

CITY OF FRONTENAC



MINUTES OF THE CITY OF FRONTENAC WAYS AND MEANS COMMITTEE FRONTENAC CITY HALL TUESDAY, FEBRUARY 13, 2018

A. CALL TO ORDER

The February 13, 2018 meeting of the Ways and Means Committee of the City of Frontenac was called to order at 7:03 P.M.

B. ROLL CALL

The following Committee members were present:

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| ✓ Chairman Warren Winer | ✓ Mark Kiehl |
| ✓ Alderman Warner | ✓ John O'Connell |
| ✓ Michelle Bock | ✓ Jane Rubin |
| ✓ Amy Boltzman | |

Ms. Cooper noted there was a quorum.

Also in attendance were Interim City Administrator/City Clerk Leesa Ross; Finance Officer Lea Ann Bennett, Alderman Tom O'Brien, and Alderman David Bray.

C. APPROVAL OF AGENDA:

Chairman Winer requested approval of the February 13, 2018 Agenda.

MOTION: Mrs. Rubin motioned and Mr. Kiehl seconded approval of the agenda. All voting members present voted in the affirmative. **MOTION PASSED.**

D. APPROVAL OF MINUTES:

Mr. Kiehl requested a change to the January, 2018 meeting minutes, page four, and paragraph four to read as follows; Mr. Kiehl requested to see a same period expense growth rate/change to show the public.

Chairman Winer requested approval of the January 9, 2018 meeting minutes as amended.

MOTION: Mrs. Rubin motioned and Mr. Kiehl seconded approval of the minutes of the January 9, 2018 meeting as amended. All voting members present voted in the affirmative. **MOTION PASSED.**

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

No comments were made at this time.

F. COMMENTS BY COMMITTEE MEMBERS:

No comments were made at this time.

G. CHAIRMAN'S COMMENTS:

No comments were made at this time.

H. REVIEW OF FINANCIAL REPORTS:

January, 2018:

Ms. Bennett stated everything looks really good so far for the year. Mainly because of building permits and court fines which are doing extremely well. The City is already ahead over \$60,000 in building permits for the year. With the Shriner's/Lifetime Fitness property starting soon, things will get better. Court fines are approaching budget for the year within \$30,000. Sales tax is close and we are up a little bit on real estate tax. The distributions in February will put us really close to our budgeted numbers.

Chairman Winer asked if there was anything to be said about court fines. Ms. Bennett stated that they appear to be writing more citations and our police force is back to full duty along with a full-time traffic officer. Chairman Winer requested at future meetings, a look to see if this is repeatable in the next year, or is it likely to drop back to where we were in previous years. Ms. Bennett stated she will speak with Chief Becker but this isn't something that the City can estimate or predict. Mrs. Rubin asked if there was something at the state level that has come down from the percentages of what could be accounted for through court fines. Ms. Bennett stated that the 12.5% cap hasn't changed through the state. Alderman O'Brien stated that we are nowhere close to that cap within our City. Miss Ross stated that there are rumors of repealing those caps but it hasn't been voted on. She added that this has affected smaller rural cities. She stated that our City isn't affected by this cap.

Ms. Bennett stated that departments are doing a great job at keeping expenses down as much as possible. Mr. O'Connell asked about personnel

in the fire department. Ms. Bennett stated the fire department at full staff. Mr. Warner stated that negotiations have not yet been resolved, yet they and back pay will be retroactive to July 1st. Ms. Bennett stated that those savings are temporary.

I. OLD BUSINESS:

Sales Tax Trends:

Ms. Bennett stated regarding sales tax that we are close to budget. The one cent was down a little more than what the other ones were but year-to-date we are within ½ percent of what we budgeted. Mr. Kiehl asked if these numbers exclude Prop P. Ms. Bennett stated that is correct. Mr. Kiehl also asked if there was more sharing in the month of January. Ms. Bennett stated no there is not, it is almost always 1.8% in January because it starts new.

Chairman Winer requested if there was anything that is distorting any of these numbers. Ms. Bennett said not that she is aware of. She added that looking at the rolling 12 (twelve) doesn't paint as good of a picture as year-to-date. She added she doesn't have February numbers yet which would be December sales.

Chairman Winer asked as soon as we reasonably can, we should incorporate the January numbers for the tax meetings. Ms. Bennett stated that she would, only if it was doable and she has the numbers to confirm from the state.

J. NEW BUSINESS:

Budget Amendment – Legal Fees

Miss Ross stated we had a request from one of our Aldermen that we had set aside \$100,000 in legal fees for the Pulte lawsuit and Pulte has dismissed the lawsuit against the City. The request has been made to take the \$100,000 out of the budget. Mrs. Rubin asked where the line item was for this. Ms. Bennett stated on page 8, \$170,000 is budgeted for legal attorney.

Alderman O'Brien stated we have two amounts budgeted \$100,000 to defend the City against the Pulte lawsuit, and Pulte has withdrawn the lawsuit, and if we want to go after the tax increase, we need to make the numbers accurate. There was also \$50,000 for the Brinkmann lawsuit but he didn't request that one to be taken out at this time. Mr. O'Connell expressed that the LECC lawsuit continues but the \$100,000 is in regards to the quarry lawsuit.

Mr. O'Connell stated that if we feel it's warranted to remove, but I suggest giving it to the Board of Aldermen and let them decide what they would like to do. He stated that currently that one amount will not bend the curve.

Discussion was held about lowering this line item. Alderman Warner expressed that he would like to understand a little more about this before taking out the funds and requested we talk with Mayor Martin.

Chairman Winer stated that this is a onetime thing. It's not a regular line item. It is something we do not usually put in our budgeted amounts.

Chairman Warner stated let's give it back to the Board of Aldermen and let them decide if they would like to change the budget or not.

Property Tax Public Meetings (late February early March)

Ms. Bennett stated that the meetings will be held Wednesday, February 28th at 7:00 pm, Wednesday, March 7th at 4:00 pm and Monday, March 19th at 7:00 pm. Chairman Winer added that this information has been given in our weekly email from the City to residents.

Redevelopment Updates

Miss Ross stated that the fence is going up around Shriner's property and should be finished by today. They advised the City that they will be starting abatement this week, lasting about two (2) months. The City staff met with the general contractor and construction company of the property today. They will be doing the entrances of Clayton Road/Plaza Frontenac at Bricktops, entrance of Lindbergh Road at Flemings, entrance of Litzinger Road and entrance at St. Joseph's Academy, starting the end of spring and finishing by the end of summer. Once the mediation is done, they will start demolition and start construction. She stated there will be two different contractors, Desco has one and Lifetime Fitness has a separate contractor.

Mr. O'Connell requested the names of the contractors. Miss Ross stated that Atlas Building Group is working for Desco but they have not yet named the contractor for Lifetime Fitness. Mrs. Rubin asked when the City could start expecting to see the revenues from this building. Miss Ross stated that they expect Desco and the restaurant buildings will be open October/November 2019 and Lifetime Fitness should be open by November/December 2019.

Alderman Warner stated that there will be two new restaurants, which have not been named.

Update on LECC Property & City Administrator Search

Chairman Winer stated that he added these two items. He spoke with Mayor Martin in regards to these matters. He stated that the LECC is still under discussion with McBride Homes. Currently there are no updates in regards to that property.

Chairman Winer expressed that the search for the new city administrator is coming along fairly well. There were a lot of candidates who were interested, interviews are in process and a couple of them are what Mayor Martin appears to think are very good candidates. He said it sounds like progress is being made and not too far in the future. Mr. O'Connell asked is there a guess on a date that someone might be coming on. Miss Ross stated she heard sometime in April.

K. SCHEDULE DATES FOR NEXT MEETINGS:

Mr. Kiehl requested to add on to the next meeting to look at the budget meeting schedule.

Tuesday, March 13, 2018 at 7:00 P.M.

L. ADJOURNMENT

Chairman Winer asked for a motion to adjourn the meeting.

MOTION: Mr. O'Connell motioned and Mr. Kiehl seconded the meeting be adjourned. All commission members presented voted "Aye". **MOTION PASSED**.

The meeting adjourned at 7:55 p.m.