

**PUBLIC NOTICE OF BOARD COMMITTEE MEETINGS**

**CITY OF FENTON  
625 NEW SMIZER MILL ROAD  
THURSDAY, JANUARY 9, 2020  
7:00 P.M.**

**BOARD OF ALDERMEN COMMITTEE MEETING  
AMENDED AGENDA**

**These are open committee meetings. The public is invited to attend. An Executive Session may be held upon a vote of the members present to discuss litigation, personnel and/or real estate.**

<b><u>ATTENDANCE:</u></b>	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
<b>Seemayer</b>	( )	( )	<b>Clauss</b>	( )	( )
<b>Sobey</b>	( )	( )	<b>Huels</b>	( )	( )
<b>Wisbrock</b>	( )	( )	<b>Patton</b>	( )	( )
<b>Maurath</b>	( )	( )	<b>Jokerst</b>	( )	( )
<b>Mayor Bob Brasses</b>	_____	_____		_____	_____
_____	_____	_____		_____	_____
_____	_____	_____		_____	_____
_____	_____	_____		_____	_____

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CITIZENS' COMMENTS**

**MAYOR'S COMMENTS**

**POLICE** – Ald. Wisbrock, Chairman  
Sobey, Clauss, Jokerst

**DISCUSSION REGARDING THE PURCHASE OF LICENSE PLATE READERS –  
ALDERMAN WISBROCK**

**TOBACCO 21 – CITY ATTORNEY ERIN SEELE**

**PERSONNEL** – Ald. Clauss, Chairman  
Sobey, Wisbrock, Patton

**NOTHING TO REPORT**

**COMMUNITY AFFAIRS** – Ald. Huels, Chairman  
Seemayer, Maurath, Jokerst

**REQUEST FROM TRANE FOR THE CITY TO PARTICIPATE IN A CASE STUDY  
VIDEO REGARDING ENERGY UPGRADES – SEE 01/3/20 MEMO FROM NIKKI  
FINKBINER**

Motion required to forward to the January Board Meeting.

**APPRECIATION DINNER – SEE 12/2/19 MEMO FROM LINDA BRENDEL**

Motion required to forward to the January Board Meeting.

**CAPITAL IMPROVEMENTS** – Ald. Patton, Chairman  
Seemayer, Maurath, Huels

**REQUEST TO SEEK SURFACE TRANSPORTATION BLOCK GRANT FUNDING TO  
MILL AND OVERLAY S. OLD HIGHWAY 141 – SEE 12/16/19 MEMO FROM DAN  
HOWARD**

Motion required to forward to the January Board Meeting.

**PUBLIC WORKS/FORESTRY** – Ald. Jokerst, Chairman  
Seemayer, Wisbrock, Clauss

**REQUESTED AMENDMENT TO THE BIEG PLUMBING COMPANY, INC.  
CONTRACT FOR PLUMBING SERVICES FOR CITY OWNED BUILDINGS – SEE  
1/3/20 MEMO FROM NIKKI FINKBINER**

Motion required to forward to the January Board Meeting.

**REQUEST TO APPROVE BIDS FOR SEDIMENT REMOVAL FROM THREE (3) BOX CULVERTS – SEE 12/30/19 MEMO FROM MATT BUDD**

Motion required to forward to the January Board Meeting.

**INFORMATION SERVICES – Ald. Sobey, Chairman  
Maurath, Huels, Patton**

**NOTHING TO REPORT**

**FINANCE– Ald. Sobey, Chairman  
Maurath, Clauss, Patton**

**NOVEMBER 30, 2019 MONTHLY FINANCIAL REPORT – SEE 01/03/20 MEMO FROM TAMMY ALSOP**

**PARK & RECREATION COMMITTEE MEETING JANUARY 6, 2020 – UPDATE/DISCUSSION**

**All items listed under Park & Recreation Committee will be forwarded to the January Board Meeting for approval unless otherwise noted.**

**Ald. Clauss, Liaison**

**1. Announcements:**

- **Master Plan Discussion:**  
The Park & Recreation Committee tabled the discussion until February for further research on each firm's submittal.
- **Martial Arts Competition:**  
The Park & Recreation Committee was informed that the Martial Arts Competition has found another venue and will no longer pursue using RiverChase.
- **Pool Contract Update:**  
The Park & Recreation Committee was informed that the Board of Aldermen approved the amended agreement with Midwest Pool Management for an additional 1-year term with up to four years of additional renewal terms.
- **Trane Update:**  
The Park & Recreation Committee was informed that the building HVAC will be down for 4 days to change out RTU's, provide a new motor control center for pool pumps, upgrade 20 light fixtures in the gym, upgrade 17 light fixtures in the parking lot and the building envelope weatherization. Trane recommended closing down RiverChase for a week to complete all the upgrades for the project.
- **2020 Budget Approval:**  
The Park & Recreation Committee was informed the Board of Aldermen approved the 2020 budget.

- The next Park & Recreation Committee meeting will be February 3<sup>rd</sup> at Fenton City Hall. During this meeting, the City Attorney will be providing training to the Park & Recreation Committee.
2. **Request Increase of After Hour Fee on Room Rentals:** The Park & Recreation Committee recommends increasing the after-hour fee on room rentals from \$20 per hour to \$25 per hour.

**PLANNING & ZONING COMMISSION MEETING JANUARY 7, 2020 – UPDATE/  
DISCUSSION**

All items listed will be forwarded to the January Board Meeting for approval unless otherwise noted.

**Ald. Maurath, Liaison**

**1. Announcements:**

- **CASE 2019-TXT-01:** The Planning and Zoning Commission continued to the next Planning and Zoning Commission meeting consideration of amendments to Chapter 470 – Additional Non-Residential District Regulations of the Zoning Code.
- **CASE 2019-TXT-04:** The Planning and Zoning Commission continued to the next Planning and Zoning Commission meeting consideration of amendments to Chapters 450 and 495 of the Zoning Code pertaining to drive-through services and off-street parking and loading requirements.
- **CASE 2019-TXT-09:** The Planning and Zoning Commission continued to the next Planning and Zoning Commission meeting consideration of amendments to Chapter 480 - Subdivision Regulations of the Zoning Code.
- **CASE 2019-TXT-11:** The Planning and Zoning Commission continued to the next Planning and Zoning Commission meeting a Petition by Gary Grewe of Gravois Bluffs East 8-A, LLC to include uses already identified on the City’s Land Use Matrix under Chapter 476 as additional Permitted Uses or Uses allowed by Special Use Permit in “C-1” Commercial District and “OT-3” Olde Towne District. The Planning and Zoning Commission will hold a Special Meeting at 6:00 p.m. on January 14, 2020 to consider this Case.
- **CASE 2019-SUP-17:** A Petition by Gary Grewe of Gravois Bluffs East 8-A, LLC, on behalf of Caliber Collision, to operate an Automotive Collision Shop at 639 Gravois Bluffs Boulevard, Suite E. The parcel is zoned “OT-3” Olde Towne District. This Case has been withdrawn by the Petitioner.
- **CASE 2020-SUB-01:** At the request of the Petitioner, the Planning & Zoning Commission continued to the next Planning and Zoning Commission meeting a

**Petition by Stock & Associates on behalf of Fenton Land Investors, LLC to amend the Preliminary Plat for Fenton Logistics Park Plat 5 approved under Ordinance 3955. The property is addressed as 2055 Fenton Logistics Park Boulevard and is zoned “PID” Planned Industrial Development.**

- 2.**
  - a. CASE 2019-REZ-01: The Planning and Zoning Commission recommended approval, with conditions, of a petition by the Trustees of the Shadow Creek Homeowners Association to amend the Planned Unit Development (PUD) for Shadow Creek Subdivision approved under Ordinance 2989 to remove Lot 16 and increase common ground area. The property is zoned “R-1” Residential District/PUD.**
  - b. Request for approval of a Boundary Adjustment Plat for Lot 16 of Shadow Creek Subdivision in conjunction with Case 2019-REZ-01.**
- 3. CASE 2020-REZ-02: The Planning and Zoning Commission recommended approval of amendments to Ordinance 3445, as amended, which approved the Planned Industrial Development (PID) for Fenton Logistics Park in order to reflect recent amendments to the City’s Zoning Code. The properties are addressed as 2045, 2050, 2055, 2070, 2075, 2081, 2090 and 2110 Fenton Logistics Park Boulevard and are zoned “PID”.**
- 4. CASE 2020-REZ-03: The Planning and Zoning Commission recommended approval, with modifications to the request, of a Petition by Fenton Land Investors, LLC to amend Ordinance 3445, as amended, which approved the Planned Industrial Development (PID) for Fenton Logistics Park to include “Emergency Service Center and Fire House” as Permitted Use within Area B of the Development. The properties are addressed as 2045, 2050, 2055, 2070, 2075, 2081, 2090 and 2110 Fenton Logistics Park Boulevard and are zoned “PID”.**
- 5. CASE 2020-SP-01: The Planning and Zoning Commission recommended approval, with conditions, of a Petition by Midwest Light & Sign, Inc. for review of a Sign Plan for proposed signage for Hoods Kitchen and Bath at 88 Western Plaza. The property is zoned “OT-2” Olde Towne District.**
- 6. CASE 2020-TXT-01: The Planning and Zoning Commission recommended approval of amendments to Chapter 485 - Sign Regulations of the Zoning Code.**
- 7. CASE 2019-REZ-02: A Petition by Lisa Nathe, Trustee of the Joseph H. Callahan Trust to rezone two (2) lots from “R-1” Residential District to “R-3” Residential District. The parcels are addressed as 1104 and 1180 Horan Drive. This Case was continued by the Board of Aldermen from the December 2019 Committee Meeting to the January 2020 Committee Meeting and has since been withdrawn by the Petitioner.**

**HEALTH/SAFETY – Ald. Seemayer, Chairman  
Wisbrock, Huels, Jokerst**

**CONSIDERATION OF AN ORDINANCE AUTHORIZING THE CITY TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT TO PURCHASE 220 S. OLD HIGHWAY 141 AND GRANTING FURTHER AUTHORITY.**

Motion required to forward to the January Board Meeting.

**MISCELLANEOUS**

**BOARD OF ELECTION COMMISSIONER’S REQUEST FOR CITY TO SERVE AS A 2020 POLLING PLACE**

Motion required to forward to the January Board Meeting.

**HUMAN RIGHTS COMMISSION – CITY ATTORNEY ERIN SEELE**

**REQUEST FOR A LIQUOR LICENSE APPROVAL FOR DASH MART LLC DBA GAS MART 43 AT 600 GRAVOIS ROAD – NIKKI FINKBINER**

Motion required to forward to the January Board Meeting.

**REQUEST TO CLOSE RIVERCHASE DURING ENERGY UPGRADES BY TRANE – SEE 1/3/20 MEMO FROM NIKKI FINKBINER**

Motion required to forward to the January Board Meeting.

**CONSIDERATION OF DOOR REPLACEMENTS TO CITY BUILDINGS IN CONJUNCTION WITH THE ONGOING ENERGY UPGRADES UNDER THE TRANE AGREEMENT – SEE 1/3/20 MEMO FROM NIKKI FINKBINER**

Motion required to forward to the January Board Meeting.

**MERIT INCREASE MATRIX – MAYOR BRASSES**

**EXECUTIVE SESSION: ROLL CALL VOTE TO CLOSE THE MEETING PURSUANT TO SECTION 610.021(1) LEGAL ACTIONS, CAUSES OF ACTION OR LITIGATION... SECTION 610.021(2) LEASE, PURCHASE OR SALE OF REAL ESTATE... AND SECTION 610.021(3) HIRING, FIRING, DISCIPLINING OR PROMOTING EMPLOYEES...610.021(19) EXISTING OR PROPOSED SECURITY SYSTEMS AND STRUCTURAL PLANS OF REAL PROPERTY OWNED OR LEASED BY A PUBLIC GOVERNMENTAL BODY, AND INFORMATION THAT IS VOLUNTARILY SUBMITTED BY A NONPUBLIC ENTITY OWNING OR OPERATING AN INFRASTRUCTURE TO ANY PUBLIC GOVERNMENTAL BODY FOR USE BY THAT BODY TO DEVISE PLANS FOR PROTECTION OF THAT INFRASTRUCTURE, THE PUBLIC DISCLOSURE OF WHICH WOULD THREATEN PUBLIC**

**SAFETY...610.021(18) OPERATIONAL GUIDELINES, POLICIES AND SPECIFIC RESPONSE PLANS DEVELOPED, ADOPTED, OR MAINTAINED BY ANY PUBLIC AGENCY RESPONSIBLE FOR LAW ENFORCEMENT, PUBLIC SAFETY, FIRST RESPONSE, OR PUBLIC HEALTH FOR USE IN RESPONDING TO OR PREVENTING ANY CRITICAL INCIDENT WHICH IS OR APPEARS TO BE TERRORIST IN NATURE AND WHICH HAS THE POTENTIAL TO ENDANGER INDIVIDUAL OR PUBLIC SAFETY OR HEALTH.**

**ADJOURNMENT**

**PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK/MANAGER'S OFFICE AT 636-343-2080 OR TDD 1-800-735-2966 AT LEAST TWO WORKING DAYS PRIOR TO THE MEETING.**

**THIS AGENDA WAS POSTED FRIDAY, JANUARY 3, 2020 AND  
RE-POSTED WEDNESDAY, JANUARY 8, 2020  
AT FENTON CITY HALL. FOR A COPY, CONTACT THE  
CITY CLERK'S OFFICE.**