

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
1011 MUNICIPAL CENTER DRIVE, 63131  
APRIL 11, 2022**

**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, April 11, 2022 at the Municipal Center.

**PLEDGE OF ALLEGIANCE**

Mayor Rehm led the Pledge of Allegiance.

**ROLL CALL**

The 7:00 PM roll call indicated Aldermen Allen, Even, Holman, Hughes, Mortland, Parrotte, Wiesehan and Wittmaier to be present.

Mayor Rehm presided.

**MINUTES – 03/28/22**

Alderman Even moved for approval, seconded by Alderman Mortland.

Mayor Rehm called for any corrections or amendments.

Aldermen Hughes and Holman noted their abstention, as they were not present at the 03/28/22 meeting.

Hearing none, the minutes of 03/28/22 were approved by voice vote.

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

- *A public hearing to review a request from Frank Murphy, owner, for approval of a Conditional Use Permit for a pergola, to be located at 824 Amersham Drive, in the Suburban Estate (SE) Zoning District.*

Mayor Rehm declared the public hearing open and the City Clerk entered the following exhibits:

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on March 25, 2022.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, 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. 22-24.

Frank Murphy, owner, was present on behalf of the request.

Mayor Rehm invited questions of the applicant or staff.

Alderman Holman confirmed for the record that the memo indicated support from all adjacent property owners. She added that this type of notation is very helpful and desirable on future project memos.

Mayor Rehm called for public comments.

Hearing none, the public hearing was closed.

- *A public hearing to review a request from Kevin Morrell, owner, for approval of a Conditional Use Permit for a residential driveway gate, to be located at 2019 South Mason Road, in the Suburban Estate (SE) Zoning District.*

Mayor Rehm declared the public hearing open and the City Clerk entered the following exhibits:

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2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, 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. 22-25.

Kevin Morrell, owner, was present on behalf of the request.

Mayor Rehm invited questions of the applicant or staff.

Mayor Rehm called for public comments.

Hearing none, the public hearing was closed.

## **APPOINTMENTS**

### **COMMUNICATIONS AND REPORTS**

#### Alderman Wiesehan

Alderman Wiesehan reported that the Longview Playground Open House was well-attended and added that input could still be shared via the survey on the City's homepage.

#### Alderman Mortland

Alderman Mortland announced that it was National Public Safety Telecommunications Week and noted sincere appreciation for the incredible service and dedication of West Central Dispatch Center's (WCDC) 17 telecommunicators.

#### Alderman Holman

Alderman Holman reported that the Public Works Commission would next meet at 6:30 PM on April 18, at the Municipal Center.

#### Alderman Allen

Alderman Allen stated that the Veterans and First Responders Task Force met earlier in the day and reviewed four conceptual plans. She added that the group would meet the following Thursday to walk the property, and their next formal meeting would be held on May 9.

#### Parks

Parks Director Anne Nixon provided a sponsorship update and noted that the Concert Series and Turkey Trot have been sponsored in full. She added that the mountain bike clinic and campout events would be transitioned to registration-based offerings, and that other events may have to be rescheduled if no sponsorships are received.

#### Public Works

Public Works Director Michael Zeltmann noted that the work on the Topping Road Project is currently on hold awaiting supplies but that it is still ahead of schedule.

## **UNFINISHED BUSINESS**

**BILL NO. 22-15, AN ORDINANCE APPROVING THE THIRD AMENDED FINAL SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS TOWN AND COUNTRY CROSSING WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING CERTIFICATION OF THE AMENDED FINAL SITE DEVELOPMENT PLAN** (sponsored by Aldermen Mortland & Wittmaier) (1<sup>st</sup> reading 02/28/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-15 was read for the second time and placed upon its final passage.

Alderman Mortland moved for approval, seconded by Alderman Even.

Dennis Bolazina, 1000 Tidewater Place, spoke in opposition of the matter. He provided historical and zoning background of both the property itself and the Town & Country Crossing (the "Center") project. He also summarized extensive concerns about changes to the square footage and walkways that were originally agreed upon by the City and developer.

Fred Meyland-Smith, 1032 Woodfield Estates, spoke in opposition of the matter. He referenced the 7-2 denial recommendation of the Planning & Zoning Commission. He also described the three criteria that failed to be achieved by the site plan changes to include 1) additional beautification, 2) provision of new services or those in short supply, and 3) generation of revenue.

Alderman Even thanked the citizens present for their comments. She reported that the Architectural Review Board recommended approval of the project. She added that, in her experience, people rarely use the promenade as an amenity and that the project will increase foot traffic to other stores in the area. She also noted that while sales tax generation is preferable, individual tenancy of shopping centers is not the purview of the City.

In response to Alderman Holman, George Stock, owner's representative, distributed a packet of information to the Board of Aldermen that included a landscaping plan. He confirmed for the record that additional landscaping in the walkways, including planters, would be incorporated on site.

Alderman Wittmaier inquired about the specific space's vacancy. Tim Collier, RPT Realty, noted that the previous tenant, Menchies, vacated in 2020 and the spot has been vacant since that time with zero interest outside of Chase Bank. He added that the Center is oversubscribed on food placements so the new tenant would be office or service based.

In response to Alderman Wittmaier, Mr. Collier noted that other space is available near REI but moving Chase would result in the loss of the retailer Sephora, which is preferred for that specific space. Mr. Collier also provided a brief overview of the wealth management-focused business model of this particular Chase location.

Alderman Holman requested that a breakdown by use for the Center be provided to the Board at some point in the future.

Alderman Wiesehan noted that traffic will not be negatively impacted and that he has considered the recommendation of the Planning & Zoning Commission. He added that the Center has brought a lot to the community and all other positive facets of the development will remain intact after construction.

In response to Alderman Mortland, Mr. Collier stated that he believed the Center's ownership has changed hands three times. Alderman Mortland noted that the Center has changed a lot in its lifetime and is a positive revenue source for the City. He added that while he respects the recommendation of the Planning & Zoning Commission, he also understands the need to fill vacant spaces and consider existing tenants. Alderman

Mortland requested that Town & Country Crossing and the City reengage to offer activities and events that will bring vibrancy back to the Center.

Alderman Wittmaier thanked the Planning & Zoning Commission members in attendance and recapped some of the overall concerns that had been shared. He noted that the Amended Final Site Development Plan lines up with goal 4.3 in the Comprehensive Plan which is to “ensure that existing commercial centers are sustainable and responsive to a changing economy.” He expressed his hope that Chase is expanding the space as an investment in the City and will remain a stable tenant.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Holman, Hughes, Mortland, Parrotte, Wiesehan and Wittmaier; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 22-15 became Ordinance No. 4503.

### **ARCHITECTURAL REVIEW**

Alderman Even moved to approve the architectural review of Town & Country Crossing, located at 1000-1272 Town and Country Crossing Drive.

Alderman Parrotte seconded and a voice vote carried.

### **BILL NO. 22-23, AN ORDINANCE ACCEPTING THE BID OF TRAFFIC CONTROL COMPANY FOR THE 2022 PAVEMENT STRIPING PROGRAM AND AUTHORIZING AN AGREEMENT FOR SAME** (sponsored by the Board as a Whole)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-23 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Hughes.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Holman, Hughes, Mortland, Parrotte, Wiesehan and Wittmaier; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 22-23 became Ordinance No. 4504.

### **NEW BUSINESS**

### **BILL NO. 22-24, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A PERGOLA, LOCATED AT 824 AMERSHAM DRIVE IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Even, Holman & Hughes)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-24 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-24 continued to the meeting of Monday, April 25, 2022 for the second reading and consideration.

### **BILL NO. 22-25, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A RESIDENTIAL DRIVEWAY GATE, LOCATED AT 2019 S. MASON ROAD IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Even & Wiesehan)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-25 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-25 continued to the meeting of Monday, April 25, 2022 for the second reading and consideration.

**BILL NO. 22-26, AN ORDINANCE AMENDING TITLE II, CHAPTER 210: OFFENSES OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, SPECIFICALLY BY THE AMENDMENT OF SECTION 210.1030 REGARDING TAMPERING** (sponsored by Aldermen Mortland, Holman & Allen)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-26 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-26 continued to the meeting of Monday, April 25, 2022 for the second reading and consideration.

### **APPROVAL OF A PURCHASE ORDER**

Alderman Hughes moved for approval of a purchase order to Machens Ford for two (2) Ford Police Interceptor Utility Explorers, in the amount of \$70,450. Alderman Even seconded.

Chief Cavins reported that Landmark Dodge cancelled 9,000 Durango orders so it became necessary to find an alternative solution. He noted that Explorers were chosen due to availability and price, in order to prevent any negative impact on fleet maintenance schedules.

In response to Alderman Wittmaier's inquiry about pricing, Chief Cavins confirmed that the Explorers were included on the state contract.

A voice vote was held and carried.

**BILL NO. 22-27, AN ORDINANCE AMENDING TITLE I, CHAPTER 125: BOARDS, COMMISSIONS, AND COMMITTEES OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE DELETION OF SECTION 125.270 REGARDING THE BEAUTIFICATION GRANT PROGRAM AND THE AMENDMENT OF SECTION 125.250 REGARDING RELATED DUTIES** (sponsored by Alderman Holman)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-27 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-27 continued to the meeting of Monday, April 25, 2022 for the second reading and consideration.

### **WARRANT LIST-04/11/22**

Alderman Allen moved for approval, seconded by Alderman Parrotte.

Mayor Rehm called for discussion or amendments.

Hearing no amendments, a voice vote was taken on the April 11, 2022 warrant list in the amount of \$171,561.94 and carried.

### **OTHER**

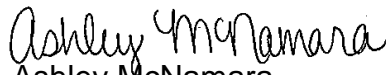
Mayor Rehm expressed appreciation for the work ethic and service of Alderman Wittmaier and stated that his thoughtful preparation will be missed. Several aldermen also shared warm remarks in recognition of Alderman Wittmaier's service on the Board. Alderman Wittmaier noted his pleasure and honor to have served on the Board as well and thanked everyone for their comments.

Alderman Even noted her thanks for, and pride in, the Town & Country Police Department (TCPD), which was even more enhanced by a recent ride along with Corporal Duddleston. She briefly described the evening shift that provided a greater understanding of the Police Department's service, interactions, and teamwork. She encouraged all to take part in a ride along and thanked Chief Cavins for offering the service. Alderman Allen added that the Citizen's Police Academy is also a wonderful way to experience the role of TCPD.

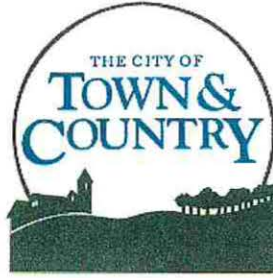
Alderman Holman spoke in reference to the recent Proposition D ballot initiative and suggested that the City and County work together to share information and collaborate regarding future plans for the Jarville House. She also noted that Proposition U passed in 11 out of 26 municipalities so the City, and Ways & Means Commission, will need to assess how to engage and inform residents on the matter should it be placed on the ballot again in the future. Finally, she requested that staff reach out to the appropriate party regarding three dead trees between the Town Square and Mason Woods Village properties.

**ADJOURN**

On motion of Alderman Mortland, seconded by Alderman Hughes, and unanimously confirmed by voice vote, the meeting was adjourned at 8:10 PM.

  
Ashley McNamara  
City Clerk

Municipal Center  
1011 Municipal Center Drive  
Town & Country  
Missouri 63131-1101  
Tele. (314) 432-6606  
Fax (314) 432-1286



Charles H. Rehm, Jr.  
Mayor

Robert Shelton  
City Administrator

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

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All interested parties may examine public documents relating to this matter at the Municipal Center and may appear and be heard in-person at the public hearing. For direct inquiries about the project, please contact City Planner Ryan Spencer at (314) 587-2827.

Ashley McNamara  
City Clerk

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Brandon Crail** 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 25, 2022** edition and ending with the **March 25, 2022** edition, for a total of 1 publications:

03/25/2022

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

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Ashley McNamara  
City Clerk  
12101664 County Mar. 25, 2022



Brandon Crail

Subscribed & sworn before me this 25<sup>th</sup> day of Mar, 2022  
(SEAL)



Notary Public

CHANEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St Louis County  
My Commission Expires: August 08, 2022  
Commission Number: 14397721



<b>NAME</b>	<b>ADDRESS</b>	<b>CITY/STATE/ZIP</b>
DEFIELD ANDREW & ANN T/E	863 AMERSHAM DR	SAINT LOUIS, MO 63141
FAHS RODNEY V & MICHELLE L H/W	851 REVERE DR	SAINT LOUIS, MO 63141
FECHNER ROBERT G KARA H/W	863 REVERE DR	SAINT LOUIS, MO 63141
GELFANO MARINA & VLADIMIR T/E	12545 AMERSHAM CT	SAINT LOUIS, MO 63141
HERBOSA EUGENIO G & CAROL T/E	848 REVERE DR	SAINT LOUIS, MO 63141
LAWLER BENJAMIN J & REBECCA A T/E	808 AMERSHAM DR	SAINT LOUIS, MO 63141
MENOS GEORGE TRUSTEE	473 N KIRKWOOD RD 2FL	SAINT LOUIS, MO 63122
MORAN CHRISTOPHE J ELEANOR M H/W	12559 AMERSHAM CT	SAINT LOUIS, MO 63141
MURPHY FRANCIS J III	824 AMERSHAM DR	SAINT LOUIS, MO 63141
OLCOTT THOMAS WORTH & LINDY ROTHSCHILD	837 AMERSHAM DR	SAINT LOUIS, MO 63141
QASIM M JAVED & JAVED FOUZIA H/W	12364 SOUTH 40 DR	SAINT LOUIS, MO 63141
RESCHAK MICHAEL & PAULETTE H/W	840 AMERSHAM DR	SAINT LOUIS, MO 63141
SCHUETZ RYAN A & JOIE M T/E	862 AMERSHAM DR	SAINT LOUIS, MO 63141
SYLVESTER DAVID KNIGHT II	12372 SOUTH 40 DR	SAINT LOUIS, MO 63141
WYATT JERRY A THELMA E H/W TRUSTEES	12410 S 40 DR	SAINT LOUIS, MO 63141

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Ashley McNamara  
City Clerk  
12101670 County Mar. 25, 2022

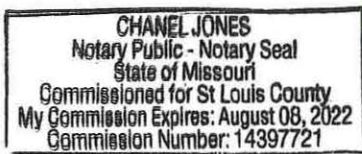


Brandon Crail

Subscribed & sworn before me this 25<sup>th</sup> day of Mar, 2022  
(SEAL)



Notary Public



<b>NAME</b>	<b>ADDRESS</b>	<b>CITY/STATE/ZIP</b>
AMBLER MARIANNE REVOCABLE TRUST	1933 STURBRIDGE MEADOWS RD	SAINT LOUIS, MO 63131
BARRETT SUSAN M TRUSTEE	2011 S MASON RD	SAINT LOUIS, MO 63131
CLAYTON JAN ADAIR W TR	2053 S MASON RD	SAINT LOUIS, MO 63131
DOUGHTY D GLEN & SHEILA M T/E	13756 STONEMONT CT	SAINT LOUIS, MO 63131
FRICKE AARON & MELANIE H/W	13660 STURBRIDGE RD	SAINT LOUIS, MO 63131
GEISELHART MICHAEL C & DONNA J T/E	13688 STURBRIDGE RD	SAINT LOUIS, MO 63131
HEIM MICHAEL C REVOCABLE TRUST THE	13761 STONEMONT CT	SAINT LOUIS, MO 63131
HILLIN ANDREW J & LATRICIA N T/E	13762 STONEMONT CT	SAINT LOUIS, MO 63131
HOFFSTETTER EDWYN & SUSAN H/W	2014 S MASON RD	SAINT LOUIS, MO 63131
INLAND WESTERN TOWN & COUNTRY MANCHESTER	PO BOX 9273	HINSDALE, IL 60522
MORRELL JANE M REVOCABLE TRUST	2019 S MASON RD	SAINT LOUIS, MO 63131
REHNQUIST DESIGN & BUILD INC	11084 GRAVOIS INDUSTRIAL CT	SAINT LOUIS, MO 63128
SAJID RAJ M ET AL	213 MAGNOLIA TRACE DR	BALLWIN, MO 63021
SCHLOSS JULIE A REVOCABLE TRUST THE	1842 DOUGHERTY TERRACE DR	BALLWIN, MO 63021
SCHWACH GENE H & SUSAN K	2020 S MASON RD	SAINT LOUIS, MO 63131
SELK JASON & MARA T/E	1523 DIETRICH GLEN DR	SAINT LOUIS, MO 63131
SHINKLE BRIAN J SUDIE B H/W	1945 STURBRIDGE MEADOWS RD	SAINT LOUIS, MO 63131
SRIVASTAVA PRITI & ANIL T/E	548 CLAYMONT PLACE DR	BALLWIN, MO 63011
TOPP JON D & BARBARA A T/E	13714 BELCREST CT	SAINT LOUIS, MO 63131