

**BOARD OF ALDERMEN  
CITY OF TOWN AND  
COUNTRY JANUARY 25, 2016**

**WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:30 PM on Monday, January 25, 2016.

Present were: Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo, and Wright.

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

**1. Discussion-Regular meeting agenda items**

No votes were taken.

**REGULAR MEETING**

The regular meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Monday, January 25, 2016 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Ryan Mitchell, Boy Scout with Troop 505, led the Pledge of Allegiance.

**ROLL CALL**

The 7:10 PM roll call indicated Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright to be present.

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

**MINUTES – 01/11/16**

Alderman Crawford moved for approval, seconded by Frautschi.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 01/11/16 were unanimously approved by voice vote.

**HEARING FROM CITIZENS**

Paul Flotken, 526 Conway Village Drive, expressed his concern with the architecture of the new BJC as well as the abundant signage that is being approved. He urged the Board to be more discerning on projects in the future.

Mariette Palmer, 604 Greenwich Green Lane, spoke regarding the rights to initiative, referendum and recall that could be made available to citizens of Town and Country.

**PUBLIC HEARING(S)**

- *A public hearing on the application of Warren Sign Co., representing Altus Properties, owner, for variances from Chapter 420, the Sign Regulations of the Municipal Code for a ground mounted business identification sign for the building located at 600 Kellwood Parkway, in the Office (O) Zoning District.*

A court reporter with Midwest Litigation was present to record the hearing.

Mayor Dalton opened the public hearing.

The City Clerk entered the following exhibits:

1. Typewritten notice of hearing posted at the Municipal Center and on the subject property, and mailed to property owners within 300 ft. of subject property, with a list of property owners attached.
2. Resolution No. R02-2016

Jon Krone, Warren Sign Company, was present on behalf of the request.

Mr. Krone explained that the request was to replace the existing sign with a new one that could incorporate three tenants and their related color logos. He added that the letters and logos on the sign would be illuminated at night.

In response to Alderman Meyland-Smith, Mr. Krone clarified the new signs dimensions and explained that it was 60 square feet total for all three tenants compared to the previous sign which was 40 square feet for just one tenant.

Mr. Krone confirmed for Alderman Benigas that the sign's base was aluminum.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

### **APPOINTMENTS**

Mayor Dalton announced his intent to appoint Jeff Rivas, Ward 3, to the Planning and Zoning Commission.

### **COMMUNICATIONS AND REPORTS**

#### Alderman Frautschi

Alderman Frautschi reported that the next Ward 2 Forum would be held at 9:30 AM on February 8 at the Longview Farm House with City Clerk Ashley McNamara as the speaker.

She also announced that the Public Works & Stormwater Commision meeting would be held on February 16, at the Municipal Center.

#### Alderman Wright

Alderman Wright reported that the Parks & Trails Commission meeting will be meeting at 6:00 PM on Monday, February 1, at the Longview Farm House.

She also stated that the Art, Wine & Music event would be held from 6:00-8:00 PM on February 5 at the Longview Farm House. Alderman Crawford added that reservations are needed for the event.

### **UNFINISHED BUSINESS**

**BILL NO. 16-01, AN ORDINANCE ORDERING THE INSTALLATION OF A FIRE HYDRANT ON SOUTH WOODS MILL ROAD IN THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI** (sponsored by Alderman Crawford)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-01 was read for the second time and placed upon its final passage.

Alderman Wright moved for approval, seconded by Alderman Meyland-Smith.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-01 became Ordinance No. 3964.

**BILL NO. 16-02, AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF TOWN AND COUNTRY, MISSOURI, FOR THEIR APPROVAL AT THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON THE 5TH DAY OF APRIL, 2016, A PROPOSITION TO AUTHORIZE THE CITY TO CONTINUE APPLYING AND COLLECTING THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER** (sponsored by the Board as a Whole)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-02 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Crawford.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-02 became Ordinance No. 3965.

**RESOLUTION NO. R01-2016, A RESOLUTION APPROVING SIGN CODE VARIANCES FOR MASON RIDGE ELEMENTARY SCHOOL, 715 SOUTH MASON ROAD**

Aldermen Frautschi and Meyland-Smith recused themselves due to perceived conflicts of interest and left the dais.

Alderman Anderson moved to continue the Resolution to the meeting of February 22, 2016 per the applicant's request.

Alderman Mange seconded the motion and a voice vote carried.

Aldermen Frautschi and Meyland-Smith returned to the dais.

**BILL NO. 16-03, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. FOR CIVIL ENGINEERING SERVICES ASSOCIATED WITH THE TOWN SQUARE PROJECT AND AMENDING THE 2016 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS** (sponsored by Aldermen Mange & Anderson)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-03 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Wright.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-03 became Ordinance No. 3966.

**BILL NO. 16-04, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH LOCHMUELLER GROUP, INC. FOR A PARKING STUDY ASSOCIATED WITH THE TOWN SQUARE PROJECT AND AMENDING THE 2016 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE** (sponsored by Aldermen Mange & Anderson)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-04 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Anderson.

Aldermen Meyland-Smith moved to amend the Bill by increasing the proposal and appropriation amount by \$1,700.00. The increase would be to fund a second parking sample at each of the two locations noted in the proposal. These additional counts would add to the validity of the study and compensate for any irregularities between days of the week.

Alderman Anderson seconded the motion and voice vote carried.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-04, as amended, became Ordinance No. 3967.

**BILL NO. 16-05, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH VEE-JAY CEMENT CONTRACTING, INC. FOR A TENNIS COURT REPLACEMENT AT LONGVIEW FARM PARK, AMENDING THE 2016 BUDGET FOR SAME BY INCREASING PARKS & STORMWATER FUND EXPENDITURE ACCOUNTS AND THE RELATED MUNICIPAL PARKS GRANT REVENUE AND APPROPRIATING FUNDS TO COVER THE INCREASES** (sponsored by Alderman Mange)

Alderman Wright recused herself due to a perceived conflict of interest, as she has a relative that works at Vee-Jay Cement Contracting, Inc., and left the dais.

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-05 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Meyland-Smith.

In response to Alderman Crawford, Parks & Recreation Director Anne Nixon confirmed that the City received a grant in the amount of \$71,250 so the City would only be responsible for the remainder.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, and Rallo; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-05 became Ordinance No. 3968.

Alderman Wright returned to the dais.

**NEW BUSINESS**

**BILL NO. 16-06, AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 WITH J.M. MARSCHUETZ CONSTRUCTION CO. IN RELATION TO THE 13309 KINGS GLEN STORM WATER PROJECT** (sponsored by Alderman Frautschi)

Alderman Anderson recused herself due to a perceived conflict of interest, as her property is somewhat involved in the project, and left the dais.

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-06 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-06 continued to the meeting of Monday, February 8, 2016 for the second reading and consideration.

Alderman Anderson returned to the dais.

**BILL NO. 16-07, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH T. HILL CONSTRUCTION FOR THE TOWN & COUNTRY ESTATES STREAM BANK STABILIZATION PROJECT** (sponsored by Aldermen Frautschi, Mange & Wright)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-07 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-07 continued to the meeting of Monday, February 8, 2016 for the second reading and consideration.

**BILL NO. 16-08, AN ORDINANCE AMENDING ARTICLE VII OF CHAPTER 125 OF TITLE I OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTION 125.270 RELATING TO THE MATCHING GRANT PROGRAM FOR CITY BEAUTIFICATION** (sponsored by Alderman Mange)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-08 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-08 continued to the meeting of Monday, February 8, 2016 for the second reading and consideration.

**BILL NO. 16-09, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH THE PRINCIPIA CORPORATION OF ST. LOUIS, MISSOURI, FOR USE OF LAND AS A COMMUNITY GARDEN** (sponsored by Alderman Benigas)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-09 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-09 continued to the meeting of Monday, February 8, 2016 for the second reading and consideration.

**BILL NO. 16-10, AN ORDINANCE AUTHORIZING AN AGREEMENT RELATIVE TO THE DEDICATION OF A PRIVATE STREET BETWEEN THE CITY OF TOWN AND COUNTRY AND RIDGECREEK SUBDIVISION AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY** (sponsored by Aldermen Rallo, Benigas & Frautschi)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-10 was read for the first time by title only.

Mayor Dalton thanked Mr. Eilermann and the additional neighbors present from Ridgecreek Subdivision for their attendance.

Mayor Dalton declared Bill No. 16-10 continued to the meeting of Monday, February 8, 2016 for the second reading and consideration.

**RESOLUTION NO. R02-2016, A RESOLUTION APPROVING SIGN CODE VARIANCES FOR ALTUS PROPERTIES, 600 KELLWOOD PARKWAY**

Alderman Mange moved for approval, seconded by Alderman Wright.

A voice vote was held and carried.

**WARRANT LIST-01/25/16**

Alderman Crawford moved for approval, seconded by Alderman Wright.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of January 25, 2016, in the amount of \$439,492.14 was unanimously approved by voice vote.

**OTHER**

Alderman Meyland-Smith moved to suspend agenda rules in order to add Bill No. 16-11 to the agenda for first reading.

Alderman Benigas seconded the motion, a voice vote carried and Mayor Dalton consented.

**BILL NO. 16-11, AN ORDINANCE AMENDING ORDINANCE NO. 3954 REGARDING THE DEER MANAGEMENT PLAN AND WILDLIFE MANAGEMENT SERVICE AGREEMENT BETWEEN THE CITY OF TOWN AND COUNTRY, MISSOURI AND WHITE BUFFALO, INC. FOR PROFESSIONAL DEER MANAGEMENT SERVICES AND AMENDING THE 2016 BUDGET BY INCREASING A GENERAL REVENUE FUND EXPENDITURE ACCOUNT FOR DEER PROCESSING FEES AND APPROPRIATING FUNDS TO COVER THE INCREASES** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-11 was read for the first time by title only.

Alderman Anderson moved to suspend the agenda rules for the second reading and consideration of Bill No. 16-11.

Alderman Mange seconded the motion, a voice vote carried and Mayor Dalton consented.

Without objection, Bill No. 16-11 was read for the second time and placed upon its final passage.

Alderman Meyland-Smith stated that it was currently night 15 of this year's deer management program. He reported that White Buffalo had been harvesting an average of 10+ deer a night and would exhaust the allowable amount as early as night 16. He added that increasing the allowable number from the currently approved 175 to 225 would ensure the full utilization of White Buffalo's contract with no additional incremental costs needed since White Buffalo is under contract for 22 days of service. He clarified that the only incremental fee would be for processing the venison, which if the additional 50 deer were harvested would net over 3,000 pounds to those in need regionally.

At the request of Alderman Benigas, City Administrator Gary Hoelzer explained that before the program begins, the City works with the Missouri Department of Conservation (MDC) to project an estimate of the deer population in the City by using distance sampling. He added that the recruitment rate, those fawns that are born and survive in a season, is also a factor considered. He added that recent sampling from other municipalities and White Buffalo's field observations are indicating that the recruitment rate is higher than was estimated because of the lush summer and mild winter.

Alderman Meyland-Smith thanked Mr. Hoelzer for his leadership. He also commended Mr. Hoelzer for helping to determine the "hot spots" upon which culling could be focused and produce the greatest results.

Alderman Crawford moved for approval, seconded by Alderman Wright.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 16-11 became Ordinance No. 3969.

**ADJOURN**

Motion was made by Alderman Mange and seconded by Alderman Frautschi, to move to closed session pursuant to Section 610.021 (1), (2), (3) and (13) RSMO 2000 to discuss legal actions, litigation, real estate and attorney/client privileged communication and/or to discuss personnel matters.

The roll call vote was as follows: AYE, Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and the Board moved to closed meeting at 7:49 PM.

The Board did not return to open regular session.

  
Ashley McNamara  
City Clerk

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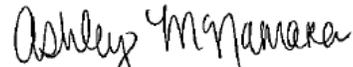
Jonathan F. Dalton  
Mayor

Gary A. Hoelzer  
City Administrator

**NOTICE OF PUBLIC HEARING  
BOARD OF ALDERMEN  
CITY OF TOWN & COUNTRY, MO**

Notice is hereby given that the Board of Aldermen of the City of Town and Country will hold a Public Hearing on Monday, January 25, 2016 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, on the application of Warren Sign Co., representing Altus Properties, owner, for variances from Chapter 420, the Sign Regulations of the Municipal Code for a ground mounted business identification sign for the building located at 600 Kellwood Parkway, in the Office (O) Zoning District.

All interested parties may examine all public documents relating to this matter at the Municipal Center and may appear and be heard at the public hearing. For direct inquiries, please contact City Planner Melanie Rippetoe at (314) 587-2827.

  
Ashley McNamara  
City Clerk  
January 8, 2016

LOCATOR	PROP_ADD	OWNER_NAME	OWN_ADD	OWN_CITY	STATE	ZIP
19Q230065	600 KELLWOOD PKWY	600 PARKWAY LLC	1610 DES PERES RD SUITE 320	SAINT LOUIS	MO	63131
19Q230131	3 SOLUTIONS PKWY	CRYLEN JEROME R TRUSTEE ETAL	7801 FORSYTH BLVD	SAINT LOUIS	MO	63105
19Q240064	13550 SOUTH OUTER 40 RD	DELMAR GARDEN WEST INC	14805 N OUTER 40 RD 300	CHESTERFIELD	MO	63017
19Q230111	1 SOLUTIONS PKWY	DIGITAL 1 SAVVIS PARKWAY L L C	210 N TUCKER BLVD SUITE 343	SAINT LOUIS	MO	63101
19Q240075	13590 SOUTH OUTER 40 RD	DOUBLE G LAND CO L L C	14805 N OUTER 40 RD 300	CHESTERFIELD	MO	63017
19Q210166	800 MARYVILLE CENTRE DR	WESTMINSTER CHRISTIAN ACADEMY ASSN	10900 LADUE RD	SAINT LOUIS	MO	63141