No. 2022-478: A resolution authorizing the city to contact America's Parking Marking, Inc. to provide professional services for paint striping of city streets.
5. Resolution No. 2022-479: A resolution authorizing the Mayor, on behalf of the City of Frontenac, Missouri, to enter into an agreement with STL Milling and Paving to provide street patching.

6. Resolution No. 2022-480: A resolution authorizing the purchase of three replacement police vehicles for the Frontenac Police Department.
7. Resolution No. 2022-481: A resolution authorizing the purchase of one replacement fire command vehicle for the Frontenac Fire Department.

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

MOTION: Alderperson O'Brien made a motion and Alderperson Millman seconded the approval of the consent agenda.

ROLL CALL VOTE: Alderperson Warner, "Aye"; Alderperson Kemper, "Aye"; Alderperson Mahadevan, "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

There was no unfinished business.

J. NEW BUSINESS:

1. **Bill No. 2022-2020**: An ordinance authorizing preliminary subdivision plat approval for the property located at 10344 Savannah Avenue, in the City of Frontenac, Missouri.

Mayor Hatfield asked for a motion for a second reading of Bill No. 2022-2020.

MOTION: Alderperson Millman made a motion and Alderperson O'Brien seconded the approval of the consent agenda.

Mayor Hatfield asked Ms. Cooper to call the roll.

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

2. **Bill No. 2022-2021**: An ordinance approving an amendment to the site development plan for Plaza Frontenac and the Fleming's Prime Steakhouse and Wine Bar building at 1855 S. Lindbergh Boulevard.

Mayor Hatfield asked for a motion for a second reading of Bill No. 2022-2021.

MOTION: Alderperson Warner made a motion and Alderperson O'Brien made a second for a second reading of Bill No. 2022-2021. All Alderpersons present voted "Aye". The vote was unanimous. **MOTION PASSED.**

Mayor Hatfield asked Ms. Cooper to call the roll.

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

Geyer Road: Phase 1 Discussion with the Public Works Commission.

Mr. Christensen stated the city has been looking at the sidewalk project for Phase 1. The discussion including sparing some of the trees or putting the poles up closer to the sidewalks. He said what is out there presently is literally no curb. Ms. Lauren Jackson commented that due to Ameren Missouri, they have the final say on the poles and where they are to be located.

Mr. Christensen stated the cost analysis is from the Weiss Design Group, who said they did an apples to apples comparison, and said most of the storm sewers are on east side and in close proximities but not touching east side. He stated there is an approximate \$100,000 price difference between the project being on west side, as proposed versus the east side which is being studied.

Ms. Erickson of North Geyer Rd. wanted to look at Phase II also. She said based on the information that we have right now, the church to the curve running north to south roadway is shoved down to size. She said if sidewalk goes on the west side, the roadway itself will need to shift to the east. She said there is more right of way on the east side in Phase II.

Ms. Chastain of North Geyer Rd. asked if the city is committed to keep the sidewalk on the one side of the street, she feels the best place to cross is Countryside Lane.

Mr. Christensen stated there will be extra costs on Phase I and Phase II. The cost is not significantly different in Phase I to Phase II.

Ms. Erickson asked why we want the sidewalk anyway. Alderman Millman stated that he would like to poll the alderman this evening, as we don’t want to keep spinning our wheels. He said he would like to have a vote tonight for sidewalks to go on the west side. Alderman O’Brien stated that Mr. Christensen and Mr. Wappelhorst have put in countless hours on this project.

Alderman Warner mirrored Alderman Millman’s comments. It will look better on the west side. In the community we are in, how it looks is the most important matter. He also said he disagrees with putting the poles right up next to the road.

Ms. Wright of N. Geyer Rd. said there is a safety issue of walking dogs on the sidewalk.

Attorney Kevin O’Keefe stated that the aldermen have the last say on where and when the sidewalk goes.

Mr. Morris of Hermitage Hill Lane asked if there is any point where Ameren Missouri will bury the pole lines. Mayor Hatfield stated that will not be a part of this project.

MOTION: Alderperson Millman made a motion and Alderperson Warner seconded the approval of the sidewalks on the west side of Geyer Road for Phase I.

Mayor Hatfield asked Ms. Cooper to call the roll.

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

K. EXECUTIVE SESSION FOR R.S. MO 610.021 (12) CONTRACT NEGOTIATIONS

MOTION: Alderperson Warner made a motion and Alderperson Kemper seconded to go into executive session for purposes of RSMO 610.021 (12) Contract Negotiations.

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

L. ADJOURNMENT

MOTION: Alderperson Griesedieck made a motion and Alderperson Millman seconded to adjourn the regular meeting. All Alderpersons present voted “Aye”. The vote was unanimous. **MOTION PASSED by a vote of 6-0.**

The meeting was adjourned at 7:48 p.m.