

FOCUS ON



FRONTENAC

NEWS FROM THE CITY OF FRONTENAC

GREETINGS FROM THE MAYOR

Dear Neighbors,

With the hot summer days upon us, it seems like ages ago when we had the heavy spring rains and cool evenings. Fortunately, our lovely lawns, flowering trees and gardens remind us that time marches on. Similarly, it's hard to believe that I assumed the role of Frontenac Mayor just about 100 days ago. I remain truly honored that you placed your trust in me and want to provide an update on the status of priorities we talked about during the campaign. I hope this newsletter, the monthly e-news and periodic e-blasts will help improve transparency, responsiveness and relevance of communications to meet the varied needs of every resident and business in Frontenac.



Mayor Kate Hatfield

In working together as a team, the Board of Alderpersons and city staff have completed several short-term goals and continue to make progress on others. Together we:

- Implemented the revised ordinance for all Boards and Commissions including staggered terms, term limits and required disclosure of conflicts of interest. Please visit our website for Boards and Commissions descriptions, their members and brief biographies.
- Conducted four workshops to ensure smooth transitions of outgoing and incoming members of the Ways & Means Committee and the Board of Alderpersons. Responding to residents' concerns for our first responders and their support of Prop P, the Commission

CHAT WITH THE MAYOR

Join Mayor Kate Hatfield for tea and cookies from 2 to 4 p.m. Sunday, Aug. 25 at Mariposa inside Neiman Marcus. All residents are welcome to come and informally discuss city issues with the Mayor.



delivered and the Board unanimously approved an essentially balanced, conservative budget that includes a pay increase for first responders and others, achieving parity, and second turnout gear for firefighters as recommended by National Fire Protection Association.

- Assessed and began implementation of a revised communications plan to refresh the City's newsletter; scheduled quarterly face-to-face chats with the Mayor like the one held on May 20; evaluated audiovisual improvements in the Council chambers; ensured timely posting of minutes from Ways & Means and other Commissions on the website; and streamlined the process for resolving issues related to access, accuracy and timeliness of minutes.

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FOCUS ON FRONTENAC

Mayor's Message

From Page 1

As the residents of Frontenac know, your elected officials and city staff have devoted significant time and energy to the development on the former Shriners site, the mobile home redevelopment, and the St. Louis County Library's administration and warehouse building at Clayton and Spoede. In every development, we seek to put the safety and interests of our residents at the top of the list of priorities. We are sincerely thankful for your participation in public meetings as well as your emails and phone calls on these and other issues.

Last but not least, we are thinking about the fun side of our community and would welcome your input. Our Fall Festival is scheduled for Oct. 4, so please mark your calendars. We received many requests to change this event, so the family-friendly festivities will begin at 5

p.m. and music by the Midnight Piano Band starts at 6 p.m. Please check the newsletters and stay tuned for more details as the date draws near. Also, based upon input from our subdivision trustees, the Frontenac Scarecrows will return after taking a sabbatical, so feel free to start making your Halloween plans. Our children and grandchildren always look pretty darn cute on Halloween, and we are giving some thought to letting our pets in on the fun this year ... there just may be a Halloween Pet Costume Contest in our future.

All of us at City Hall strive to be responsive to you. Please feel free to contact any or all of us with your questions, concerns and ideas.

Be safe and have a happy summer, neighbors!

Sincerely,

Mayor Kate Hatfield

FRONTENAC FALL FESTIVAL SET FOR FRIDAY, OCT. 4



The Midnight Piano Band will perform at the Fall Festival.

PHOTO COURTESY OF CONTEMPORARY PRODUCTIONS

Bring your lawn chairs and join your Frontenac neighbors for an evening of music, food and family fun at Frontenac Fall Festival on Friday, Oct. 4 at City Hall.

Activities will begin at 5 p.m. with live music playing from 6 to 9 p.m.

The Midnight Piano Band will headline the festival, playing hits from the 1960s, '70s and '80s by artists such as Billy Joel, Elton John, Adele, The Beatles, Marvin Gaye and many others. Food and beverages from Sugo's will be available for purchase. Ted Drewes frozen custard will be provided free of charge.

BUSINESS SPOTLIGHT — NUTRIFORMANCE

To support the many local businesses that add so much value to the Frontenac community, a "Business Spotlight" will regularly appear in Frontenac's print and e-newsletters. If you would like your business spotlighted, please email Jaysen Christensen at jchristensen@cityoffrontenac.org. This edition's spotlight is on NutriFormance.

NutriFormance — Fitness, Therapy and Performance is a boutique fitness center with the attention and focus of a high-end personal training studio. The studio has a talented staff of physical therapists, registered dietitians, personal trainers, Pilates instructors, massage therapists and group fitness instructors.

The studio's clientele typically has a goal to improve their fitness and functionality for life, change their body composition, or to recover from an injury, joint replacement or physical setback. Age isn't a factor at NutriFormance — the staff treats everybody as an athlete and approaches their bodies with the same care and focus as they do for professional athlete clients. Young or old, heavy or thin, fit or deconditioned, the

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COMMERCIAL, RESIDENTIAL PROJECTS ADVANCE IN FRONTENAC

Frontenac continues to attract several commercial and residential projects that are underway or have recently opened.

FRONTENAC COMMONS (2021 S. LINDBERGH BLVD.)

Uncle Julio's Mexican Restaurant started construction in July in a new DESCO Group development south of Plaza Frontenac on the old Shriners Hospital grounds. This will be the Texas-based restaurant chain's first Missouri location. The chain has about 35 locations in the Midwest and South.

Progress continues on the diamond club-level Lifetime Fitness, which will provide a resort-like destination featuring boutique programs, a variety of amenities and fitness studios, and an expansive outdoor pool deck. Lifetime Fitness and Uncle Julio's are projecting December 2019 openings.

Also in Frontenac Commons, Stifel Financial Services has leased all of the office space on the top two floors of a three-story building under construction at the corner of Litzsinger Road and Lindbergh Boulevard and will open in January. A 5,500-square-foot restaurant on the south end of that building's ground floor is anticipated to be announced in September.



UNCLE JULIO'S: Rendering of Frontenac Uncle Julio's Mexican restaurant to be masonry and stone on all sides with hand-painted mural.

THE ARBORS AT FRONTENAC (10601 CLAYTON ROAD)

McBride Homes celebrated the display grand opening of The Arbors at Frontenac on June 8 and now has five sales in the development, which will include 31 luxury villas located off Clayton Road, immediately



This aerial photo of the DESCO development, taken July 29, looks north toward Plaza Frontenac, showing the Lifetime Fitness building on the left and the three-story office building on right.

west of City Hall. These villas include full masonry on all four sides (brick and stone), custom carriage-house garage doors, and landscaping. The Arbors features a lake with a fountain along Clayton Road, a walking trail and densely landscaped common ground. Pricing for the luxury villas at The Arbors at Frontenac ranges from the \$699,000's to over \$1 million.

TALAMORE SQUARE (11130 SOUTH FORTY DRIVE)

St. Louis home builder Payne Family Homes has recently acquired the old mobile home park on South Forty Drive. Payne will build three-story, two-car-garage townhomes starting in late 2019. The development, to be named Talamore Square, will comprise six buildings, each offering three units.



The Arbors at Frontenac

Meet the city's Boards and Commissions

The City relies on several boards and commissions that conduct City business and provide recommendations to the Mayor and Board of Aldermen on various issues. We will be providing regular updates in our printed and e-newsletters on the great work that these volunteer commissions do as well as brief biographies of the members to help the community to get to know them. Thanks to all our board and commission members for the generous contributions you make of your time and expertise to benefit Frontenac. Here are some brief descriptions and updates from our boards and commissions.

WAYS AND MEANS COMMITTEE

The Ways and Means Committee reviews and makes recommendations on the City's annual budget and monitors the fiscal health of the City throughout the year. The Committee typically meets at 5 p.m. on the third Tuesday of each month. The Ways & Means Committee consists of Jane Rubin, Tim Sant and Warren Winer and these newly appointed members: City Treasurer and Chairperson Margaret Sherwood, Bob Lenzen, Joe Stergios, Assistant City Treasurer Emily Arneson and Alderperson Dan Millman, who was appointed in April. Finance Officer and CPA Lea Ann Bennett serves as the staff liaison to the Committee. The City would like to thank outgoing members John O'Connell for his 11 years of service and Mark Kiehl for his 22 years of service. As former chief financial officers of major international firms, O'Connell and Kiehl have brought a wealth of talent and experience to the City. Among their many contributions to the City has been O'Connell's 20-year financial forecasting model, which he has meticulously maintained over the years.

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission makes recommendations relating to the planning and developments in the City. The P&Z Commission is also tasked with adopting and maintaining a comprehensive land-use plan. Citizens are strongly encouraged to provide input. Information about how and where to provide input will be sent to residents in the coming months. The

Commission meets at 7 p.m. on the fourth Tuesday of each month. The Commission currently consists of seven citizens: Doug Bock, Elizabeth Hartwig, Chris Hyams, Alan Kahn, Chris Kehr and Alderperson Tom O'Brien. Building Commissioner and Zoning Administrator John Morgan (Certified Building Official, Master Code Professional and Certified Flood Plain Manager) serves as the staff liaison to the Commission. The City welcomes newly appointed members Kin Watkins and Kim Jackman Tompras. We also wish to thank outgoing members Andre Audi and Harry Reineke for their service over the past four years.

PUBLIC WORKS COMMISSION

The Public Works Commission reviews and proposes solutions for streets, stormwater problems, streetlights and traffic control devices. The Commission generally meets at 5:30 p.m. on the second Wednesday of each month. The Commission consists of Jeff Christoferson, Bryon Crump, Pat Kilker, Scott Mullis and Alderperson Jamie Griesedieck, along with newly appointed members Rich Corey and Peter Newton. Public Works Director Jeff Wappelhorst serves as the staff liaison to the Commission. The City thanks outgoing members Kin Watkins, John Wynne and Alderperson Dan Kemper for their service.

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board reviews all new construction, changes and accessory building plans to preserve existing areas of natural beauty and/or cultural importance and assure that buildings, structures, signs or other developments are of good design, harmonious with surrounding developments and in general contribute to the overall appearance of Frontenac as a place of spaciousness and high quality.

The ARB meets at 7:30 a.m. on Thursdays. The citizen members are Kris Anderson, Virginia Eckhoff, Tom Erman (Chairperson) and Alderperson Dan Kemper.

BOARD OF ADJUSTMENT

The Board of Adjustment authorizes variances and

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Construction continues on Geyer Road projects

Missouri American Water thanks residents for their patience this summer as contractors have replaced the old 8-inch cast-iron water main on Geyer Road with a new 12-inch PVC main.

The old main was installed in 1933 and has been increasingly prone to breaks requiring costly emergency repairs and service disruptions to residents. According to Missouri American, the new main is expected to last up to 100 years and will improve the rate of flow servicing area homes and fire hydrants.

All underground lines are anticipated to be completed and transferred over to the new water main by late August. By early September, excavated areas of the street are scheduled to be restored with a concrete base and 2 inches of hot-mix asphalt that will be rolled to provide a smooth and even riding surface.

In the coming years, the City plans to improve the entire length of Geyer Road in three phases, starting at Clayton Road and working south to the Kirkwood line. The City and its engineering consultant, Lochmueller Group, anticipate design and right of way and easement acquisition for Phase I to be completed by the end of 2020 with construction to be completed in 2021.

Phase I will include resurfacing as well as curb, gutter and drainage improvements along Geyer from Clayton Road to Steeplechase Court and building a 5-foot-wide

sidewalk on one side of Geyer Road and along Clayton Road from Geyer to the end of the existing sidewalk west of Spoede Road. The estimated cost of Phase 1 is \$1.499 million with the federal grant paying 70% of the total cost.

The City has been informed that its application for funding Phase II (Steeplechase Court to Huntleigh Manor) was not successful this year, but the City will reapply for Phase II in next year’s grant cycle. If federal grant funding is awarded for Phase II, it is estimated that Phase II would be completed by late 2023. Subsequently, Phase III (Huntleigh Manor to the Kirkwood line) would be completed by late 2024 if federal grant funding is secured.

We appreciate the patience of residents and drivers as the City and utility companies work to make improvements to Geyer Road that will last for decades.



Business Spotlight

From Page 2

NutriFormance staff is happy to meet with clients to discuss individual fitness goals and map out a plan using the team’s skills.

“We located our business to Frontenac in 2001 when a location became open in Le Chateau Village,” said co-owner Dale Huff. “My wife and co-owner of NutriFormance, Ellie Zografakis, graduated from Mary Institute (class of ’93) and was familiar with the area. When the location became available, we jumped on it. Our entire business model was forged to help people achieve optimal fitness/wellness by blending sound nutrition coaching with functional strength and conditioning. We love doing what we do!”

To schedule a complimentary fitness consultation please contact Dale Huff, CSCS at 314-432-6103, ext. 3004 or by email at daleh@nutriformance.com.

NutriFormance, Le Chateau Village
10407 Clayton Road
Frontenac, Missouri 63131
www.nutriformance.com

www.instagram.com/nutriformance
www.facebook.com/nutriformance

Boards

From Page 4

modifications of the strict application of the City’s Zoning Code when the request is in harmony with the zoning code’s intent and when a property owner can show that the strict application of the Zoning Code will impose practical difficulties and an unnecessary hardship. The Board of Adjustment also hears certain appeals of the decisions of the City’s Building Commissioner. The Board of Adjustment meets as needed, and members include Chairperson David Johnson, Vice Chairman Dr. Stephen Palmer, Bob Bauer, Jeff Bensky, Jack Hilton, J.R. Mayer Jr., and Dr. Steve Nichols, along with newly appointed member Nan Wisniewski. The City thanks outgoing member Jerry Gidlow for his service.

Leaf Collection Schedule

QUADRANT 1: Streets NORTH of Clayton Road and WEST of Spoede Road to start:

- Pass 1: Monday, Oct. 28
- Pass 2: Tuesday, Nov. 12
- Pass 3: Monday, Nov. 25
- Pass 4: Tuesday, Dec. 17
- Final Pass: Monday, Jan. 6

QUADRANT 2: Streets NORTH of Clayton Road and EAST of Spoede Road to start:

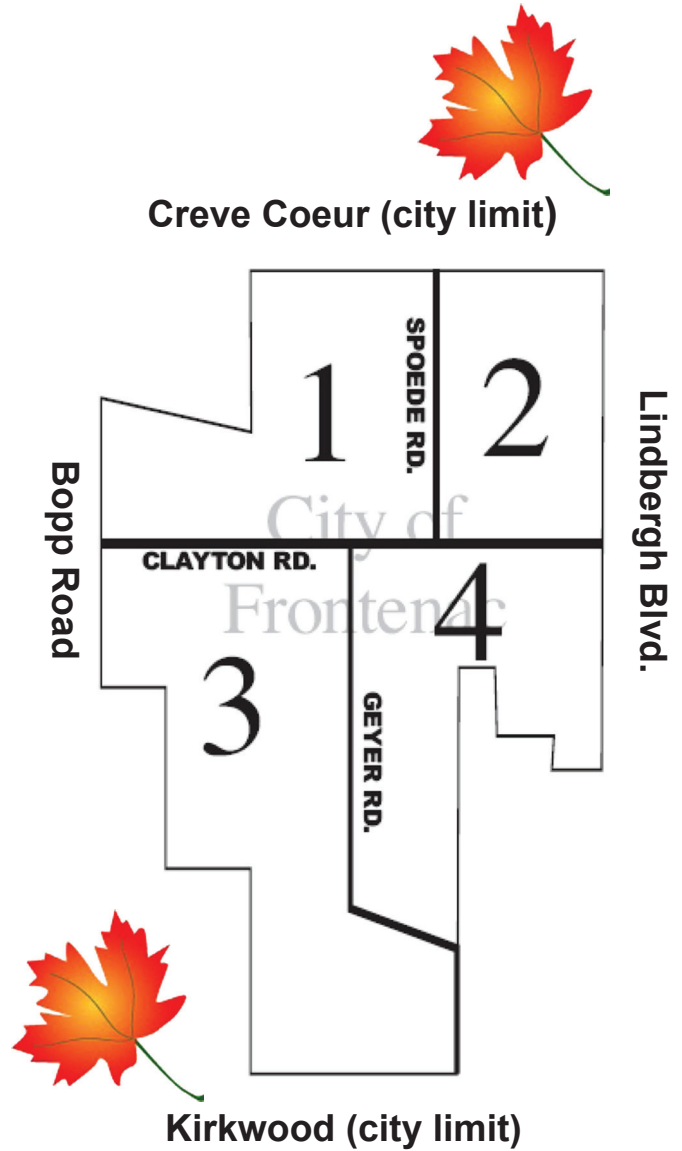
- Pass 1: Monday, Oct. 28
- Pass 2: Wednesday, Nov. 13
- Pass 3: Monday, Nov. 25
- Pass 4: Wednesday, Dec. 18
- Final Pas: Monday, Jan. 6

QUADRANT 3: Streets SOUTH of Clayton Road and WEST of Geyer Road to start:

- Pass 1: Tuesday, Oct. 29
- Pass 2: Thursday, Nov. 14
- Pass 3: Tuesday, Nov. 26
- Pass 4: Thursday, Dec. 19
- Final Pass: Tuesday, Jan. 7

QUADRANT 4: Streets SOUTH of Clayton Road and EAST of Geyer Road to start:

- Pass 1: Wednesday, Oct. 30
- Pass 2: Friday, Nov. 15
- Pass 3: Wednesday, Nov. 27
- Pass 4: Thursday, Dec. 19
- Final Pass: Wednesday, Jan. 8



Trash and recycling provider updates

The City is in the process of bidding out the communitywide trash and recycling services contract. The existing contract with Meridian Waste will expire at the end of March 2020.

A contract with a new provider could be in place before the expiration of the existing contract, but it is unlikely to be before January 2020 due to the time it takes to bid the contract, select a provider and implement service with the new provider.

Service from Meridian Waste is expected to improve in the meantime as the company has been able to

“right size” and reallocate its best people and equipment to service its remaining contracts following its separation from Florissant at the end of June and Wildwood at the end of July.

The City is seeking a provider that can ensure reliable and customized service, including the continuation of rear-yard service. Additional information will be provided in the coming months after the new provider is under contract. Thank you for your patience as we work through this transition.

City adopts Fiscal Year 2019–2020 budget

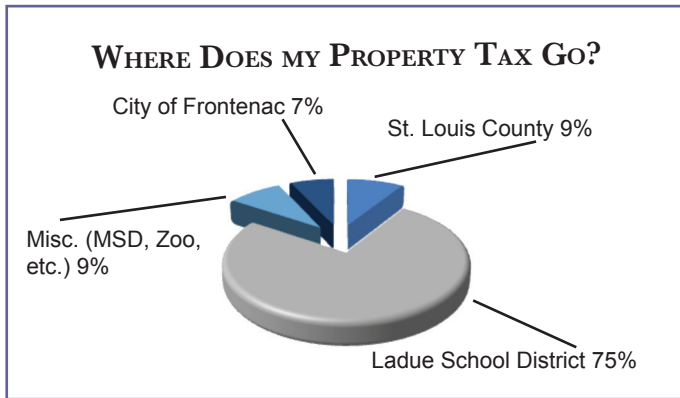
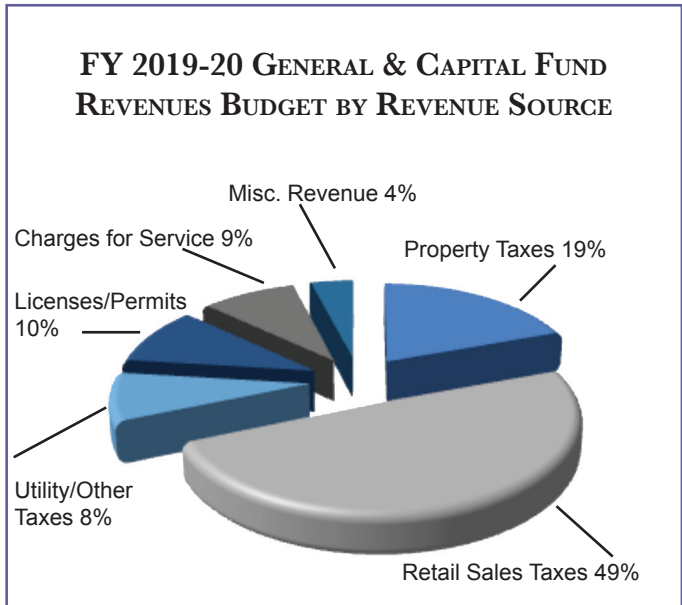
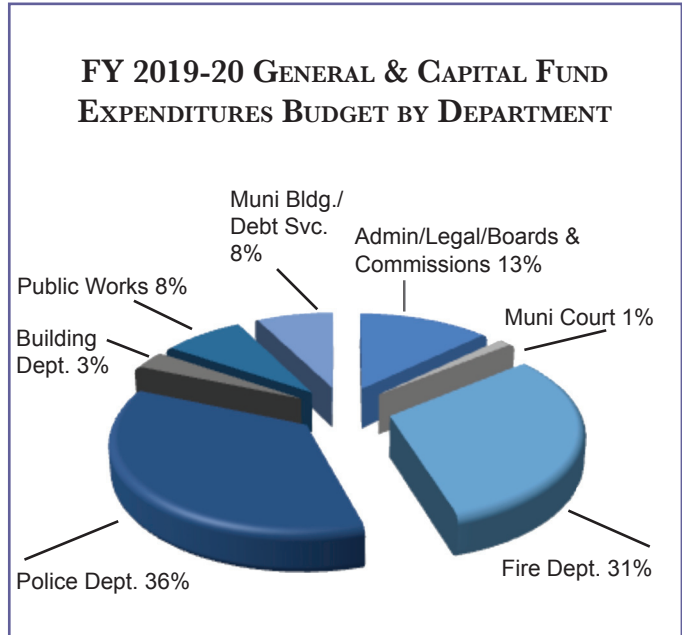
The City’s fiscal year runs from July 1 through June 30. Fiscal Year 2018-19, which ended June 30, 2019, had an estimated surplus of \$236,000.

The recently adopted FY 2019–20 budget projects total general fund and capital fund revenues to be \$8,141,927 and total general and capital fund expenditures to be \$8,206,498 for a projected deficit of \$64,571.

A larger-than-average number of capital expenditure items, such as firefighting equipment and repairs to the Spoede Road bridge, account for the deficit in this year’s budget. Despite the deficit, the City has a healthy reserve fund and projects a positive ending fund balance this year of approximately \$6.97 million.

Additionally, the largest source of revenue, retail sales tax, is trending higher than previously projected one year ago, and additional revenue will be realized in future years from new developments such as the DESCO/Lifetime Fitness project.

Please visit the City’s website at www.frontenac.org for complete copies of annual budgets and comprehensive annual financial reports.



www.cityoffrontenac.org

CITY OF FRONTENAC



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To get all the latest Frontenac news updates, please subscribe to the City's monthly e-newsletter and periodic e-blasts. To sign up, email Leesa Ross at lross@cityoffrontenac.org.

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