

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
SEPTEMBER 12, 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, September 12, 2016.

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

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, September 12, 2016 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Brad Pittenger, Visitation Academy Board of Trustees, led the Pledge of Allegiance.

**ROLL CALL**

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

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

**MINUTES – 08/22/16**

Alderman Wright moved for approval, seconded by Alderman Frautschi.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 08/22/16 were unanimously approved by voice vote.

**HEARING FROM CITIZENS**

Mariette Palmer, 604 Greenwich Green Lane, encouraged the Board to consider a design plan for Town Square that was as desirable as Longview Farm Park, which was designed by Alderman Mange. She also spoke in support of a property tax as it would provide additional funds for City use and the tax could deter the enormous size of some new homes.

**PUBLIC HEARING(S)**

- *A public hearing on the application of First Watch Restaurant, tenant, on behalf of Ramco Gershenson, owner, for variances from Chapter 420, the Sign Regulations of the Municipal Code, for an awning sign for First Watch Restaurant, located at 1130 Town and Country Crossing, zoned Commercial – Planned Mixed Use (C-PMX).*

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. R14-2016

Dave Nichols, First Watch Restaurants, was present on behalf of the request. Mr. Nichols explained that the main entrance for this location was being moved closer to the parking lot and would now face the side pedestrian walkway. He stated that the entrance relocation necessitated the awning to draw customer's attention.

Mayor Dalton called for public comment.

Hearing none, the public hearing was closed.

- *A public hearing to allow citizens to be heard on the property tax rates proposed to be set by the City of Town and Country, a political subdivision.*

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, Longview Farm House, the Firehouse and on the City's website.
2. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian
3. Bill No. 16-52

Finance Director Betty Cotner was present to answer questions.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

## **APPOINTMENTS**

- Ways & Means Commission-Tim Noelker, Ward 2  
Alderman Frautschi moved for approval, seconded by Alderman Wright. A voice vote was taken and carried unanimously.

- Board of Adjustment-David Adam, from alternate to regular member  
Alderman Frautschi moved for approval, seconded by Alderman Wright. A voice vote was taken and carried unanimously.

- City Treasurer, two year term-Betty Cotner, Ward 3  
Alderman Crawford moved for approval, seconded by Alderman Frautschi. A voice vote was taken and carried unanimously.

- City Clerk (Election by Board)  
Mayor Dalton opened the floor for nominations for City Clerk.

Alderman Frautschi nominated Ashley McNamara, seconded by Alderman Crawford.

Alderman Crawford moved to close nominations, seconded by Alderman Meyland-Smith.

Ashley McNamara was named City Clerk for a two year term by way of acclamation

### **COMMUNICATIONS AND REPORTS**

#### **Alderman Wright**

Alderman Wright reported that the Public Art Commission would meet at 6:00 PM on Wednesday, September 14, at the Longview Farm House.

She also announced stated that the Parks & Trails Commission would be hosting a Public Forum on the Trail Master Plan from 6-8:00 PM on September 19, at the Longview Farm House.

Finally, she congratulated Mayor Dalton as the current week marked his 29<sup>th</sup> wedding anniversary, as well as his birthday.

#### **Alderman Frautschi**

Alderman Frautschi reported that the September Public Works Commission meeting was cancelled.

#### **Mayor Dalton**

Mayor Dalton commended staff for the planning and execution of the recent Chambers remodel project.

City Administrator Gary Hoelzer gave an overview of the Town Square Project's current status to include the recent Request for Qualifications (RFQ) submittals that were received from Brinkman Constructors and The Opus Group. He explained that the RFQ was published in the St. Louis Countian, posted at City Hall and on the City's website, sent directly to the City's public bid notification list, and emailed to known developer contacts. He reported the upcoming due dates for technical and financial proposals from the developers and stated that it is anticipated a recommendation would be forthcoming at the end of October for the Board's approval.

### **UNFINISHED BUSINESS**

#### **BILL NO. 16-49, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH STAAT, INC. FOR THE MUNICIPAL CENTER EXTERIOR REPAIRS**

(sponsored by the Board as a Whole) (1<sup>st</sup> reading 08/22/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-49 was read for the second time and placed upon its final passage.

Alderman Crawford moved for approval, seconded by Alderman Wright.

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

The motion carried unanimously and Bill No. 16-49 became Ordinance No. 4012.

### **NEW BUSINESS**

#### **BILL NO. 16-50, AN ORDINANCE APPROVING A RECORD PLAT FOR SUMMERHILL SUBDIVISION IN THE CITY OF TOWN AND COUNTRY AND AUTHORIZING THE RECORD PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY** (sponsored by Aldermen Crawford & Meyland-Smith)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-50 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-50 continued to the meeting of Monday, September 26, 2016 for the second reading and consideration.

**BILL NO. 16-51, AN ORDINANCE APPROVING A RECORD PLAT FOR PINETREE SUBDIVISION IN THE CITY OF TOWN AND COUNTRY, AND AUTHORIZING THE RECORD PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY** (sponsored by Alderman Benigas)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-51 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-51 continued to the meeting of Monday, September 26, 2016 for the second reading and consideration.

**BILL NO. 16-52, AN ORDINANCE ESTABLISHING THE ANNUAL RATE OF TAX LEVY FOR THE YEAR 2016 ON PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI, PROVIDING FOR THE EXTENSION OF SAID TAXES ON THE BOOKS OF THE COUNTY COLLECTOR BY THE COUNTY CLERK AND PROVIDING FOR THE COLLECTION AS PROVIDED BY LAW** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-52 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-52 continued to the meeting of Monday, September 26, 2016 for the second reading and consideration.

**RESOLUTION NO. R13-2016, A RESOLUTION APPROVING A FIRST WATCH RESTAURANT AND OUTSIDE DINING AT 1130 TOWN AND COUNTRY CROSSING DRIVE, TOWN AND COUNTRY CROSSING SHOPPING CENTER**

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

A voice vote was taken and carried.

**RESOLUTION NO. R14-2016, A RESOLUTION APPROVING SIGN CODE VARIANCES FOR FIRST WATCH, 1130 TOWN AND COUNTRY CROSSING DRIVE**

Alderman Frautschi moved for approval, seconded by Alderman Wright.

A voice vote was taken and carried.

**APPROVAL OF A PURCHASE ORDER**

Alderman Crawford moved to approve a purchase order to Will Electronics for surveillance system upgrades in the amount of \$13,040.94.

Alderman Frautschi seconded the motion and voice vote carried.

**ARCHITECTURAL REVIEW**

Alderman Crawford moved to continue the architectural review of Bonan Towers at 14323 S. Outer 40 Drive to the meeting of Monday, October 10, 2016. Alderman Benigas seconded the motion.

Alderman Meyland-Smith inquired about the dead trees currently on the property. John McKee, Architect, explained that an extensive landscaping plan was in place and out to bid at present. Jason Riegelsberger, owner's representative, further stated that the dead trees on the property would be removed and replaced as part of said landscaping plan.

A voice vote on the motion to continue was held and carried.

**BILL NO. 16-53, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH CUSTOM TREE CARE FOR THE 2016 FALL BRANCH CHIPPING PROGRAM** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-53 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-53 continued to the meeting of Monday, September 26, 2016 for the second reading and consideration.

**APPROVAL OF A FIREWORKS DISPLAY**

Alderman Wright moved to approve the request for a fireworks display by Visitation Academy at 3020 N. Ballas Road.

Alderman Butler seconded the motion and a voice vote carried.

**WARRANT LIST-09/12/16**

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

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of September 12, 2016, in the amount of \$238,439.85 was unanimously approved.

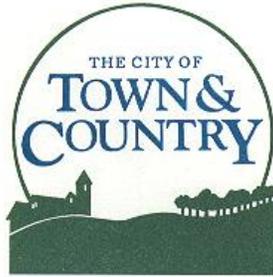
**OTHER**

**ADJOURN**

On motion of Alderman Butler, seconded by Alderman Meyland-Smith and unanimously approved by voice vote, the meeting adjourned at 7:47 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, September 12, 2016 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, on the application of First Watch Restaurant, tenant, on behalf of Ramco Gershenson, owner, for variances from Chapter 420, the Sign Regulations of the Municipal Code, for an awning sign for First Watch Restaurant, located at 1130 Town and Country Crossing Road, zoned Commercial – Planned Mixed Use (C-PMX).

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  
August 26, 2016

LOCATOR	OWNER_NAME	OWN_ADD	OWN_CITY	OWN_STATE	OWN_ZIP
20R321706	BURGESS BRECK K & NICOLE GOROVSKY T/E	746 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640530	CAO DENG FENG	707 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20R321797	CHONG LOUIE MENG WE	722 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640365	DAMMALAPATI PADMASAI & BOKKA NAGENDRA	714 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20R321696	DUNCAN CHRISTOPHER M & LINDSEY R H/W	742 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20Q110257	FIRST BANK	600 JAMES S MCDONNELL BLVD	HAZELWOOD	MO	63042
21Q440586	JACCARD WOODS MILL LLC	PO BOX 06019	CHICAGO	IL	60606
20R321834	JAIN MAYANK & ANSHU H/W	727 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640383	KALAVAGUNTA SUMAN & VINUTHNA NALLURI H/W	706 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20R321751	KANNO RICHARD & ANA CRISTINA H/W	730 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20Q130295	LAMP & LANTERN ASSOCIATES LLC	1850 CRAIGSHIRE RD SUITE 103	CHESTERFIELD	MO	63017
20Q110046	LES TAYLOR INVCO INC MOCORP	895 BOLGER CT	FENTON	MO	63026
20R321779	MANNA TAPAS KUMAR & DAS DEBJANI H/W	726 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20Q110055	MANNION GROUP II LLC ETAL	10829 OLIVE BLVD 200	SAINT LOUIS	MO	63141
21R640356	MUCHERLA CHINNA & VENKATA SWAPNA H/W	718 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20R321733	NAIR VENUGOPAL SASIDHARAN & RENJINI	734 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20Q120432	Np Town & Country LLC	5015 Nw Canal St Suite 200	Kansas City	MO	64150
20R321724	OTTO BRUC THOMAS & MICHELLE H/W	738 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640493	PONNAM SOHINI & AVIRNENI SUDHIR H/H	711 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640732	PULTE HOMES OF ST LOUIS LLC	17107 CHESTERFIELD AIRPORT RD SUITE 120	CHESTERFIELD	MO	63005
20Q110266	RAMCO GERSHENSON PROPERTIES L P	PO BOX 4900 DEPT 365	SCOTTSDALE	AZ	85261
20R321843	SAMAL CHINMAYA & ANITA PANDA H/W	723 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20Q110220	SM PROPERTIES WOODS MILL L L C	25 N BRENTWOOD BLVD	SAINT LOUIS	MO	63105
21R640475	SUBRAMANYA SANDHYA & MALAI KUMAR H/H	719 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640374	SUI JINGYI & WANG LUYE H/H	710 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
21R640329	TARGET CORPORATION	P O BOX 9456	MINNEAPOLIS	MN	55440
21R640466	VARAHA SATYANARAYANA GUDIVADA & YASARAPU	715 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017
20R321825	VENKATAPATHY SRIASHOK & RAMANATHAN	731 SAVANNAH CROSSING WAY	CHESTERFIELD	MO	63017

**NOTICE OF PUBLIC HEARING  
CITY OF TOWN AND COUNTRY, MO**

A public hearing will be held at 7:00 p.m. on Monday, September 12, 2016 at the Municipal Center, 1011 Municipal Center Drive, at which time the citizens will be heard on the property tax rates proposed to be set by the City of Town and Country, a political subdivision. The figures presented below are the most recent data available and are subject to change in order to comply with the State and County requirements, including modifications by the County Board of Equalization. More recent data should be available by the time of the public hearing and any required changes will be made at that time.

<u>ASSESSED VALUATION</u>	<u>PRIOR YEAR 2015</u>	<u>CURRENT TAX YEAR 2016</u>
<u>Real Estate</u>		
Residential	\$476,913,960	\$478,211,620
Agricultural	56,590	56,600
Commercial	<u>182,771,720</u>	<u>188,733,460</u>
	\$659,742,270	\$667,001,680
<u>Personal Property</u>		
Regular	\$79,033,190	\$83,955,230
State	<u>11,881,342</u>	<u>11,369,208</u>
	\$90,914,532	\$95,324,438
 TOTAL ASSESSED VALUATION	 \$750,656,802	 \$762,326,118

<u>FUND</u>	<u>2016 TAX REVENUES BUDGETED</u>	<u>PROPOSED 2016 TAX REVENUES</u>	<u>PROPOSED TAX RATE FOR 2016</u>
General Revenue	\$0	\$0	\$0.00
Debt Service	0	0	0.00
Fire Dispatching	<u>0</u>	<u>0</u>	<u>0.00</u>
	\$0	\$0	\$0.00

BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
BETTY COTNER, Finance Director/Treasurer

St. Louis County, MO August 29, 2016