

TOWN SQUARE TASK FORCE
CITY OF TOWN AND COUNTRY
THURSDAY, JANUARY 29, 2015

MINUTES

REGULAR MEETING

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, January 29, 2015, Longview Farm Park located at 13525 Clayton Road, Town & Country, MO 63141.

ATTENDANCE:

Alderman Skip Mange, Co-Chairman
Leslie Yoffie, Co-Chairman
Chris Mower
Tom Adamitis
Rico Salmon
Derek Goodin
Juli Hesser
Judy Weber
Kristen DiCarlo

Also present were Mayor Jon Dalton, Gary Hoelzer, City Administrator, and Melanie Rippetoe, City Planner.

Alderman Amy Anderson, was present on behalf of the Neighborhood Representative Subcommittee.

CALL TO ORDER

Alderman Mange called the meeting to order at approximately 7:00 PM.

NEW BUSINESS

Welcome by Skip Mange – Alderman Mange welcomed the Task Force and introduced Mayor Dalton for an Opening Statement.

Opening Statement by Mayor Dalton – Mayor Dalton welcomed the Task Force and gave a brief overview of the project and the purpose of the Task Force. He thanked them for contributing their time, talents and ideas.

Introduction of Task Force Members and Staff – Alderman Mange introduced himself and read a statement clarifying his relationship with Principia (attached). He introduced Co-Chairman, Leslie Yoffie and Alderman Anderson who will be chairing the

Neighborhood Representative Subcommittee. He then led an introduction of the Task Force Members and Staff.

PowerPoint Presentation by Skip Mange – Alderman Mange gave a brief history and physical description of the site accompanied by a PowerPoint presentation (attached).

Comments from Task Force Members – Extensive discussion was held by the Task Force regarding how the process works, their role in the process and goals.

Discussion About Ongoing Process – Alderman Mange explained that there will be another meeting scheduled after the Neighborhood Representative Subcommittee has met and provided feedback. This will likely be followed by several more meetings, some of which will be public meetings in which City wide participation will be encouraged.

Discussion was held by the Task Force as to how to encourage participation, solicit ideas and goals.

In response to Mr. Adamitis, Alderman Mange explained that as stated in Resolution No. R21-2014 (attached), the Task Force's goal was to submit a report with recommendations to the Board of Aldermen by October 1, 2015.

Set Meeting Date – Discussion was held about the next meeting date and concluded that it would be determined at a later date, after Aldermen Anderson has had a chance to solidify the Neighborhood Representative Subcommittee.

PUBLIC COMMENTS

Discussion from the public included:

- Posting signs on the property to advertise meetings
- Requesting further information on drainage problems from the Director of Planning and Public Works
- Straub's ability to expand

OTHER

ADJOURN

There being no additional business to discuss, Co-Chairman Mange adjourned the meeting at 8:25 PM.



Melanie Rippetoe, City Planner

*PowerPoint Presentation attached.

MEMORANDUM

TO: City of Town & Country Town Square Task Force

FROM: Skip Mange, Alderman

SUBJECT: Relationship with Principia

DATE: January 28, 2015

It is important that the City of Town & Country Town Square Task Force members be aware of my relationship with Principia. I am currently an employee of Principia as a Physics teacher. I have worked for Principia in similar teaching positions on and off over the past 20 years. My current contract is over in June of this year and there will be no further similar contracts in the future.

I have recused myself from any formal actions by Principia in front of the Board of Alderman. However, the Town Square Task force is a land use planning activity centered on the Wirth property that will only make recommendations to the Board of Alderman. Principia is the owner of property across Clayton Road from the Wirth property, and it may or may not enter into our Task Force discussions.

I feel that I can discharge my duties as Co-Chairman of the Town Square Task Force without any conflict of interest with Principia.

CITY OF TOWN & COUNTRY

TOWN SQUARE TASK FORCE



Town & Country Town Square

Task Force Members

Co-Chairman

Alderman Skip Mange

Leslie Yoffie

Ward 1

Preston Polk

Chris Mower

Ward 2

Tom Adamitis

Rico Salmon

Dr. Nan Kulkarni

Ward 3

Derek Goodin

Juli Hesser

Ward 4

Judy Weber

Kristin DiCarlo

Staff Contacts

Gary Hoelzer, City
Administrator

Melanie Rippetoe, City
Planner

Neighborhood Representatives Subcommittee

Alderman Amy Anderson

Neighborhood Representatives Subcommittee

Chairman Alderman Amy Anderson

Rutherford Lane

Mason Oaks

Mason Woods Village

Good Shepherd Church

Kings Glen

Weston Place

Williamsburg

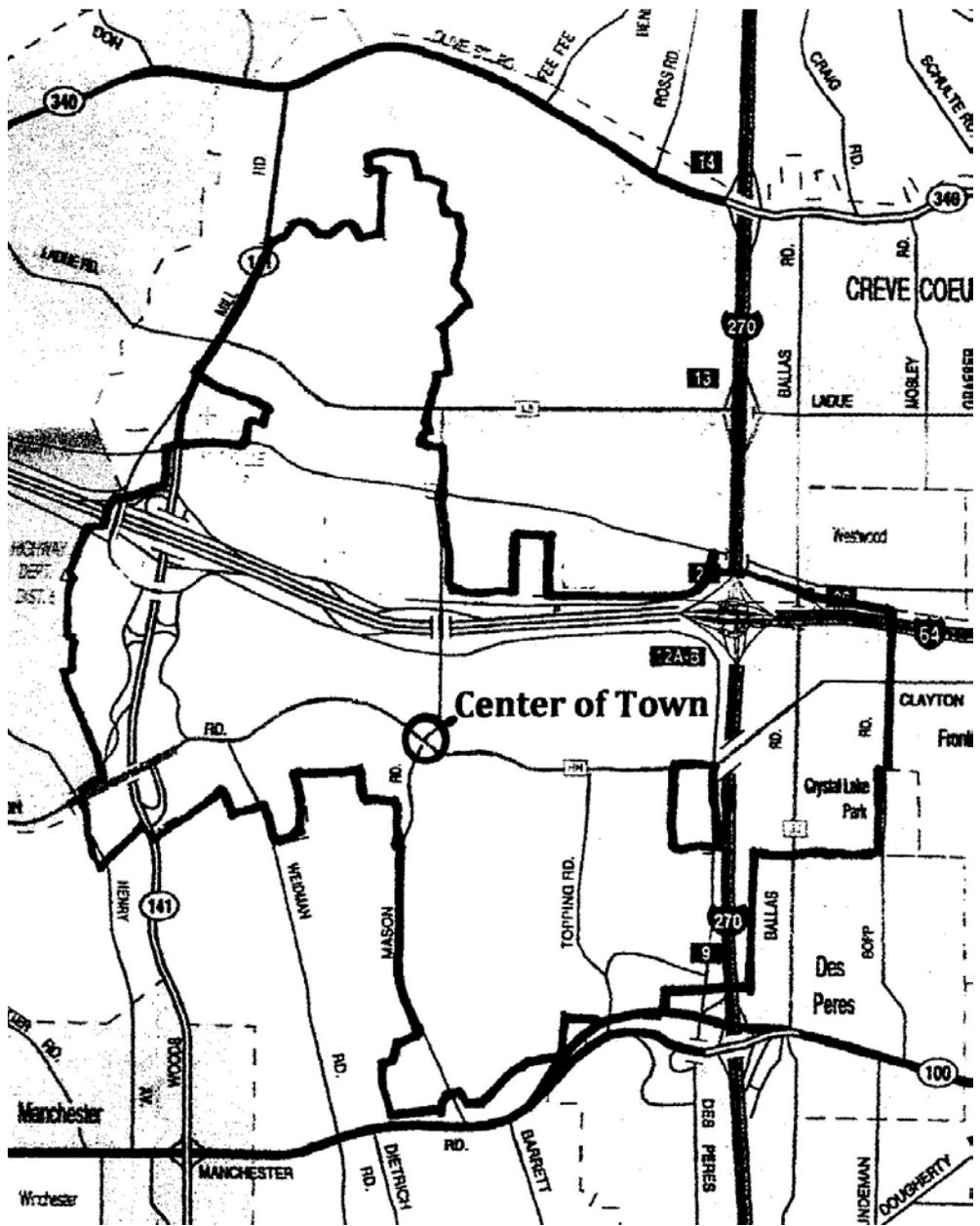
Wheatfield

Principia

Love Management

Straubs

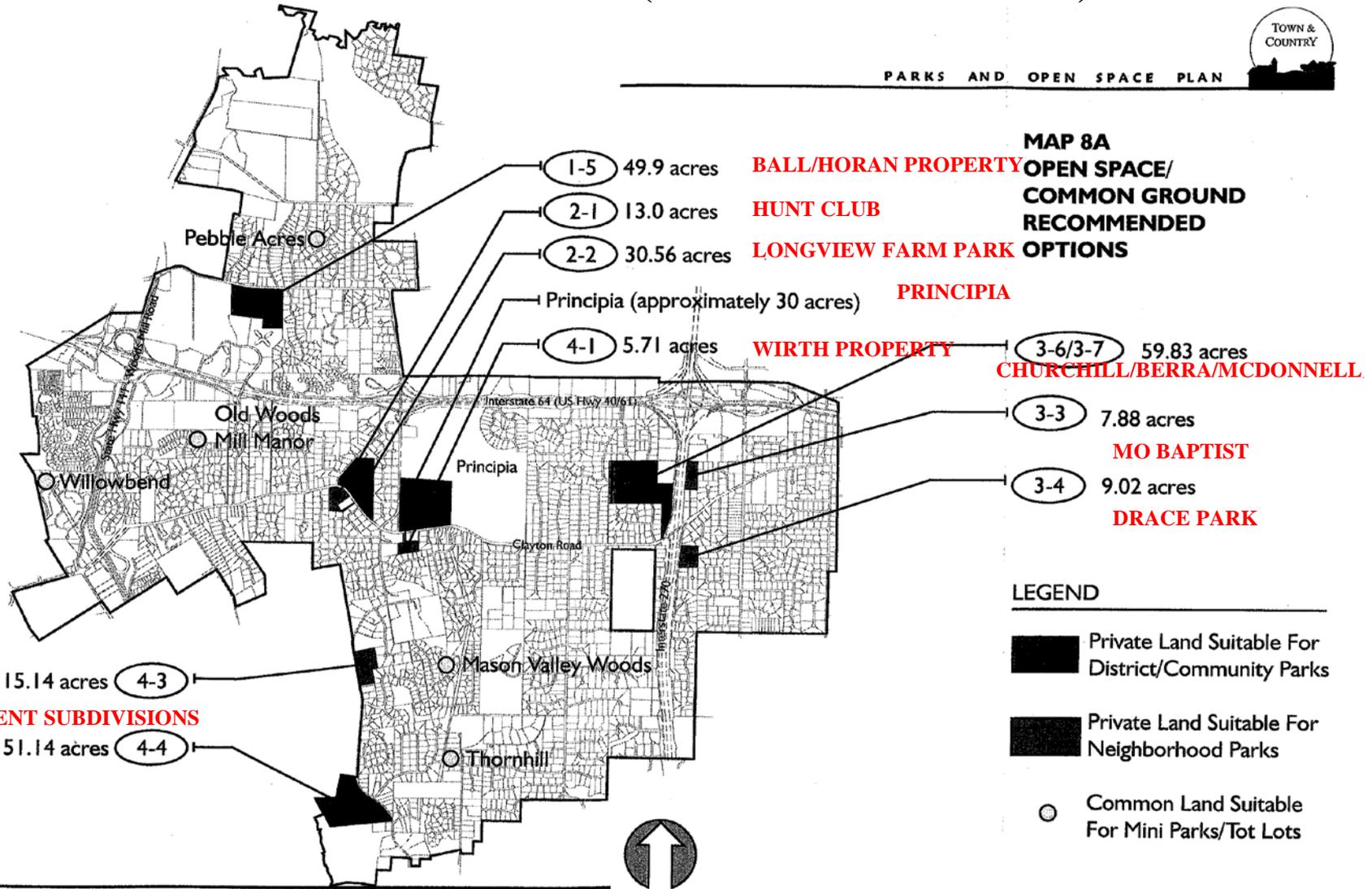




PARKS & OPEN SPACE PLAN 12/9/1997 (CURRENT USE IN RED)



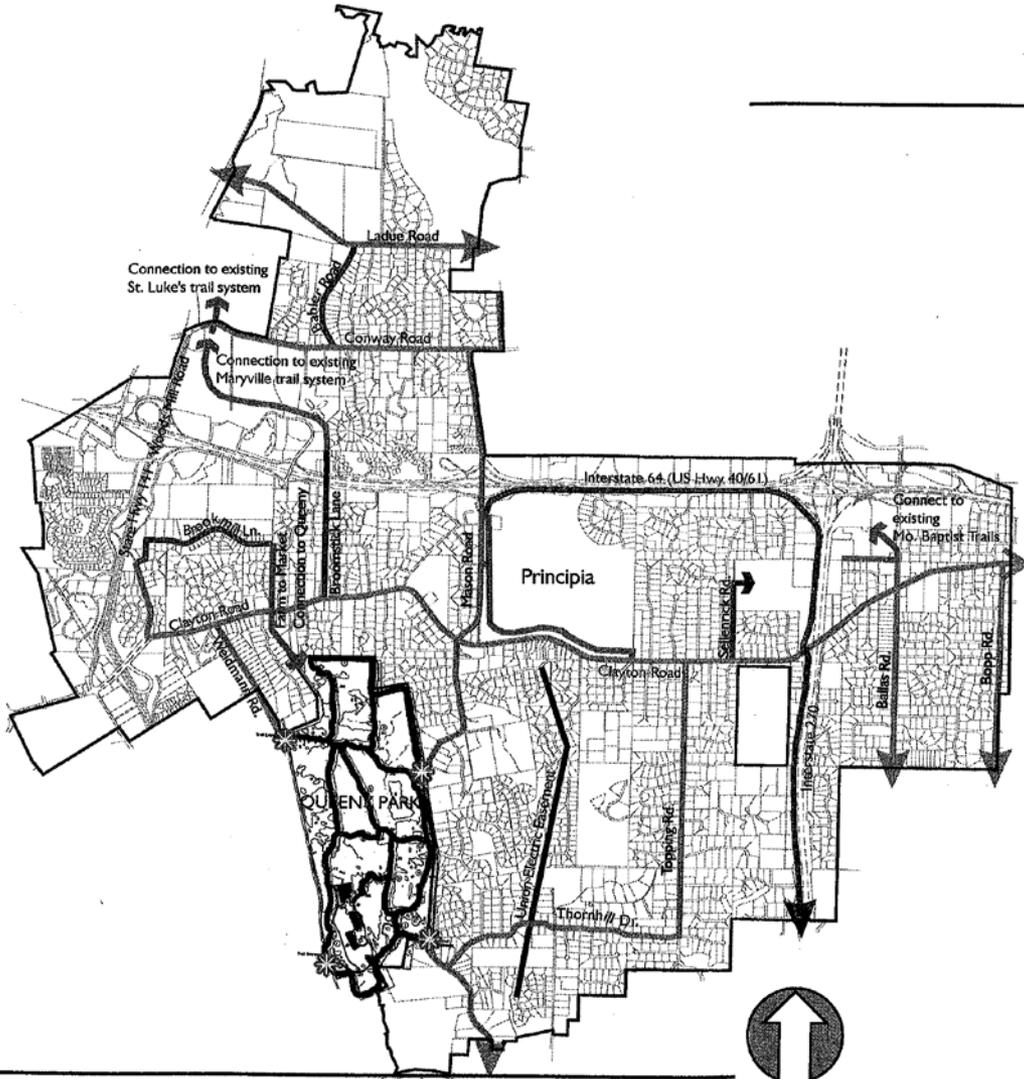
PARKS AND OPEN SPACE PLAN



PARKS AND OPEN SPACE PLAN 12/9/1997



PARKS AND OPEN SPACE PLAN



LEGEND

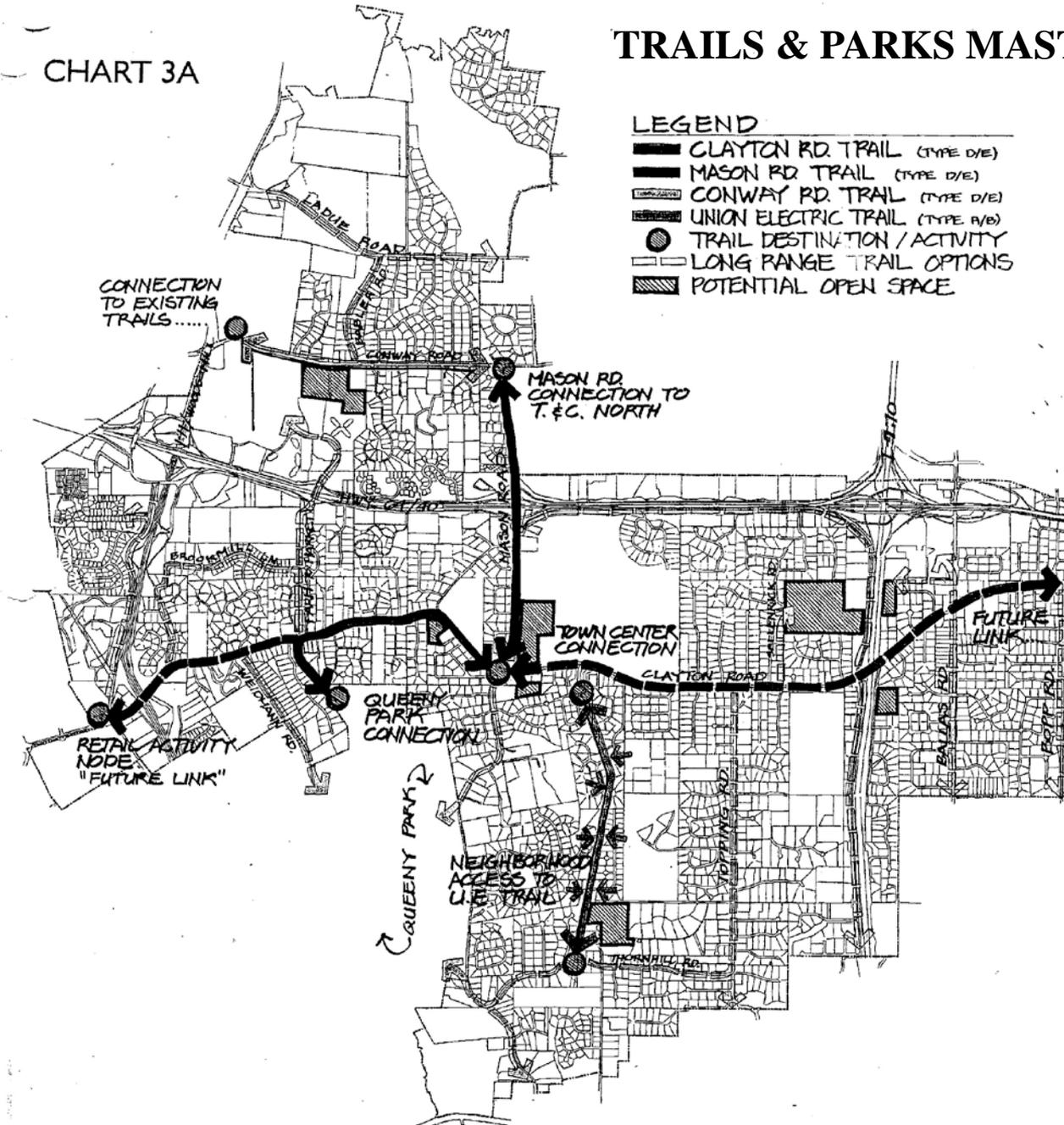
-  Widen Street Shoulder with Sidewalk Both Sides of Street
-  Paved Bike and Pedestrial Path - Off Road
-  Farm to Market Connection to Queeny - Local Use Only
-  Minimum Change to Roadway
-  Conservation/Education Trailway
-  Existing Queeny Trails
-  Trail Entry To Queeny Park

CHART 3A

TRAILS & PARKS MASTER PLAN 5/12/1998

LEGEND

-  CLAYTON RD. TRAIL (TYPE D/E)
-  MASON RD TRAIL (TYPE D/E)
-  CONWAY RD. TRAIL (TYPE D/E)
-  UNION ELECTRIC TRAIL (TYPE A/B)
-  TRAIL DESTINATION / ACTIVITY
-  LONG RANGE TRAIL OPTIONS
-  POTENTIAL OPEN SPACE



HISTORY OF PARKS & TRAILS PLANNING AND DEVELOPMENT

- | | |
|------------------|---|
| Dec 1997 | Parks and Open Space Plan Completed |
| May 1998 | Trails & Parks Master Plan Completed |
| Sept 1998 | Preservation Park purchased for \$10,450,000 |
| Oct 1998 | ½ cent Storm & Parks Sales Tax approved
\$1,200,000 revenue per year |
| Dec 1998 | \$12,000,000 Parks Bond Issue sold |
| Mar 2000 | Longview Farm Park purchased for \$6,050,000 |
| Dec 2000 | Drace Park purchased for \$2,156,000 |
| Mar 2001 | \$9,000,000 Parks Bond Issue sold |

- Apr 2002** **Improvements completed to Drace Park**
- Sept 2002** **Improvements completed to Longview Farm Park**
- Feb 2003** **20 acres of Preservation Park sold to CBC**
for \$5,000,000
- May 2007** **Sidewalk constructed from Longview Farm Park**
west to Old Woods Mill Rd.
- Sept 2008** **Improvements made to house in Longview Farm Park**
- Feb 2010** **Parks & Trails Master Plan Updated**
- Sept 2011** **Trail constructed from Longview Farm Park East to**
Bopp Road





Clayton Road

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PUBLIC INPUT OPPORTUNITIES

Town Square Task Force meetings

Neighborhood Representatives Subcommittee meetings

Public Input Forums with post card notices

Newsletter Articles

City Web Site

e-mail reports

Mail or e-mail comment sheets



**CITY OF TOWN AND COUNTRY
RESOLUTION NO. R21-2014**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF TOWN
AND COUNTRY, MISSOURI FOR THE ESTABLISHMENT OF THE
TOWN SQUARE TASK FORCE**

WHEREAS, the 1997 Strategic Plan for the City of Town and Country identified the lack of a “town center” as a weakness in our community;

WHEREAS, the area around Clayton and Mason Roads, formerly known as Altheim, Missouri, has been a public place for community gatherings for over a century;

WHEREAS, the Strategic Plan recognized an opportunity in undeveloped land and encouraged a “vision of its use;”

WHEREAS, the so-called “Wirth property” has been an integral part of the center of Altheim-Town and Country, Missouri since 1890;

WHEREAS, the City of Town and Country has acquired this property and generally considers it to be a central feature in future community building efforts within our City; and

WHEREAS, the City of Town and Country desires to develop a placemaking and strategic planning process that capitalizes on this and other City assets, inspiration, and potential while consistently promoting health, happiness and well-being for all residents and visitors.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF TOWN AND COUNTRY, MISSOURI THAT THE TOWN SQUARE TASK FORCE IS HEREBY ESTABLISHED.

Section 1. The Task Force will be comprised of a diverse and representative body appointed by the Mayor and confirmed by the Board of Aldermen that is inclusive of all Wards within the City of Town and Country.

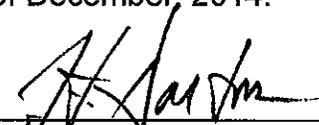
Section 2. The Task Force will be supported by a subcommittee of neighborhood representatives and a subcommittee of technical advisors, both appointed by the Mayor and confirmed by the Board of Aldermen, as well as such staff and other professionals as deemed necessary and appropriate.

Section 3. The Task Force will identify and provide for a variety of public forums, information exchanges and other communications to gain broad input from the community regarding the best use of the Wirth property and any related subject or matter that would enhance the concept of a town square in and around that area of Town and Country, consistent with the nature and character of the community.

**CITY OF TOWN AND COUNTRY
RESOLUTION NO. R21-2014**

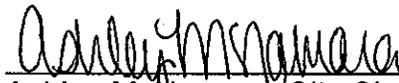
Section 4. The Task Force should submit a report with recommendations to the Board of Aldermen on or before October 1, 2015.

PASSED and APPROVED this 8th day of December, 2014.



Jonathan F. Dalton
Mayor City of Town and Country

Attest:



Ashley McNamara, City Clerk