

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
MARCH 26, 2018**

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, March 26, 2018.

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

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

1. City Beautification

For the sake of time, this item was deferred and will be discussed at a later date.

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, March 26, 2018 at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

Don Kalicak, Mercy V.P. of Business Development and Planning, led the Pledge of Allegiance.

ROLL CALL

The 7:05 PM roll call indicated Aldermen Benigas, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright to be present. Alderman Butler was absent.

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

A motion was made by Alderman Mange to reorder the agenda by taking up Bill No. 18-24 (item #5) immediately following the Architectural Review of the Town Square Service Facility (item #17). Alderman Meyland-Smith seconded the motion and a voice vote carried unanimously.

MINUTES – 03/12/18

Alderman Mange moved for approval, seconded by Alderman Crawford.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 03/12/18 were unanimously approved by voice vote.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing to review a request by George Stock, Stock and Associates, on behalf of Union Electric (Ameren UE), owner, for approval of a Conditional Use Permit for a new public utility facility, located at 767 S. New Ballas Rd., in the Office (O) Zoning District.*

George Stock, Stock and Associates Consulting Engineers, was present on behalf of the request. Utilizing a PowerPoint presentation, he pointed out the sites involved in the Mercy campus expansion and relocation of the Ameren substation. He described the preliminary site development plan (PSDP) to include a new seven-story office building, five-story parking garage, and access drive enhancement. He noted that approval has been received from Creve Coeur, MODOT, the Planning & Zoning Commission, and the Board of Adjustment. Various renderings of the aforementioned changes were displayed, as well as the landscaping plan and materials to be used for the Ameren substation.

Cheryl Sharp, Lochmueller Group, was present to describe the site's traffic assessment. She explained that traffic movements will either be made better or remain the same with the proposed changes. The traffic patterns and performance grades of multiple access points were discussed. Ms. Sharp explained that the signal timing would also be optimized to help with traffic flow on Ballas Road.

Alderman Wright expressed concern with the traffic queuing on northbound Ballas at the entrance to the site, even with the enhanced access point. Mr. Stock stated that they would further review the assessment of that intersection.

In response to Alderman Benigas, Mr. Stock confirmed that even with a net gain of services being offered at the site, the surrounding traffic would be unchanged or improved.

Alderman Meyland-Smith spoke in support of the enhanced access drives, the improved aesthetic along Ballas Road, and the improved interior connecting drive.

Mayor Dalton called for public comments.

Vince Keady, representative of 755 S. New Ballas, stated that a letter was sent to the Board of Aldermen noting a concern with traffic stacking internally on the site and externally on the surrounding roadways. He explained that the owners of 755 S. New Ballas have been in contact with Mr. Stock and want to ensure that potential changes will not jeopardize the feasibility of a future loop road on site.

Hearing no further, the public hearing was closed.

APPOINTMENTS

- Architectural Review Board-Steve Clarke

Alderman Mange moved to confirm the Mayor's appointment of Steve Clarke to the Architectural Review Board. Alderman Crawford seconded the motion and a voice vote carried unanimously.

COMMUNICATIONS AND REPORTS

Alderman Frautschi

Alderman Frautschi reported that on March 22, the Police Department hosted parents at Mason Ridge Elementary and spoke regarding threats to area schools. She thanked Chief Hoelzer for his hard work and expertise.

She noted that the Ward 2 Coffee would be held on Saturday, April 7, from 8-9 AM at Starbucks.

She also shared that the Ward 2 Forum is scheduled at 9:30 AM on Monday, April 9, at the Longview Farm House.

Finally, she reported that the Police, Fire & EMS Commission would meet at 7:00 PM on April 24, at the Municipal Center.

Alderman Wright

Alderman Wright announced that the Parks & Trails Commission would meet at 6:00 PM on Monday, April 16, at the Longview Farm House.

UNFINISHED BUSINESS

BILL NO. 18-12, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A POOL HOUSE, LOCATED AT 549 SOUTH MASON ROAD IN THE CITY OF TOWN AND COUNTRY (sponsored by Alderman Benigas) (1st reading 02/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-12 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Crawford.

Steven McNair, owner, utilized several renderings, existing condition photos, and a height comparison plan to further describe his request for a pool house. He noted that the functionality of the pool house is intended to be for an entertainment space, particularly because they do not have a walkout basement. He described the updated landscaping plans and noted the improved privacy and mutual benefit for all adjacent neighbors.

Alderman Benigas stated that he was previously concerned with the pool house size and proposed landscaping but after hearing from neighbors, and seeing the enhanced landscaping plan, he was supportive of the request.

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

The motion carried unanimously and Bill No. 18-12 became Ordinance No. 4180.

BILL NO. 18-21, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH MISSOURI PETROLEUM PRODUCTS COMPANY, LLC, FOR THE 2018 ASPHALT PAVEMENT PROGRAM (sponsored by Alderman Mange) (1st reading 03/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-21 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Crawford.

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

The motion carried unanimously and Bill No. 18-21 became Ordinance No. 4181.

BILL NO. 18-22, AN ORDINANCE ACCEPTING THE BID OF AMERICA'S PARKING REMARKING FOR THE 2018 PAVEMENT STRIPING PROGRAM AND AUTHORIZING AN AGREEMENT FOR SAME (sponsored by Alderman Mange) (1st reading 03/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-22 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Wright.

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

The motion carried unanimously and Bill No. 18-22 became Ordinance No. 4182.

BILL NO. 18-23, AN ORDINANCE AMENDING THE 2017 BUDGET BY INCREASING GENERAL REVENUE FUND AND CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNTS FOR WORKER'S COMPENSATION INSURANCE AND TOWN SQUARE EXPENDITURES AND APPROPRIATING FUNDS TO COVER THE INCREASES AND AMENDING THE 2018 BUDGET BY REDUCING THE CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT FOR FUNDS EXPENDED IN THE PREVIOUS YEAR FOR TOWN SQUARE (sponsored by Aldermen Mange, Wright, Crawford & Meyland-Smith) (1st reading 03/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-23 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, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright; NAY, none; ABSTAIN, none; ABSENT, Butler.

The motion carried unanimously and Bill No. 18-23 became Ordinance No. 4183.

BILL NO. 18-25, AN ORDINANCE AUTHORIZING AN AGREEMENT WITH GFI DIGITAL, INC. FOR THE MAINTENANCE OF A COPIER/SCANNER/DOCUMENT SERVER FOR THE CITY OF TOWN AND COUNTRY POLICE DEPARTMENT SQUAD ROOM OFFICE (sponsored by Alderman Frautschi) (1st reading 03/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-25 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Mange.

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

The motion carried unanimously and Bill No. 18-25 became Ordinance No. 4184.

BILL NO. 18-26, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH KELPE CONTRACTING, INC. FOR THE BROOMSTICK LANE STORMWATER PROJECT (sponsored by Alderman Crawford) (1st reading 03/12/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-26 was read for the second time and placed upon its final passage.

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

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

The motion carried unanimously and Bill No. 18-26 became Ordinance No. 4185.

NEW BUSINESS

BILL NO. 18-27, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH T. HILL CONSTRUCTION, INC., FOR THE HIGHLAND POINTE DETENTION BASIN IMPROVEMENTS PROJECT (sponsored by Aldermen Mange & Wright)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-27 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-27 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

BILL NO. 18-28, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A SERVICE AGREEMENT WITH WALMAR INVESTMENT COMPANY REGARDING LANDSCAPE MAINTENANCE OF MODOT RIGHT-OF-WAY (sponsored by Aldermen Meyland-Smith & Crawford)

Alderman Crawford moved to continue Bill No. 18-28 indefinitely. Alderman Meyland-Smith seconded the motion and a voice vote carried.

BILL NO. 18-29, AN ORDINANCE APPROVING THE PRELIMINARY SITE DEVELOPMENT PLAN FOR THE MERCY HOSPITAL SOUTH CAMPUS EXPANSION LOCATED AT 763, 767, AND 777 SOUTH NEW BALLAS ROAD (sponsored by Aldermen Wright & Mange)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-29 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-29 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

BILL NO. 18-30, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR A PUBLIC UTILITY FACILITY, AN AMEREN ELECTRIC SUBSTATION, LOCATED AT 767 SOUTH NEW BALLAS ROAD IN THE CITY OF TOWN AND COUNTRY (sponsored by Aldermen Wright & Mange)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-30 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-30 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

RESOLUTION NO. R02-2018, A RESOLUTION OF THE BOARD OF ALDERMEN APPROVING A FENCE PERMIT FOR A TEMPORARY FENCE AT BELLERIVE COUNTRY CLUB BETWEEN APRIL 1 AND SEPTEMBER 15, 2018

Alderman Crawford moved for approval, seconded by Alderman Benigas.

A voice vote was held and carried.

BILL NO. 18-31, AN ORDINANCE AUTHORIZING AN ENGINEERING SERVICES AGREEMENT FEE AMENDMENT WITH BURNS & MCDONNELL IN RELATION TO THE 285 BABLER ROAD AND 1967 KARLIN DRIVE STORM WATER PROJECTS (sponsored by Aldermen Mange, Frautschi, Benigas & Rallo)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-31 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-31 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

ARCHITECTURAL REVIEW-TOWN SQUARE PAVILION

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

Larry Mitchell, M+H Architects, was present. Utilizing a PowerPoint presentation and a virtual 3-D model of the site, he displayed the elevations and floor plans for both the Town Square Pavilion and Service Facility. Material samples of the siding and stone to be used were also shown. Mr. Mitchell explained that the Architectural Review Board (ARB) expressed concern about the ease of access between the pavilion and the adjacent restrooms and suggested removal of a section of railing. He also noted their request to make the stone ledge around the building wider so that it could be used as a seating ledge. Finally, he described the roof to be metal, as opposed to shake shingle like the commercial building.

Alderman Benigas pointed out that the east wall would be able to hold blacksmithing tools and historical info accessible by QR codes.

In response to Alderman Wright, Craig Wilde explained that barbecue grills would be installed outside of the building.

The presentation then turned to the Service Facility. The cupola, storage portion, and restrooms were shown and described with renderings and floor plans. Mr. Mitchell pointed out the fence and gate that were included to prevent public access to the maintenance area of the facility.

Alderman Benigas reported that there were three contingencies in ARB's approval, namely that additional landscaping be installed along Clayton Road, the proposed security gates between the building and the retaining walls be made taller, and that the exterior trusses be the same size as those proposed on the pavilion. He noted that they also suggested that an additional cupola or dormers be added to break up the expansive view of the roof from Clayton Road, but did not make the suggestion a condition of their approval.

Alderman Meyland-Smith expressed agreement with the three conditions cited by ARB. He stated that he did not support the suggestion of additional roof ornamentation because of potential maintenance issues, additional expense, and detracting from the barn-like look of the building.

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

ARCHITECTURAL REVIEW- TOWN SQUARE SERVICE FACILITY

Alderman Crawford moved for approval, seconded by Alderman Wright.

Alderman Benigas moved to amend the motion to approve by adding the following conditions, as recommended by ARB:

1. The proposed gates be made taller for enhanced security.
2. Additional landscaping be added along Clayton Road.
3. The exterior trusses match those that will be installed at the pavilion.

Alderman Mange seconded the motion to amend and a voice vote carried.

A voice vote was held on the motion to approve, as amended, and carried.

Mayor Dalton and Alderman Rallo recused themselves and left the dais due to their previously announced perceived conflicts of interest with Brinkmann Holdings. Acting President Mange presided over the remainder of the meeting.

BILL NO. 18-32, AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 5 WITH BRINKMANN HOLDINGS, LLC, IN RELATION TO THE TOWN SQUARE PROJECT AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE
(sponsored by Aldermen Mange, Wright, Meyland-Smith & Crawford)

Acting President Mange called for a first reading, without objection. Without objection, Bill No. 18-32 was read for the first time by title only.

Acting President Mange declared Bill No. 18-32 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

BILL NO. 18-33, AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 6 WITH BRINKMANN HOLDINGS, LLC, IN RELATION TO THE TOWN SQUARE PROJECT AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE
(sponsored by Aldermen Mange, Wright, Meyland-Smith & Crawford)

Acting President Mange called for a first reading, without objection. Without objection, Bill No. 18-33 was read for the first time by title only.

Acting President Mange declared Bill No. 18-33 continued to the meeting of Monday, April 9, 2018 for the second reading and consideration.

BILL NO. 18-24, AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 4 WITH BRINKMANN HOLDINGS, LLC, IN RELATION TO THE TOWN SQUARE PROJECT AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE
(sponsored by Aldermen Mange & Wright) (1st reading 03/12/18)

Acting President Mange called for a second reading, without objection. Without objection, Bill No. 18-24 was read for the second time and placed upon its final passage.

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

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

The motion carried unanimously and Bill No. 18-24 became Ordinance No. 4186.

WARRANT LIST-03/26/18

Alderman Crawford moved for approval, seconded by Alderman Wright

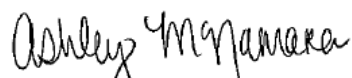
Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of March 26, 2018, in the amount of \$1,631,493.59 was unanimously approved.

OTHER

ADJOURN

On motion of Alderman Crawford, seconded by Alderman Wright and unanimously approved by voice vote, the regular meeting adjourned at 8:22 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

Robert Shelton
City Administrator

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

Notice is hereby given that the Board of Aldermen of the City of Town and Country, Missouri will hold a hearing on Monday, March 26, 2018, at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to review a request by George Stock, Stock and Associates, on behalf of Union Electric (Ameren UE), owner, for approval of a Conditional Use Permit for a new public utility facility, located at 767 S. New Ballas Rd., in the Office (O) Zoning District.

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 Director of Planning and Public Works Craig Wilde at (314) 587-2824.

Ashley McNamara
City Clerk
March 9, 2018

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

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Before the undersigned Notary Public personally appeared **Chanel Jones** 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 **March 09, 2018** edition and ending with the **March 09, 2018** edition, for a total of 1 publications:

03/09/2018

NOTICE OF PUBLIC HEARING BOARD OF ALDERMEN

CITY OF TOWN AND COUNTRY, MO

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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 Director of Planning and Public Works Craig Wilde at (314) 587-2824.

Ashley McNamara

City Clerk

March 9, 2018

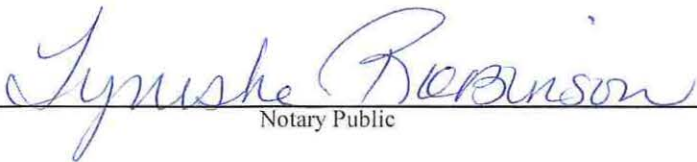
11514624 County Mar. 9, 2018



Chanel Jones

Subscribed & sworn before me this 9th day of Mar, 2018

(SEAL)



Notary Public



LOCATOR	PROP_ADD	OWNER_NAME	OWN_ADD	OWN_CITY	OWN_STAT	OWN_ZIP
19O330145	755 S NEW BALLAS RD	BALLAS OFFICE PARTNERS L P ETAL	755 S NEW BALLAS RD 210	SAINT LOUIS	MO	63141
19O330112	777 S NEW BALLAS RD	CROWN DIVERSIFIED INDUSTRIES CORP	8300 EAGER RD SUITE 601	SAINT LOUIS	MO	63144
19O330211	763 S NEW BALLAS RD	MERCY HEALTH EAST COMMUNITIES	14528 S OUTER 40 RD SUITE 100	CHESTERFIELD	MO	63017
19O330244	12130 CONWAY RD	MERCY HEALTH EAST COMMUNITIES	14528 S OUTER FORTY DR SUITE 20	CHESTERFIELD	MO	63017
19O330211	763 S NEW BALLAS RD	MERCY HEALTH EAST COMMUNITIES	14528 S OUTER 40 RD SUITE 100	CHESTERFIELD	MO	63017
19O310235	3041 N BALLAS RD	MISSOURI BAPTIST MEDICAL CENTER	3015 N BALLAS RD UNIT A	SAINT LOUIS	MO	63131
19O310224	3039 N BALLAS RD	MISSOURI BAPTIST MEDICAL CENTER	3015 N BALLAS RD # A	SAINT LOUIS	MO	63131
19O330233	12120 CONWAY RD	ST JOHNS MERCY MEDICAL CENTER	615 S NEW BALLAS RD	SAINT LOUIS	MO	63141
19O330200	12120 CONWAY RD A	ST JOHNS MERCY MEDICAL CENTER	615 S NEW BALLAS RD	SAINT LOUIS	MO	63141
19O330189	3011 N BALLAS RD A	ST JOHNS MERCY MEDICAL CENTER	615 S NEW BALLAS RD	SAINT LOUIS	MO	63141
19O340012	12001 N 40 DR	STATE OF MISSOURI	760 S NEW BALLAS RD *	SAINT LOUIS	MO	63141
19O330255	12166 CONWAY RD	TEMPLE EMANUEL	14528 SOUTH OUTER RD SUITE 20 *	CHESTERFIELD	MO	63017
19O330091	767 S NEW BALLAS RD	UNION ELECTRIC COMPANY	1901 GRATIOT ST	SAINT LOUIS	MO	63166
19O340144	12044 CONWAY RD	WHITE BRADLEY ET AL	7837 WISE AVE *	SAINT LOUIS	MO	63117

* returned