

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
MARCH 14, 2016**

**WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:35 PM on Monday, March 14, 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, March 14, 2016 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Nedia Morsey, a St. Louis Coro Fellow, led the Pledge of Allegiance.

Ms. Morsey was welcomed by the Mayor and introduced by Alderman Rallo.

**MOMENT OF SILENCE**

Mayor Dalton called for a moment of silence in respect of Carl Scheibal, member of the Architectural Review Board, who passed away Saturday, March 12.

**ROLL CALL**

The 7:06 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 – 02/22/16**

Alderman Mange moved for approval, seconded by Frautschi.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 02/22/16 were unanimously approved by voice vote with an editor's note added regarding the Green Team Commission meeting time.

**HEARING FROM CITIZENS**

Mariette Palmer, 604 Greenwich Green, spoke regarding the proposed survey. She stated that a community survey is long overdue and gave historical background about previous surveys that were completed. A written statement is attached to and herein made a part of these minutes.

**PUBLIC HEARING(S)**

- *A public hearing an application for a Conditional Use Permit to construct an addition on an existing accessory structure located at 13398 Conway Road, on a 5.394 acre lot in the Suburban Estate (SE) Zoning District. The applicant is Randy Bueckendorf, BEX Construction Services, on behalf of Don Davidson, owner.*

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 26, 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. 16-14

Randy Bueckendorf, owner's representative, was present on behalf of the request.

Mr. Bueckendorf explained that the project had been thoroughly debated and received approval by both the Planning & Zoning Commission and the Board of Adjustment.

Alderman Meyland-Smith stated for the record that the owner, Mr. Davidson, has sought and secured the support of the surrounding neighbors.

Mr. Bueckendorf confirmed that the existing structure and proposed addition would not be visible to neighbors because of distance, vegetation and the contours of the property.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

### **APPOINTMENTS**

Mayor Dalton announced his intent to appoint Don Sanders, Ward 1, as a regular member to the Police Commission.

### **COMMUNICATIONS AND REPORTS**

#### **Alderman Mange**

Alderman Mange reported that the Conservation and Historic Preservation Commission will be meeting at 6:30 PM on Monday, April 4, at the Longview Farm House, to consider three Beautification Grant applications.

#### **Alderman Frautschi**

Alderman Frautschi announced that the Public Works & Stormwater Commission meeting would be held at 7:00 PM on March 21, at the Municipal Center.

She also reported that the next Ward 2 Forum would be held at 9:30 AM on April 11 at the Longview Farm House with Parks & Recreation Director Anne Nixon as the speaker.

**UNFINISHED BUSINESS**

**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) (1<sup>st</sup> reading 02/22/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-13 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Wright.

Alderman Meyland-Smith stated for the record that he had listened to a recording of the public hearing in its entirety and was thus eligible to vote on this item.

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. 16-13 became Ordinance No. 3976.

**NEW BUSINESS**

**APPROVAL OF A PURCHASE ORDER**

Alderman Mange moved to approve a purchase order to Joe Machens Ford for one 2016 Ford F350 truck in the amount of \$43,271.00.

Alderman Benigas seconded the motion and a voice vote carried.

**APPROVAL OF A PURCHASE ORDER**

Alderman Meyland-Smith moved to approve a purchase order to Lou Fusz Chevrolet for one 2016 Colorado truck in the amount of \$22,435.00.

Alderman Benigas seconded the motion and a voice vote carried.

**BILL NO. 16-14, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ADDITION ON AN EXISTING DETACHED GARAGE AT 13398 CONWAY ROAD** (sponsored by Aldermen Rallo & Benigas)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-14 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-14 continued to the meeting of Monday, March 28, 2016 for the second reading and consideration.

**BILL NO. 16-15, AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A PROPOSAL FROM DR. E. TERRENCE JONES TO DEVELOP AND IMPLEMENT A WRITTEN SURVEY TO BE MADE AVAILABLE TO ALL HOUSEHOLDS IN THE CITY AND AMENDING THE 2016 BUDGET BY INCREASING A GENERAL REVENUE FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-15 was read for the first time by title only.

Alderman Mange encouraged his fellow Aldermen to discuss the upcoming survey with their respective boards and commissions and incorporate any input provided into their feedback.

Mayor Dalton declared Bill No. 16-15 continued to the meeting of Monday, March 28, 2016 for the second reading and consideration.

**WARRANT LIST-03/14/16**

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 March 14, 2016, in the amount of \$230,151.01 was unanimously approved by voice vote.

**OTHER**

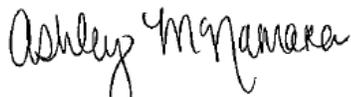
**ADJOURN**

Motion was made by Alderman Frautschi and seconded by Alderman Mange, 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 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 7:25 PM.

The Board did not return to open regular session.



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, March 14, 2016 at 7:00 p.m. in the Municipal Center, 1011 Municipal Center Drive, 63131, to review an application for a Conditional Use Permit to construct an addition on an existing accessory structure located at 13398 Conway Road, on a 5.394 acre lot in the Suburban Estate (SE) Zoning District. The applicant is Randy Bueckendorf, BEX Construction Services, on behalf of Don Davidson, owner.

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  
February 26, 2016

LOCATOR	PROP_ADD	OWNER_NAME	OWN_ADD	OWN_CITY	ST	ZIP
18Q320022	372 BABLER RD	ABELS JOHN P TR	372 BABLER RD	SAINT LOUIS	MO	63141
18Q310012	13433 CONWAY RD	BENSON PATRICIA J	13433 CONWAY RD	SAINT LOUIS	MO	63141
19Q640310	409 CONWAY VILLAGE DR	BUSSMANN CARL E PATRICIA S H/W	409 CONWAY VILLAGE DR	SAINT LOUIS	MO	63141
19Q640189	7 CONWAY VILLAGE CT	CORDES KYLE J & AMY S H/W	7 CONWAY VILLAGE CT	SAINT LOUIS	MO	63141
18Q310023	13427 CONWAY RD	DAVIDSON REALTY I LLC	11990 MISSOURI BOTTOM RD	HAZELWOOD	MO	63042
19Q640057	13398 CONWAY RD	DIX STEVE & MITZI H/W	930 KEHRS MILL RD SUITE 325-14	BALLWIN	MO	63011
19Q640321	421 CONWAY VILLAGE DR	GAFFNEY CHRISTOPHER R & CHRISTINA M H/W	421 CONWAY VILLAGE DR	SAINT LOUIS	MO	63141
18Q320231	13359 CONWAY RD	GIBB WILLIAM S PATRICIA A H/W	13359 CONWAY RD	SAINT LOUIS	MO	63141
18Q320077	360 BABLER RD	HEDITSIAN ROBERT A JULIA K H/W	360 BABLER RD	SAINT LOUIS	MO	63141
19Q640332	427 CONWAY VILLAGE DR	KLUTKE CARL G BRITTA H/W	427 CONWAY VILLAGE DR	SAINT LOUIS	MO	63141
18Q320220	357 SUNWAY LN	MARTIN JUDSON F & LADRIERE JOAN MARIE H/	357 SUNWAY LN	SAINT LOUIS	MO	63141
19Q630014	13428 CONWAY RD	MCCALLUM PROPERTIES LLC	13428 CONWAY RD	SAINT LOUIS	MO	63141
19Q640123	13352 CONWAY RD	MORRELL MARK V BEVERLY M H/W	13352 CONWAY RD	SAINT LOUIS	MO	63141
19Q640134	403 CONWAY VILLAGE DR	SWEDROE LARRY E & MONA RENE H/W	403 CONWAY VILLAGE DR	SAINT LOUIS	MO	63141
19Q640266	10 CONWAY VILLAGE DR	VILLAGE ON CONWAY PLAT ONE THE TRS	10 CONWAY VILLAGE DR	SAINT LOUIS	MO	63141
18Q320055	363 BABLER RD	WOLFSON ANNE FELD TRUSTEE	150 N MERAMEC AVE SUITE 600	SAINT LOUIS	MO	63105

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

Before the undersigned Notary Public personally appeared **Karie Clark** 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 26, 2016** edition and ending with the **February 26, 2016** edition, for a total of **1** publications:

02/26/2016

**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, March 14, 2016 at 7:00 p.m. in the Municipal Center, 1011 Municipal Center Drive, 63131, to review an application for a Conditional Use Permit to construct an addition on an existing accessory structure located at 13398 Conway Road, on a 5.394 acre lot in the Suburban Estate (SE) Zoning District. The applicant is Randy Bueckendorf, BEX Construction Services, on behalf of Don Davidson, owner.

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Ashley McNamara  
City Clerk  
February 26, 2016  
11004836 County Feb 26, 2016

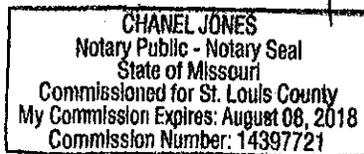
*Karie Clark*

Karie Clark

Subscribed & sworn before me this 26<sup>th</sup> day of Feb., 2016  
(SEAL)

*Chanel Jones*

Notary Public



Legislation is being proposed for a written resident survey by Dr. E. Terence Jones of UMSL with input from the Board of Alderman on questions and issues to be developed. A resident survey is not only long overdue, but the development of the survey needs more input than just that from the aldermen.

In the most effective, comprehensive survey our community has undertaken in the 1990s, input from residents was paramount, with members of the all the commissions participating at length. In addition each household was furnished with a copy of the survey to complete with an astoundingly high percentage of households successfully participating. Perhaps with the great desire for a resident based civic government, it is not so astounding after all.

The survey included provision for written portions by the participants. It was not simply a multiple choice and make a checkmark exercise.

Mariette Palmer