

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
January 19, 2022
Via Zoom Videoconference
8:30 AM

MEMBERS:

Alderman Sue Allen, Chairperson
Mayor Charles H. Rehm, Jr.
Finance Director Joan Jadali
City Administrator Bob Shelton

Ward 1

Randi Weber
Bob Aikin

Ward 2

Michael Goldberg (in @ 9:14)

Ward 3

Hans Fredrickson (Absent)
John Wichlenski (Absent)

Ward 4

Mike Sawyer (Absent)
Don Roberts
Janine Fabick (At-Large)

OTHERS PRESENT:

City Planner Ryan Spencer, Communications and Administrative Assistant Morgan Kuepfert

1. Call to Order

Alderman Allen called the meeting to order at 8:34 a.m., and the roll, as noted above, was taken. There was a quorum.

Aldermen Allen read aloud a Proclamation issued from Mayor Rehm to Mr. Oz Conrad, who passed away on December 23rd, 2021. The Commission held a moment of silence for Mr. Conrad.

Alderman Allen moved to amend the agenda to add discussion on the State Petition Audit Report after approval of minutes. The motion was seconded by Ms. Fabick and approved.

2. Approval of Minutes from November 3, 2021

Mr. Aikin moved for approval, seconded by Mayor Rehm and approved.

In response to questioning, Mr. Shelton noted that while the budget that the Ways and Means Commission voted on in November did not include the branch chipping program, the Board of Aldermen voted to include it in the final approved 2022 budget.

3. State Petition Audit Report

Mr. Shelton stated that the overall score for the City's audit report was "Good". He explained that this is the highest rating any petition audit has received and others have received scores of "Fair" or "Poor". Mr. Shelton stated that Section 1 spoke to the City's finances, Section 2 spoke to competitive bidding and were only recommendations, and Section 3 spoke to

financial operations, all of which have already been addressed or will be addressed in the coming weeks. He stated the Board of Aldermen will look into any additional recommendations or improvements.

In response to questioning, Mr. Shelton explained that the State Audit was estimated to cost the City between \$100,000 and \$130,000, however, because most of the requested documents were able to be produced almost immediately, employees from the auditor's office only needed a half-day on site, so the cost could be closer to \$100,000. Mr. Shelton noted that the final cost will be delivered mid-February and Staff time and legal cost will be calculated as well.

Discussion was held regarding the overall findings of the audit report. Mayor Rehm stated, in response to questions, that no residents have contacted him regarding the outcome. It was also noted that the link to the full report, and contact information for the State Auditor's Office, is on the homepage of the City's website.

4. Economic Development Update

Mr. Spencer reported on 2021 sales tax data through the 3rd quarter compared to other area cities, and noted that Town and Country is situated in the middle by comparison, and that we are up 12% overall from 2020.

Mr. Spencer also reported on new businesses in Town and Country, including a fitness center, REI Co-Op, Sephora, and Chase Bank all planned to open in 2022 at Town and Country Crossing. He further noted that Cleaver and Cocktail restaurant, planned to open at Blacksmith Grove, is still in the build-out process with no exact completion date at this time. Additionally, Mr. Spencer stated that the Town and Country Market at Clayton and Ballas plans are close to being finalized and will be in front of the Board of Aldermen in February.

With regard to permit fees, Mr. Spencer reported that 2021 data is slightly above 2020 for residential remodel and construction, and new permits continue to be issued. New commercial permits are showing slightly lower compared to 2020, but the new agreement with West County EMS & Fire provides about 61% of permit fees to the City.

Various charts were presented showing the fee structure, number of permits issued, and new family construction overall and by ward. Mr. Spencer reminded the Commission that the number of permits issued does not equate to revenues received.

In response to questioning, Mayor Rehm stated that the previously proposed Economic Development Commission has been continued indefinitely to allow the Board of Aldermen more time to assess overall needs and assure appropriate duties are assigned.

5. Audit Firm Recommendation

Ms. Jadali stated that a Request for Proposals for Professional Auditing Services for a 5-year term was advertised, and the City received one response from CliftonLarsonAllen (CLA) LLP.

She noted that three of their references were contacted, all of whom have had services in size and scope related to what Town and Country is requesting, and more than favorable responses were received. Ms. Jadali stated that the cost is higher than the previous firm; however, they were requesting additional costs above what the contract was written for. The previous firm declined to re-bid. Ms. Jadali also reminded the Commission that some companies have lost staff members and could not commit to the size of the audit that the City would need, noting that a single audit will be required for 2021.

Following additional discussion, Ms. Fabick moved to recommend the proposal from CLA to the Board of Aldermen, seconded by Mayor Rehm and approved.

6. Use Tax Communication

Mr. Shelton reminded the Commission that the Board of Aldermen voted unanimously to place language on the April ballot for Proposition U, a Use Tax for the City of Town and Country. He explained that educational efforts will be made to the residents, including an article in the February newsletter, and a mailer out to all T&C residents. He further noted that the information will provide T&C specifics and that Staff will be continuously working with St. Louis County and the Municipal League to disseminate materials.

Mayor Rehm stated that this tax would provide support for emergency services, and noted that maintaining sales tax revenue with the addition of a Use Tax would allow the City to continue with a \$0 property tax.

7. Other

Ms. Jadali stated that the Commission will be notified of the next meeting date.

8. Adjourn

At 9:23 a.m., Mr. Aikin moved to adjourn, seconded by Mr. Roberts and approved.