

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
NOVEMBER 28, 2016**

**WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:15 PM on Monday, November 28, 2016.

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

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

**1. Presentation-Trails Master Plan Update**

Utilizing a PowerPoint presentation, Parks and Recreation Director Anne Nixon provided an overview of the Trails Master Plan history, the current process, and the ongoing review by the Parks & Trails Commission. Jay Wolschlaeger, SWT Design, spoke about the comments received from the Community Survey, the Parks & Trails Commission meetings, the public forum and the booth at Fall Festival. The trail reprioritizations were shown and explained.

In response to Alderman Meyland-Smith, Mrs. Nixon stated that Weidman Road, Mason Road South and Topping Road were the priority #1 trails included in the 2017 Budget.

Alderman Butler requested that the 52 written surveys obtained be provided to the Board of Aldermen.

Mrs. Nixon encouraged the Board to fill out the input sheet or email her directly so that their individual input could be captured.

**2. Discussion-Regular meeting agenda items**

The Mayor reminded everyone that immediately following their regular meeting, the Board of Aldermen would hold a Work Session regarding Town Square. He stated that as he and Alderman Rallo have previously recused themselves from discussion and consideration related to the developer, they would not be in attendance.

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, November 28, 2016 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Katie Collier, Executive Chef and Co-Founder of Katie's Pizza and Pasta Osteria, led the Pledge of Allegiance.

**ROLL CALL**

The 7:10 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 was present to represent the City.

**MINUTES – 11/14/16 Regular Meeting**

Alderman Mange moved for approval, seconded by Alderman Crawford.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 11/14/16 were unanimously approved by voice vote.

**HEARING FROM CITIZENS****PUBLIC HEARING(S)**

A court reporter with Midwest Litigation was present to record the public hearing.

- *A public hearing on the proposed 2017 Budget for the City of Town and Country.*

Mayor Dalton declared the public hearing open.

The City Clerk entered the following exhibits:

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on November 7, 2016.
2. Typewritten notice of hearing posted at the Municipal Center and the on City's website.
3. Bill No. 16-82

Betty Cotner, Finance Director, was present to answer any questions. She explained that the Ways & Means Commission has recommended approval of the proposed 2017 Budget. She added that there are several items on the options list and the Commission has recommended that Woods Mill right-of-way beautification and maintenance be added before final approval.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

**APPOINTMENTS****COMMUNICATIONS AND REPORTS****Alderman Butler**

Alderman Butler reported that the Conservation Commission will meet at 6:30 PM on Monday, December 5, at the Longview Farm House.

**Alderman Wright**

Alderman Wright announced that the Turkey Trot was held on Friday, November 25, and was very well-attended. She also stated that the Holiday Boutique was held on Saturday, November 19 and was a great event. She thanked staff for their hard work on both events.

**Alderman Mange**

Alderman Mange stated that the Public Art Commission held a very successful photo competition with awards given to three adult and three youth participants. He added that many of the photos are on display at the Longview Farm House.

**Alderman Frautschi**

Alderman Frautschi announced that the next Ward 2 Coffee would be held at 8:00 AM on Saturday, December 10, at the Starbucks in Mason Woods Village. She added that the next

Ward 2 Forum, featuring a Budget discussion with Finance Director Betty Cotner, would be held at 9:30 AM on Monday, December 12, at the Longview Farm House.

Mayor Dalton

Mayor Dalton read a letter aloud commending Facility Steward Lindsey Hodge for her excellent customer service and the beautiful Longview Farm House venue.

He also thanked Mari de Villa for hosting the annual Christmas Tree Lighting on Saturday, November 26. He explained that the substantial crowd enjoyed sharing the beginning of the holiday season with celebrity attendees, reindeer, and refreshments.

**UNFINISHED BUSINESS**

**BILL NO. 16-76, AN ORDINANCE AMENDING CHAPTER 400 OF TITLE IV OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, MISSOURI, SPECIFICALLY SECTIONS 405.080, 405.625 AND 405.655 REGARDING COMMERCIAL (C) ZONING REGULATIONS FOR MINOR SHOPPING CENTERS** (sponsored by Aldermen Meyland-Smith and Crawford) (1<sup>st</sup> reading 11/14/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-76 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. 16-76 became Ordinance No. 4039.

**BILL NO. 16-77, AN ORDINANCE APPROVING AN AMENDED FINAL SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS CLAYTON VILLAGE SHOPPING CENTER, 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 Wright & Frautschi) (1<sup>st</sup> reading 11/14/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-77 was read for the second time and placed upon its final passage.

Alderman Wright moved for approval, seconded by Alderman Frautschi.

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. 16-77 became Ordinance No. 4040.

**BILL NO. 16-78, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR OUTSIDE DINING AT KATIE'S PIZZA AND PASTA OSTERIA LOCATED IN CLAYTON VILLAGE SHOPPING CENTER, CITY OF TOWN AND COUNTRY, MISSOURI** (sponsored by Aldermen Wright & Frautschi) (1<sup>st</sup> reading 11/14/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-78 was read for the second time and placed upon its final passage.

Alderman Benigas 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. 16-78 became Ordinance No. 4041.

**RESOLUTION NO. R20-2016, A RESOLUTION APPROVING A KATIE'S PIZZA AND PASTA OSTERIA RESTAURANT AT 14171 AND 14173 CLAYTON ROAD IN THE CLAYTON VILLAGE SHOPPING CENTER**

Alderman Crawford moved for approval, seconded by Alderman Frautschi.

A voice vote was taken and carried.

Alderman Wright welcomed Katie's Pizza & Pasta Osteria and expressed her excitement that they have chosen to open a location in Town and Country.

**ARCHITECTURAL REVIEW**

Alderman Frautschi moved to approve the architectural review of Katie's Pizza and Pasta Osteria.

Alderman Benigas reported that the Architectural Review Board unanimously approved the application and noted his support for this attractive gathering place for the community.

Alderman Benigas seconded the motion and a voice vote carried.

**BILL NO. 16-79, AN ORDINANCE APPROVING AN AMENDED UNIFIED SIGN PLAN AND VARIANCES IN CONNECTION THEREWITH FOR THE SHOPPING CENTER KNOWN AS CLAYTON VILLAGE** (sponsored by Aldermen Wright & Frautschi) (1<sup>st</sup> reading 11/14/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-79 was read for the second time and placed upon its final passage.

Alderman Frautschi 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. 16-79 became Ordinance No. 4042.

**BILL NO. 16-80, AN ORDINANCE ACCEPTING THE BID OF GFI DIGITAL, INC. FOR THE PURCHASE AND MAINTENANCE OF A COPIER/SCANNER/DOCUMENT SERVER FOR THE CITY OF TOWN AND COUNTRY ADMINISTRATION OFFICES, AND AUTHORIZING A MAINTENANCE AGREEMENT AND PURCHASE ORDER FOR SAME** (sponsored by Alderman Crawford) (1<sup>st</sup> reading 11/14/16)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 16-80 was read for the second time and placed upon its final passage.

Alderman Rallo moved for approval, seconded by Alderman Frautschi.

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. 16-80 became Ordinance No. 4043.

**NEW BUSINESS**

**BILL NO. 16-81, AN ORDINANCE APPROVING A DEER MANAGEMENT PLAN AND AUTHORIZING A WILDLIFE MANAGEMENT SERVICE AGREEMENT BETWEEN THE CITY OF TOWN AND COUNTRY, MISSOURI AND WHITE BUFFALO, INC. FOR PROFESSIONAL DEER MANAGEMENT SERVICES** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-81 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-81 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**BILL NO. 16-82, AN ORDINANCE APPROVING THE BUDGET AND AUTHORIZING BUDGETED EXPENDITURES FOR THE BUDGET YEAR BEGINNING JANUARY 1, 2017** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-82 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-82 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**BILL NO. 16-83, AN ORDINANCE REGARDING THE RATE OF COMPENSATION OF EMPLOYEES OF THE CITY OF TOWN AND COUNTRY AND REPEALING ORDINANCE NO. 3957** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-83 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-83 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**BILL NO. 16-84, AN ORDINANCE REPEALING ORDINANCE NO. 3876 REGARDING CITY HOLIDAYS AND PROVISIONS FOR PAYMENT IN LIEU OF HOLIDAYS FOR CERTAIN POLICE EMPLOYEES AND ENACTING A NEW ORDINANCE IN LIEU THEREOF** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-84 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-84 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**BILL NO. 16-85, AN ORDINANCE AMENDING THE 2016 BUDGET BY INCREASING A GENERAL REVENUE FUND EXPENDITURE ACCOUNT FOR DEVELOPMENT DEPARTMENT SUPPLIES AND PRINTING EXPENDITURES AND APPROPRIATING FUNDS TO COVER THE INCREASES** (sponsored by Alderman Rallo)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-85 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-85 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**BILL NO. 16-86, AN ORDINANCE APPROVING A RECORD PLAT AND TRUST INDENTURE FOR LOCHENHEATH 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 Butler & Frautschi)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-86 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-86 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**RESOLUTION NO. R23-2016, A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE AN AGREEMENT WITH THE DONALD L. KOCH CHARITABLE FOUNDATION FOR THE PLACEMENT IN TOWN & COUNTRY OF THE THOMAS JEFFERSON "DECLARATION OF INDEPENDENCE" SCULPTURE BY GEORGE LUNDEEN**

Alderman Mange moved for approval, seconded by Alderman Benigas.

Alderman Benigas stated that the gift has the potential to provide momentum for future art donations and the continued mission of the Public Art Commission. He encouraged the Board to remain respectful of the Foundation's generosity during discussion and future consideration.

Alderman Mange moved to consider Substitute Resolution No. R23-2016. He stated the Substitute captures the correct name of the Foundation which should read "The Donald L. **and Christina** Koch Charitable Foundation" and was amended in four places where appropriate.

Alderman Crawford seconded the motion.

The roll call on the motion to accept the Substitute for consideration was as follows: AYE, Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright; NAY, Rallo; ABSTAIN, none; ABSENT, none.

The motion carried 7-1.

Mayor Dalton called for further discussion.

Hearing none, the roll call on the motion to approve the Resolution, as substituted, was as follows: AYE, Aldermen Benigas, Crawford, Mange, Meyland-Smith and Wright; NAY, Butler, Frautschi and Rallo; ABSTAIN, none; ABSENT, none.

The motion carried 5-3.

**BILL NO. 16-87, AN ORDINANCE AMENDING THE 2016 BUDGET BY INCREASING A PARKS & STORMWATER FUND EXPENDITURE ACCOUNT FOR STORMWATER IMPROVEMENTS AND APPROPRIATING FUNDS TO COVER THE INCREASE** (sponsored by Alderman Frautschi)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 16-87 was read for the first time by title only.

Mayor Dalton declared Bill No. 16-87 continued to the meeting of Monday, December 12, 2016 for the second reading and consideration.

**WARRANT LIST-11/28/16**

Alderman Crawford moved for approval, seconded by Alderman Frautschi.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of November 28, 2016, in the amount of \$111,588.21 was unanimously approved.

## **OTHER**

### **ADJOURN**

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

### **WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 7:50 PM on Monday, November 28, 2016.

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

In Mayor Dalton's absence, Acting President Mange presided.

City Attorney Steve Garrett was present to represent the City.

Bob Brinkmann, Brinkmann Constructors, and Larry Mitchell, M&H Architects, were also present.

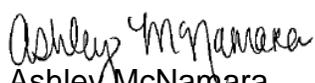
#### **1. Discussion regarding the Town Square project**

City Administrator Gary Hoelzer read aloud the Town Square Vision Statement that would be utilized in considering the Brinkmann Technical Proposal and narrowing the conceptual scope of the project for future negotiations. The process thus far and highlights of the financial aspects were provided for reference only. Utilizing a PowerPoint presentation, Mr. Hoelzer led discussion about each of the major conceptual components of the Brinkmann Proposal, including a slide with the survey results for "value" of each component shown. The size and potential tenants of the retail area were discussed at length, as well as the possibility of restricting the type of amenity that is allowed in the two proposed spaces. The proposed pavilion was described and discussed with importance placed on restrooms, amenities for residents to use, and inclusion of historical items. Discussion was held about the plaza area with emphasis on the pavement options. The Board also talked about the location of the Discovery Sculpture. Mr. Brinkmann stated that he would add a few variations to the rendering to give a better idea of the piece's visibility for future consideration. The pedestrian tunnel garnered discussion about safety, engineering, utility concerns, stormwater, and the ability to tie in to the existing Clayton Road trail. Landscaping and irrigation discussion was focused on the desire to screen individual properties primarily located along the east and south perimeters. Lengthy discussion ensued about the location and configuration of the proposed trail, with special consideration for the portion of trail currently proposed on the berm along the southern perimeter of the property.

Mr. Hoelzer stated he would be having follow up meetings with neighboring property owners, including Reverend Dolan from the Church of the Good Shepherd.

No votes were taken.

The Work Session concluded at 9:28 PM.

  
Ashley McNamara  
City Clerk

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

A public hearing before the Board of Aldermen of the City of Town and Country will be held at the Municipal Center, 1011 Municipal Center Drive, on November 28, 2016, at 7:00 P.M. At this hearing, citizens will have the opportunity to provide written and oral comment to the Board of Aldermen and to ask questions concerning the entire budget for the fiscal year beginning January 1, 2017.

**SUMMARY OF THE 2017 BUDGET**

**GENERAL FUND**

Prior Year Balance	\$ 13,112,320	Uses of Funds:	
Sources of Funds:		Boards & Commissions	\$ 224,790
Property Taxes	\$ 0	Administration	926,650
Retail Sales Taxes	3,650,400	Municipal Court	209,530
Gross Receipts Taxes	2,516,000	Prosecution	104,530
Other Taxes	454,000	Police	4,214,360
Licenses & Permits	2,542,090	Fire & Ambulance	3,808,680
Fines & Forfeitures	700,000	Public Works/Development	572,650
Other Revenues	92,800	Insurance	248,200
Charged Services	377,340	Transfer to Other Funds	0
Transfers from Other Funds	<u>0</u>		
TOTAL	\$ 23,444,950	TOTAL	\$ 10,309,390

**ROAD FUND**

Prior Year Balance	\$ 616,701	Uses of Funds:	
Sources of Funds:		Road Maintenance	\$ 579,010
Property Taxes	\$ 759,560	Road Improvements	756,000
Other Revenues	285,100	All Other	1,200
Transfers from Other Funds	<u>0</u>	Transfers to Other Funds	<u>0</u>
TOTAL	\$ 1,661,361	TOTAL	\$ 1,336,210

**CAPITAL IMPROVEMENTS FUND**

Prior Year Balance	\$ 1,436,858	Uses of Funds:	
Sources of Funds:		Capital Improvements	\$ 1,336,360
Retail Sales Taxes	1,449,000	Transfers to Other Funds	0
Other Revenues	19,500		
Transfers from Other Funds	<u>0</u>		
TOTAL	\$ 2,905,358	TOTAL	\$ 1,336,360

**PARKS & STORMWATER FUND**

Prior Year Balance	\$ 1,421,203	Uses of Funds:	
Sources of Funds:		Parks & Trails Expenditures	\$ 1,427,450
Retail Sales Taxes	1,702,000	Stormwater Improvements	1,100,000
Other Revenues	297,900	Debt Payments	0
Transfers from Other Funds	<u>0</u>	Transfers to Other Funds	<u>0</u>
TOTAL	\$ 3,421,103	TOTAL	\$ 2,527,450

**SAFETY & TRAINING FUND**

Prior Year Balance	\$ 8,727	Uses of Funds:	
Sources of Funds:		Police Training Expenditures	\$ 12,000
Fines & Forfeitures	26,000	POST Expenses	8,000
Other Revenues	10	Inmate Security Expenses	8,000
Transfers from Other Funds	<u>0</u>	Transfers to Other Funds	<u>0</u>
TOTAL	\$ 34,737	TOTAL	\$ 28,000

**PUBLIC ART FUND**

Prior Year Balance	\$ 329	Uses of Funds:	
Sources of Funds:		Public Art Expenses	\$ 1,309
Donations	1,000	All Other	30
Other Revenues	10	Transfers to Other Funds	0
Transfers from Other Funds	<u>0</u>		
TOTAL	\$ 1,339	TOTAL	\$ 1,339

Betty Cotner, CPA  
Finance Director/Treasurer

November 2, 2016

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
 COUNTY OF ST. LOUIS

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S.S.

Before the undersigned Notary Public personally appeared **Lisa Fowler** 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 **November 05, 2016** edition and ending with the **November 05, 2016** edition, for a total of 1 publications:

11/05/2016

*Lisa Fowler*

**Lisa Fowler**

Subscribed & sworn before me this 7 day of Nov, 2016

(SEAL)

*[Signature]*

Notary Public

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

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

A public hearing before the Board of Aldermen of the City of Town and Country will be held at the Municipal Center, 1011 Municipal Center Drive, on November 28, 2016, at 7:00 P.M. At this hearing, citizens will have the opportunity to provide written and oral comment to the Board of Aldermen and to ask questions concerning the entire budget for the fiscal year beginning January 1, 2017.

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Betty Cotner, CPA  
 Finance Director/Treasurer

November 2, 2016

11204066 County Nov 5, 2016

# AFFIDAVIT OF PUBLICATION

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CITY OF TOWN AND COUNTRY  
NOTICE OF PUBLIC HEARING

Product #: 21922151

Section: Government  
Category: Hearings & Minutes

11204066 County Nov 5, 2016