

PUBLIC NOTICE

**CITY OF FENTON
625 NEW SMIZER MILL ROAD**

The Mayor and Board of Aldermen welcome you and are pleased that your interest in the City of Fenton and its government brings you to this meeting.

AGENDA

**BOARD OF ALDERMEN MEETING
THURSDAY, JANUARY 23, 2020
7:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

- I. APPROVAL OF MINUTES: Reading of the minutes is waived since copies were given to Board members in advance of the meeting and made available to the general public.**

12 19 19 Board of Aldermen Meeting

Motion required to approve.

12 23 19 Special Board of Aldermen Meeting

Motion required to approve.

01 09 20 Board of Aldermen Committee Meeting

Motion required to approve.

- II. APPROVAL OF WARRANTS: The term warrant is used in State Statutes and, by definition, means invoices or bills submitted for payment of goods or services from external sources.**

Motion required to approve.

- III. PUBLIC COMMENTS**

- IV. MAYOR'S COMMENTS**

V. PLANNING AND ZONING COMMISSION REPORT – 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:** 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 held a Special Meeting at 6:00 p.m. on January 14, 2020 to consider this Case and forwarded the same, with amendments to the request, to the February 4th Planning and Zoning Committee Meeting for consideration.
- **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.**

This will be considered under “New Bills”.

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”.

This will be considered under “New Bills”.

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”.**
This will be considered under “New Bills”.
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.**
Motion required to approve.
6. **CASE 2020-TXT-01: The Planning and Zoning Commission recommended approval of amendments to Chapter 485 - Sign Regulations of the Zoning Code.**
This will be considered under “New Bills”.

VI. MAYOR’S REPORT:

- 1) **Presentation of a Proclamation to Fenton Garden Club.**
- 2) **Mayor’s appointment to the Board of Adjustment, term ending May 2024.**
Motion required to approve.
- 3) **Mayor’s appointments/reappointments to the Park and Recreation Committee, terms ending January 2022.**
Motion required to approve.
- 4) **Ord. authorizing the Mayor to execute a first amendment to the performance agreement for comfort from Trane U.S. Inc. relating to the scope of services.**
This will be considered under “New Bills”.
- 5) **Ord. authorizing the City to enter into a real estate purchase agreement to sell 505 Main Street and granting further authority.**
This will be considered under “New Bills”.
- 6) **Merit Increase Matrix**
Motion required to approve.

VII. CITY CLERK’S REPORT

- 1) **Board of Election Commissioner’s request for City to serve as a 2020 polling place, as discussed at the January 9th Committee Meeting.**
Motion required to approve.
- 2) **Request for a Liquor License approval for Dash Mart, LLC, dba Gas Mart 43 at 600 Gravois Road, as discussed at the January 9th Committee Meeting.**
Motion required to approve.

VIII. REPORTS FROM STANDING COMMITTEES:

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

- 1) Monthly Update.
- 2) Request to seek Surface Transportation Block Grant funding to mill and overlay S. Old Highway 141, as discussed at the January 9th Committee Meeting.
Motion required to approve.

A. PARK & RECREATION – Ald. Clauss, Liaison

- 1) Monthly Update.
- 2) 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 3rd at Fenton City Hall. During this meeting, the City Attorney will be providing training to the Park & Recreation Committee.

- 3) Request Increase of After Hour Fee on Room Rentals: The Park and Recreation Committee recommends increasing the after-hour fee on room rentals from \$20 per hour to \$25 per hour.
Motion required to approve.

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

- 1) Monthly Update.

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

- 1) Monthly Update.
- 2) Ord. authorizing the Mayor to execute a first amendment to the agreement with Bieg Plumbing Company, Inc. for on-call plumbing services for City owned buildings to authorize a price increase.

This will be considered under “New Bills”.

- 3) **Ord. authorizing the Mayor to execute an agreement between the City of Fenton, Missouri, and R.V. Wagner, Inc. for box culvert/creek channel sediment removal.**

This will be considered under “New Bills”.

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

- 1) **Monthly Update.**

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

- 1) **Monthly Report – Captain Norman Mann.**
- 2) **City of Fenton Court Statistics for December 2019.**
- 3) **Ord. amending Article XIII of Chapter 205 relating to the sale of tobacco products and vaporizing products to persons under the age of twenty-one.**
This will be considered under “New Bills”.

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

- 1) **Monthly Update.**

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

- 1) **Monthly Update.**
- 2) **Request to authorize the Mayor to execute an Ingersoll-Rand Company Case Study Release Form related to the Trane energy upgrades.**
Motion required to approve.
- 3) **Request to authorize effected City staff and officials to execute a Release and License to Use Personal Characteristics such as Image, Name, and/or Voice related to the Trane energy upgrades.**
Motion required to approve.
- 4) **Request approval to hold the Annual Appreciation Dinner for residents who volunteer on Fenton’s Boards, Committees and Commissions at Andre’s West on December 6, 2020, as discussed at the January 9th Committee Meeting.**
Motion required to approve.

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

- 1) **Monthly Update.**

- 2) **Ord. authorizing the City to enter into a real estate purchase agreement to purchase 220 S. Old Highway 141 and granting further authority.**
This will be considered under “New Bills”.

VIII. CONSIDERATION OF PENDING BILLS: Copies of these Bills have been made available to the public in advance of this meeting.

No pending bills.

IX. CONSIDERATION OF NEW BILLS: Copies of these Bills have been made available to the public in advance of this meeting.

Bill 20-01 Ord. amending Ordinance No. 2989, as amended, and approving a Boundary Adjustment Plat to permit a maximum number of 15 lots in lieu of 16 lots and remove the existing Lot 16 and combine such lot with an existing common ground area for the Shadow Creek Subdivision.
Sponsor: Maurath

Bill 20-02 Ord. repealing Ordinance Nos. 3445, 3469, 3535 and 3874 and amending Ordinance No. 3081 to consolidate all such zoning amendments thereto into this Master Zoning Ordinance for the Planned Industrial Development for Fenton Logistics Park and authorizing Emergency Service Facilities as a Special Use Permit in Area B of the Development.
Sponsor: Maurath

Bill 20-02-A Ord. repealing Ordinance Nos. 3445, 3469, 3535 and 3874 and amending Ordinance No. 3081 to consolidate all such zoning amendments thereto into this Master Zoning Ordinance for the Planned Industrial Development for Fenton Logistics Park.
Sponsor: Maurath

Bill 20-03 Ord. approving amendments to Chapter 485 relating to sign regulations.
Sponsor: Maurath

Bill 20-04 Ord. authorizing the Mayor to execute a first amendment to the performance agreement for comfort from Trane U.S. Inc. relating to the scope of services.
Sponsor: Clauss

Bill 20-05 Ord. authorizing the City to enter into a real estate purchase agreement to sell 505 Main Street and granting further authority.
Sponsor: _____

Bill 20-06 Ord. authorizing the Mayor to execute a first amendment to the agreement with Bieg Plumbing Company, Inc. for on-call plumbing services for City owned buildings to authorize a price increase.
Sponsor: Jokerst

- Bill 20-07** Ord. authorizing the Mayor to execute an agreement between the City of Fenton, Missouri, and R.V. Wagner, Inc. for box culvert/creek channel sediment removal.
Sponsor: Jokerst
- Bill 20-08** Ord. amending Article XIII of Chapter 205 relating to the sale of tobacco products and vaporizing products to persons under the age of twenty-one.
Sponsor: Wisbrock
- Bill 20-09** Ord. authorizing the City to enter into a real estate purchase agreement to enter into a real estate purchase agreement to purchase 220 S. Old Highway 141 and granting further authority.
Sponsor: Seemayer

X. 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...SECTION 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...SECTION 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.

XI. ADJOURNMENT

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

THIS AGENDA WITH PUBLIC NOTICE OF THE BOARD OF ALDERMEN MEETING WAS POSTED FRIDAY, JANUARY 17, 2020 AT FENTON CITY HALL. FOR A COPY, CONTACT THE CITY CLERK'S OFFICE.

Mayor Bob Brasses	
Board of Aldermen	
Paul Seemayer	Chris Clauss
Andrew Sobey, Jr.	Robin Huels
Brian Wisbrock	Richard Patton
Joe Maurath	Susan Jokerst
Erin P. Seele, Esq., City Attorney	
Jane Hungler, City Clerk	
Nikki Finkbiner, City Administrator	