

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
FEBRUARY 22, 2016**

WORK SESSION

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:20 PM on Monday, February 22, 2016.

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

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

1. Report and Discussion-Current and future trail projects

Planning & Public Works Director Craig Wilde and Parks & Recreation Director Anne Nixon reviewed the current and planned trail projects. They also spoke about the grant process, grant awards and the possibility of cost sharing with other entities for future projects. Excerpts from the 2009 Trails and Parks Master Plan were discussed; specifically the Trail Priority Sections with associated key and Circulation Styles pages were distributed. In conclusion, the Trail Implementation Summary was also handed out so that the Board could consider the direction and priorities of future trail planning.

2. 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, February 22, 2016 at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Ilya Eydelman, President of Raintree School, led the Pledge of Allegiance.

ROLL CALL

The 7:07 PM roll call indicated Aldermen Anderson, Benigas, Crawford, Frautschi, Mange, Rallo and Wright to be present. Alderman Meyland-Smith was absent.

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

MINUTES – 02/08/16

Alderman Mange moved for approval, seconded by Frautschi.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 02/08/16 were unanimously approved by voice vote.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing on the application for a Conditional Use Permit for a gate to control access to a home located at 12837 Topping Acres Street, a 3.06 acre lot in the Estate (E) Zoning District. The applicant is Artur Wagrodzki, owner.*

Alderman Wright recused herself and left the dais due to a perceived conflict of interest as her husband is professionally involved with the applicant.

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. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on February 5, 2016.
2. 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.
3. Bill No. 16-13

Artur Wagrodzki, owner, was present on behalf of the request.

He explained that the gate is needed because he has a 300 ft. driveway that is frequently accessed by curious people who drive through his porte-cochere and turn around in the courtyard located at the center of his home. He stated that safety and security are a concern for his family because of people driving onto his property all throughout the day and night. He added that there have been several instances where delivery trucks have failed to clear the porte-cochere once they've made it up the driveway. He also mentioned that 95% of the gate is built as it was thought to have been approved with the original plan submittal, however, it was not.

In response to Alderman Rallo, Mr. Wagrodzki stated that the entire design of his home would have been reconfigured had he known the gate was not approved and might not be possible.

Upon inquiry by Alderman Benigas, Mr. Wagrodzki explained that the gate opens 14 ft. wide total so each swinging gate is 7 ft. wide. He added that the driveway is concrete and already has magnetic sensors and monuments in place to support the gate.

Alderman Benigas requested a report of the Planning & Zoning Commission.

City Planner Melanie Rippetoe reported that the 3-3 vote of the Planning & Zoning Commission resulted in a denial for lack of majority. She stated that issues discussed by the Commission included concern with the approval of gates on private streets in general along with the appearance if everyone installed them, in addition to a lack of neighbor outreach.

Alderman Mange stated for the record that numerous letters of support from the neighbors had been submitted with the Board of Aldermen file.

In response to Mayor Dalton, Ms. Rippetoe confirmed that the location of the gate necessitated a CUP as would control access to the property. She further stated that if the gate were located at the porte-cochere a CUP would not be required.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

Alderman Wright returned to the dais.

APPOINTMENTS

COMMUNICATIONS AND REPORTS

Alderman Frautschi

Alderman Frautschi reported that the next Ward 2 Forum would be held at 9:30 AM on March 14 at the Longview Farm House with City Attorney Steve Garrett as the speaker.

She also announced that the Public Works & Stormwater Commission meeting would be held on March 21, at the Municipal Center.

Alderman Wright

Alderman Wright reported that the Public Art Commission will be meeting at 7:00 PM on Wednesday, February 24, at the Longview Farm House.

Alderman Benigas

Alderman Benigas stated that the Green Team Commission would meet at 7:00 PM on Monday, March 7, at the Municipal Center. (Editor's note: this meeting was held at 6:30 PM)

Mayor Dalton

Mayor Dalton spoke regarding the 2nd annual Commission Appreciation Reception that was held on Friday, February 19. He expressed thanks to staff for organizing and special gratitude to Mari De Villa for hosting and supporting the fantastic event.

UNFINISHED BUSINESS

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

Aldermen Frautschi recused herself and left the dais due to a perceived conflict of interest as a member of the school's PTO.

Alderman Mange moved to continue the Resolution to the meeting of March 28, 2016 per the applicant's request.

Alderman Crawford seconded the motion and a voice vote carried.

Aldermen Frautschi returned to the dais.

BILL NO. 16-12, AN ORDINANCE APPROVING AN AMENDED FINAL SITE DEVELOPMENT PLAN FOR RAINTREE SCHOOL, CITY OF TOWN AND COUNTRY, MISSOURI, WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING CERTIFICATION OF THE AMENDED FINAL SITE DEVELOPMENT PLAN (sponsored by Aldermen Crawford, Mange & Rallo) (1st reading 02/08/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-12 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Wright.

Alderman Mange moved to amend the Bill by the addition of the following condition:

O. All exterior lighting shall be extinguished by 9 PM except as needed during special events and occasions when all exterior lighting shall be extinguished by 10 PM.

Alderman Anderson seconded the motion.

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

The motion to amend passed 4-3.

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

The motion carried unanimously and Bill No. 16-12, as amended, became Ordinance No. 3975.

NEW BUSINESS

ARCHITECTURAL REVIEW, RAIN TREE SCHOOL, 2100 S. MASON ROAD

Alderman Mange moved for approval, seconded by Alderman Anderson.

A voice vote was held and carried.

BILL NO. 16-13, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY USE, A GATE, AT 12837 TOPPING ACRES STREET (sponsored by Alderman Mange)

Alderman Wright recused herself due to a previously stated perceived conflict of interest.

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-13 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-13 continued to the meeting of Monday, March 14, 2016 for the second reading and consideration.

Alderman Wright returned to the dais.

APPROVAL OF A PURCHASE ORDER

Alderman Anderson moved to approve a purchase order to Ed Roehr Equipment Company for bulk police uniforms, for an amount not to exceed \$24,000.00.

Alderman Frautschi seconded the motion and a voice vote carried.

APPROVAL OF A PURCHASE ORDER

Alderman Mange moved to approve a purchase order to MTI Distributing for a Toro Workman HDX Vehicle in the amount of \$22,000.00.

Alderman Wright seconded the motion and a voice vote carried.

WARRANT LIST-02/22/16

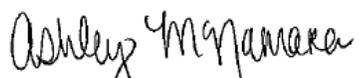
Alderman Mange moved for approval, seconded by Alderman Wright.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of February 22, 2016, in the amount of \$309,738.04 was unanimously approved by voice vote.

OTHER

On motion of Alderman Rallo, seconded by Alderman Anderson and unanimously approved by voice vote, the meeting adjourned at 7:36 PM.



Ashley McNamara
City Clerk

Municipal Center
1011 Municipal Center Drive
Town & Country
Missouri 63131-1101
Tele. (314) 432-6606
Fax (314) 432-1286



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, February 22, 2016 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, on the application for a Conditional Use Permit for a gate to control access to a home located at 12837 Topping Acres Street, a 3.06 acre lot in the Estate (E) Zoning District. The applicant is Artur Wagrodzki, owner.

All interested parties may examine at the Municipal Center all public documents relating to this matter 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
February 5, 2016

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

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Before the undersigned Notary Public personally appeared **Chelsea Hill** on behalf of **THE COUNTIAN, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **February 05, 2016** edition and ending with the **February 05, 2016** edition, for a total of 1 publications:

02/05/2016

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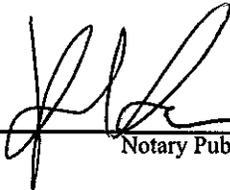
Ashley McNamara
City Clerk
February 5, 2016

10980393 County Feb 5, 2016



Chelsea Hill

Subscribed & sworn before me this 5 day of Feb, 2016
(SEAL)



Notary Public

KIMBERLY KAEMMERER
Notary Public - Notary Seal
State of Missouri, St Louis City
Commission #14967146
My Commission Expires Apr 27, 2018

LOCATOR	PROP_ADD	OWNER_NAME	OWN_ADD	CITY	STATE	ZIP
21O420023	12800 POST OAK RD	AHN JOON SOO	12800 POST OAK RD	SAINT LOUIS	MO	63131
21O130238	1516 TOPPING RD	BEAL EUGENE CATHERINE H/W	1516 TOPPING RD	SAINT LOUIS	MO	63131
21O130054	12840 TOPPING ACRES ST	BENSON BRIAN C & MISTI L H/W	12840 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O130191	1533 TOPPING RD	CASPER TIMOTHY W & PATRICIA FORD H/W	1533 TOPPING RD	SAINT LOUIS	MO	63131
21O140101	12819 TOPPING ACRES ST	DALTON CHRISTOPHER H & CINTHIA J H/W	12819 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O130247	12808 BRIGHTON WOODS DR	HARKWELL RICHARD J INDENTURE OF TRUST OF	12808 BRIGHTON WOODS D	SAINT LOUIS	MO	63131
21O420115	12809 BRIGHTON WOODS DR	HOST JAMES V HELEN H H/W	12809 BRIGHTON WOODS D	SAINT LOUIS	MO	63131
21O140082	12829 TOPPING ACRES ST	JARRELL MICHAEL S & LORIBETH F H/W	12829 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O140037	12824 TOPPING ACRES ST	LANDAU DAVID & PEREIRA MARYBETH H/W	12824 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O130146	12901 WOODLARK LN	MCLEAN RONALD GRACE H/W	12901 WOODLARK LN	SAINT LOUIS	MO	63131
21O130090	12855 TOPPING ACRES ST	SHEPLEY CAROL F & JOHN H H/H TRUSTEES	12855 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O130256	12801 BRIGHTON WOODS DR	SHORT RICK ALLEN & CAROLLYNNH/W	12801 BRIGHTON WOODS D	SAINT LOUIS	MO	63131
21O130265	12856 TOPPING ACRES ST	SMOUT LISA & SCOTT R H/H TRUSTEES	12856 TOPPING ACRES ST	SAINT LOUIS	MO	63131
21O130173	1610 TOPPING RD	STEWART TERRENCE A ETAL J/T	1610 TOPPING RD	SAINT LOUIS	MO	63131
21O130164	1609 TOPPING RD	STRATTON WHITAKER INVESTMENTS LLC	3953 LAFAYETTE AVE	SAINT LOUIS	MO	63110
21O130155	12837 TOPPING ACRES ST	WAGRODZKI DANUTA TRUSTEE ETAL	12837 TOPPING ACRES ST	SAINT LOUIS	MO	63131