

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
SEPTEMBER 26, 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 26, 2016.

Present were: Aldermen Benigas, Butler, 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, September 26, 2016 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Michael Cozad, Ward 2 resident, led the Pledge of Allegiance.

**ROLL CALL**

The 7:00 PM roll call indicated Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright to be present.

Mayor Dalton presided.

City Attorney Steve Garrett represented the City.

**MINUTES – 09/12/16**

Alderman Crawford moved for approval, seconded by Alderman Mange.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 09/12/16 were unanimously approved by voice vote.

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

- *A public hearing on the application for a Conditional Use Permit for fixed seating at three proposed fields on a site of 16.004 acres located at 13446 Conway Road in the Major Educational Campus (MEC) Zoning District. The applicant is George Stock, Stock and Associates, on behalf of Maryville University, 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 September 9, 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. 16-55

George Stock, Stock and Associates Consulting Engineers, was present on behalf of the request. Utilizing a PowerPoint presentation, Mr. Stock provided historical information about the Former Ball Property site. He displayed the currently proposed Amended Final Site Development Plan which includes the addition of tennis courts, additional spectator seating, and a reduction of the concession/restrooms building because the previously planned maintenance facility has been removed. He further described the reduction of on-site parking spaces and the overall increase of green space. Mr. Stock pointed out the additional 20 seats that are being added for spectators at the tennis courts, bringing the permanent spectator seating to 270 seats total.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

### **APPOINTMENTS**

### **COMMUNICATIONS AND REPORTS**

#### Alderman Wright

Alderman Wright reported that the Parks & Trails Commission held a Public Forum on the Trail Master Plan on September 19 and are still receiving comments from residents.

She also announced that Fall Festival will be held from 4-7 PM on Saturday, October 15, at Longview Farm Park. She added that the Discovery Sculpture dedication would take place at 4:30 PM.

Finally, she reported that the Plein Air Art Competition would begin at 7:30 AM and conclude with a reception at 5:00 PM in the Longview Farm House.

### **UNFINISHED 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) (1<sup>st</sup> reading 09/12/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-50 was read for the second time and placed upon its final passage.

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

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

The motion carried unanimously and Bill No. 16-50 became Ordinance No. 4013.

**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) (1<sup>st</sup> reading 09/12/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-51 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Wright.

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

The motion carried unanimously and Bill No. 16-51 became Ordinance No. 4014.

**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) (1<sup>st</sup> reading 09/12/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-52 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Crawford.

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

The motion carried unanimously and Bill No. 16-52 became Ordinance No. 4015.

**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) (1<sup>st</sup> reading 09/12/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-53 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Wright.

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

The motion carried unanimously and Bill No. 16-53 became Ordinance No. 4016.

### **NEW BUSINESS**

**BILL NO. 16-54, AN ORDINANCE APPROVING AN AMENDED FINAL SITE DEVELOPMENT PLAN FOR MARYVILLE UNIVERSITY – FORMER BALL PROPERTY, 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 Benigas & Rallo)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-54 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-54 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-55, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR PERMANENT SPECTATOR SEATING ON AN EDUCATIONAL CAMPUS AT 13446 CONWAY ROAD IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Benigas & Rallo)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-55 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-55 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-56, AN ORDINANCE ACCEPTING THE BID OF AND AUTHORIZING AN AGREEMENT WITH REINHOLD ELECTRIC, INC. FOR TRAFFIC SIGNAL MAINTENANCE AND REPAIR** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-56 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-56 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-57, AN ORDINANCE ACCEPTING THE BID OF AND AUTHORIZING AN AGREEMENT WITH THE GREENWOOD GROUP, LLC, FOR THE 2017 GROUNDS CARE PROGRAM** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-57 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-57 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-58, AN ORDINANCE ACCEPTING THE BID OF CORVUS JANITORIAL SERVICES FOR 2017 CUSTODIAL SERVICES AT CITY-OWNED BUILDINGS AND PARKS AND AUTHORIZING A MAINTENANCE AGREEMENT FOR SAME** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-58 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-58 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-59, AN ORDINANCE ACCEPTING THE BID OF AND AUTHORIZING AN AGREEMENT WITH GAEHLE CONTRACTING FOR THE 2017 ON-CALL ROADWAY MAINTENANCE PROGRAM** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-59 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-59 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-60, AN ORDINANCE ACCEPTING THE BID OF MT SPECIALTY CONTRACTING FOR SNOW REMOVAL SERVICES ON THE ROADWAYS AND STREETS OF THE CITY OF TOWN AND COUNTRY DURING THE 2016-2017 WINTER SEASON AND AUTHORIZING AN AGREEMENT FOR SAME** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-60 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-60 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**BILL NO. 16-61, AN ORDINANCE ACCEPTING THE BID OF T. HILL CONSTRUCTION FOR SNOW REMOVAL SERVICES ON THE ROADWAYS AND STREETS OF THE CITY OF TOWN AND COUNTRY DURING THE 2016-2017 WINTER SEASON AND AUTHORIZING AN AGREEMENT FOR SAME** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-61 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-61 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**RESOLUTION NO. R15-2016, A RESOLUTION APPROVING AN AMENDMENT TO THE INDENTURE AND RESTRICTIONS AGREEMENT FOR TOPPING MEADOWS SUBDIVISION IN THE CITY OF TOWN AND COUNTRY, MISSOURI**

Alderman Mange moved for approval, seconded by Alderman Crawford.

A voice vote was taken and carried.

**BILL NO. 16-62, AN ORDINANCE AMENDING THE 2016 BUDGET BY INCREASING GENERAL REVENUE FUND EXPENDITURE ACCOUNTS FOR WORKER'S COMPENSATION INSURANCE, LITIGATION AND PROSECUTION EXPENDITURES 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. 16-62 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-62 continued to the meeting of Monday, October 10, 2016 for the second reading and consideration.

**WARRANT LIST-09/26/16**

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

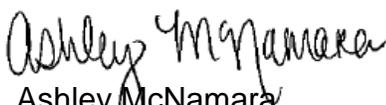
Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of September 26, 2016, in the amount of \$1,262,657.60 was unanimously approved.

**OTHER**

**ADJOURN**

On motion of Alderman Rallo, seconded by Alderman Wright and unanimously approved by voice vote, the meeting adjourned at 7:18 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 26, 2016 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, on the application for a Conditional Use Permit for fixed seating at three proposed fields on a site of 16.004 acres located at 13446 Conway Road in the Major Educational Campus (MEC) Zoning District. The applicant is George Stock, Stock and Associates, on behalf of Maryville University, 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  
September 9, 2016

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

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 **September 09, 2016** edition and ending with the **September 09, 2016** edition, for a total of 1 publications:

09/09/2016

## 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, September 26, 2016 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, on the application for a Conditional Use Permit for fixed seating at three proposed fields on a site of 16.004 acres located at 13446 Conway Road in the Major Educational Campus (MEC) Zoning District. The applicant is George Stock, Stock and Associates, on behalf of Maryville University, 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.

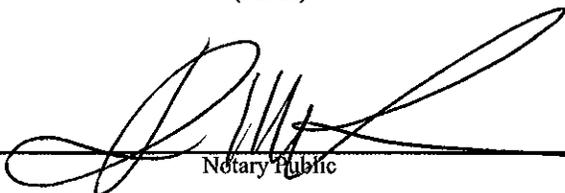
Ashley McNamara  
City Clerk  
September 9, 2016  
11158805 County Sept 9, 2016



Karie Clark

Subscribed & sworn before me this 9 day of Sept, 2016

(SEAL)



Notary Public

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

PROP_ADD	OWNER_NAME	OWN_ADD	OWN_CITY	STAT	ZIP
575 MARYVILLE CENTRE DR 13433 CONWAY RD	575 MARYVILLE CORPORATE CENTER LLC BENSON PATRICIA J	712 FIFTH AVE 9TH FLOOR 13433 CONWAY RD	NEW YORK SAINT LOUIS	NY	10019 63141
335 HAMPSHIRE HILL LN 13451 CONWAY RD	Bhayani Samit B & Rakhee K H/W CARPENTER SOPHIE E C TRUSTEE	335 HAMPSHIRE HILL LN P O BOX 411754	SAINT LOUIS SAINT LOUIS	MO	63141 63141
352 CONWAY HILL RD 13427 CONWAY RD	CONWAY HILL TRUSTEES DAVIDSON REALTY I LLC	1415 ELBRIDGE PAYNE RD 11990 MISSOURI BOTTOM RD	CHESTERFIELD HAZELWOOD	MO	63017 63042
340 HAMPSHIRE HILL LN 334 HAMPSHIRE HILL LN	GHOBADI ARMIN & ZAHEDI MOJDEH H/W GROSSMAN DANIEL T & ST ONGE JANET M	340 HAMPSHIRE HILL LN 334 HAMPSHIRE HILL LN	SAINT LOUIS SAINT LOUIS	MO	63141 63141
339 HAMPSHIRE HILL LN 657 MARYVILLE CENTRE DR	MARKS JANET L MARYVILLE CENTRE PLAT TWOTRUSTEES	339 HAMPSHIRE HILL LN PO BOX 40509	SAINT LOUIS INDIANAPOLIS	MO	63141 46240
571 MARYVILLE CENTRE DR 610 MARYVILLE UNIVERSITY DR	MARYVILLE CENTRE TRUSTEES MARYVILLE COLLEGE	540 MARYVILLE CENTRE DR SUITE 210 13550 CONWAY RD	SAINT LOUIS SAINT LOUIS	MO	63141 63141
13446 Conway Road 13428 CONWAY RD	Maryville University Of St Louis MCCALLUM PROPERTIES LLC	650 Maryville University Dr Gander 136 13428 CONWAY RD	Saint Louis SAINT LOUIS	MO	63141 63141
357 CONWAY HILL RD 13445 CONWAY RD	POINTE CONWAY TRUSTEES WEBER MARY H TRUSTEE	P O BOX 4159 13445 CONWAY RD	CHESTERFIELD SAINT LOUIS	MO	63006 63141