

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
1011 MUNICIPAL CENTER DRIVE, 63131  
MAY 22, 2023**

**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, May 22, 2023 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, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan to be present. Alderman Parrotte was absent.

Mayor Rehm presided.

Attorney Steve Garrett was present to represent the City.

Mayor Rehm remarked on a house fire resulting from a lightning strike on Mother's Day. He noted that two individuals stopped and called 911 upon seeing smoke, allowing Town & Country Police Department and West County EMS & Fire to respond immediately and ensure the residents were able to safely exit the house. He welcomed David and Tricia Wilt to stand and presented them with a Certificate of Recognition for their selfless act. He also recognized Corporal Steve Doll for his instrumental role and response to the emergency. A round of applause was held.

**MINUTES-05/08/23**

Alderman Hughes moved for approval, seconded by Alderman Francisco.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 05/08/23 were approved by voice vote.

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

- *A public hearing to consider a Zoning Code amendment related to the regulation of driveway gates; Section 405.370.A.4 and Section 405.470.A.10.*

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

1. Affidavit of publication of Notice of Hearing published in the St. Louis Countian on May 5, 2023.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, and sent via Notify Me.
3. Bill No. 23-28.
4. Email from Catherine Beal dated May 5, 2023, 1-page, that was included in the Board's packet materials.

City Planner Ryan Spencer was present to provide a brief overview of the amendments to include a prohibition of gates on minor streets for corner lots, lowering of the maximum height from 7 ft. to 6 ft., and more explicit language regarding "openness" of gates. He added that the amendments were unanimously recommended for approval by the Planning & Zoning Commission.

In response to Alderman Wiesehan, Mr. Spencer explained that corner lots would not be able to be permanently secured, as gates are only allowed along major streets. He added that only temporary alternatives like traffic cones would be allowed to block the driveway along minor streets on corner lots.

Alderman Wiesehan inquired about other options for those who want a gate on a minor street. City Planner Ryan Spencer noted that gates would not be allowed but other smaller, moveable objects could be placed.

Mayor Rehm called for public comments.

Hearing none, the public hearing was closed.

### **APPOINTMENTS**

- Public Works Commission: Pam Holman (Ward 1).

Mayor Rehm sought a motion to approve his appointment of Pam Holman to the Public Works Commission.

Alderman Hughes moved for approval, seconded by Alderman Kinsella. A voice vote was held and carried unanimously.

Mayor Rehm announced his intent to appoint William Hinderer to the Ways & Means Commission and Brian Ivey to the Architectural Review Board.

### **COMMUNICATIONS AND REPORTS**

#### **Alderman Allen**

Alderman Allen announced that the Ways & Means Commission will next meet at 8:30 AM on Tuesday, June 13 at City Hall.

She also expressed appreciation to members of the Town & Country Police Department for their presence at the recent "Coffee with a Cop" event at Mason Pointe.

#### **Alderman Francisco**

Alderman Francisco announced that the May Concert Series event was cancelled due to weather but will be rescheduled. She added that the next concert will be held from 6-9 PM on June 16 at Town Square.

She also reported that the Drace Park playground demolition will begin on June 12 with construction to follow this summer.

Finally, she stated that the Parks & Trails Commission recently met and held a brainstorming session with SWT Design regarding Preservation Park. She noted that open sessions, idea boards, and more will be coming later in the summer to encourage resident feedback.

### **UNFINISHED BUSINESS**

**BILL NO. 23-24, AN ORDINANCE APPROVING AN AMENDED FINAL SITE DEVELOPMENT PLAN FOR THE SPINE AND ORTHOPEDIC SURGERY CENTER OF ST. LOUIS LOCATED AT 1130 TOWN AND COUNTRY COMMONS DRIVE WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING CERTIFICATION OF THE AMENDED FINAL SITE DEVELOPMENT PLAN** (sponsored by Aldermen Francisco & Kinsella)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-24 was read for the second time and placed upon its final passage.

Alderman Francisco moved for approval, seconded by Alderman Kinsella.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, Parrotte.

The motion carried unanimously and Bill No. 23-24 became Ordinance No. 4571.

### **ARCHITECTURAL REVIEW**

Alderman Hughes moved to approve the Architectural Review for the Spine and Orthopedic Surgery Center of St. Louis located at 1130 Town and Country Commons Drive.

Alderman Allen seconded and a voice vote carried.

**BILL NO. 23-25, AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR 2212 AND 2238 MUELLER LANE IN THE CITY OF TOWN AND COUNTRY AND AUTHORIZING THE BOUNDARY ADJUSTMENT PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTRY** (sponsored by Aldermen Hughes & Schwoerer) (1<sup>st</sup> reading 05/08/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-25 was read for the second time and placed upon its final passage.

Alderman Hughes moved for approval, seconded by Alderman Schwoerer.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, Parrotte.

The motion carried unanimously and Bill No. 23-25 became Ordinance No. 4572.

**BILL NO. 23-26, AN ORDINANCE APPROVING A NATURAL RESOURCE PROTECTION LIMITS ADJUSTMENT PLAT FOR PERMANENT OPEN SPACE MODIFICATIONS AND AMENDING LOT NO. 1 OF BELCREST ESTATE SUBDIVISION IN THE CITY OF TOWN AND COUNTRY AND AUTHORIZING THE AMENDMENT PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY** (sponsored by Aldermen Even & Wiesehan) (1<sup>st</sup> reading 05/08/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-26 was read for the second time and placed upon its final passage.

Alderman Wiesehan moved for approval, seconded by Alderman Even.

Alderman Wiesehan referenced the existing berm on the property and requested that it be continued to the back of the driveway to allow blockage for neighbors to the north. Rob Rehnquist, applicant/owner's representative, noted for the record that he was amenable to extending the berm, as well as adding several trees to the property.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, Parrotte.

The motion carried unanimously and Bill No. 23-26 became Ordinance No. 4573.

**BILL NO. 23-27, AN ORDINANCE AUTHORIZING THE CITY OF TOWN AND COUNTRY TO ENTER INTO A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI FOR VECTOR CONTROL SERVICES AND DIRECTING THE CITY ADMINISTRATOR TO EXECUTE SAID CONTRACT** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 05/08/23)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 23-27 was read for the second time and placed upon its final passage.

Alderman Kinsella moved for approval, seconded by Alderman Even.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, Parrotte.

The motion carried unanimously and Bill No. 23-27 became Ordinance No. 4574.

### **NEW BUSINESS**

**BILL NO. 23-28, AN ORDINANCE AMENDING TITLE IV, CHAPTER 405: THE ZONING REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE AMENDMENT OF SECTION 405.370 AND SECTION 405.470 REGARDING SINGLE-FAMILY DRIVEWAY GATE REGULATIONS** (sponsored by the Board as a Whole)

Mayor Rehm called for first reading, without objection. Without objection, Bill No. 23-28 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-28 continued to the meeting of Monday, June 12, 2023 for second reading and consideration.

**BILL NO. 23-29, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE 2717 NORTH BALLAS DRAINAGE IMPROVEMENTS PROJECT** (sponsored by Alderman Kinsella)

Mayor Rehm called for first reading, without objection. Without objection, Bill No. 23-29 was read for the first time by title only.

Mayor Rehm declared Bill No. 23-29 continued to the meeting of Monday, June 12, 2023 for second reading and consideration.

**RESOLUTION NO. R05-2023, A RESOLUTION OF THE TOWN AND COUNTRY BOARD OF ALDERMEN ENDORSING ST. LOUIS COUNTY'S GRANT PROGRAM FOR WASTE REDUCTION EFFORTS AND AUTHORIZING AN APPLICATION FOR AN ASSOCIATED COMMUNITY EVENT GRANT**

Alderman Allen moved for approval, seconded by Alderman Schwoerer.

A voice vote was held and carried.

**RESOLUTION NO. R06-2023, A RESOLUTION CANCELLING A SCHEDULED BOARD OF ALDERMEN MEETING**

Alderman Allen moved for approval, seconded by Alderman Kinsella.

The City Clerk confirmed that the June 26 meeting will be cancelled in lieu of the annual retreat to be held Wednesday, June 28, 2023.

A voice vote was held and carried.

### **WARRANT LIST**

Alderman Allen moved for approval, seconded by Alderman Hughes.

Mayor Rehm called for discussion or amendments.

Alderman Allen referenced the expenditure for SiteOne Landscaping and asked for explanation for public awareness. Mr. Shelton noted that the expense is for insecticide to treat

ash trees for emerald ash borer damage/infestation. He added that the treatment is applied by in-house staff and is significantly less costly than removing dead trees because of emerald ash borers. Parks Director Anne Nixon explained that trees worth saving are identified and treated for about ten years, which is less expensive than removal and replacement. She added that information about ash trees and treatment for emerald ash borers can be found on the City's website.

Hearing no amendments, a voice vote was taken on the May 22, 2023 warrant list in the amount of \$108,392.88 and carried.

### **OTHER**

Alderman Even inquired about the Drace Park Playground Project timeline and status of the park during construction. Ms. Nixon explained that work will begin on June 12 and the park will remain open during demolition, with the playground area inaccessible and partial trail closures during the day. She added that demolition will be followed by site work, receipt of playground equipment, and synthetic turf installation with a target completion to occur in August.

Alderman Hughes inquired about replacement of ash trees that are removed from area rights-of-way (ROW). Mr. Shelton explained that ROW tree replacement is not currently budgeted. Alderman Hughes noted that anonymous donors may be interested in opportunities to donate funds for tree replacement.

Mayor Rehm formally notified the Board and members of the public that Alderman Jeff Parrotte had submitted his resignation effective immediately. He explained that the vacancy will be filled by a special appointment process which includes mayoral nomination and approval by the Board of Aldermen. He added that an appointee would fill the position until April when the office would be subject to election for the remainder of the unexpired term.

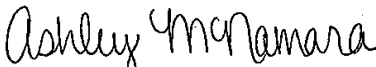
### **ADJOURN**

Motion was made by Alderman Even and seconded by Alderman Wiesehan to move to closed session pursuant to Section 610.021 (1) and (3) to discuss attorney/client privileged communications, legal actions and personnel matters.

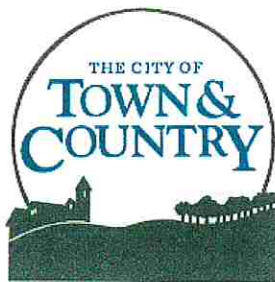
The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Hughes, Kinsella, Schwoerer and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and the Board moved to closed meeting at 7:29 PM.

The Board did not return to open regular session.

  
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 & 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, May 22, 2023 at 7:00 P.M., in the Municipal Center, 1011 Municipal Center Drive, 63131, to consider a Zoning Code amendment related to the regulation of driveway gates; Section 405.370.A.4 and Section 405.470.A.10.

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. Visit the City's website at <https://www.town-and-country.org/DocumentCenter/Index/49> to review related documents. For direct inquiries concerning the project/matter, please contact City Planner Ryan Spencer at (314) 587-2827.

Ashley McNamara  
City Clerk



## Ashley McNamara

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**From:** Ryan Spencer  
**Sent:** Friday, May 5, 2023 12:44 PM  
**To:** Ashley McNamara  
**Subject:** FW: Gate ordinance

Citizen Comment on Gate Ordinance. -Ryan

-----Original Message-----

From: CATHERINE BEAL <bealball@aol.com>  
Sent: Friday, May 5, 2023 12:35 PM  
To: Ryan Spencer <spencerr@town-and-country.org>  
Subject: Gate ordinance

Ryan,

My concern about the new ordinance has to do with the lighting requirements. We have multiple neighbors, some with and some without gates, that have exterior lighting on all night. This contributes to light pollution. It is ecologically damaging and a waste of energy. It is also annoying for neighbors who want the night to be night.

I am not against the gate ordinance, although I believe it detracts for the openness and beauty of Town and Country. I urge reconsidering the lighting requirements such as limiting the intensity and location; perhaps motion sensor lighting.

Catherine Beal



Municipal Center  
1011 Municipal Center Drive  
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Missouri 63131-1101  
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Jeffrey A Parrotte  
Alderman Ward 4

Mayor Rehm,

I tender my resignation from the Board of Alderman effective Monday May 22nd, 2023.

I would like to commend the city staff for their hard work and professional attitude, the officers of the T&C Police department for always looking out for the well being of the citizens and visitors of the city and all of the commissioners that give of themselves in service to our city. I wish continued success to all of the members of the Board of Alderman.

With Respect,

A handwritten signature in black ink that reads "Jeffrey A. Parrotte". The signature is written in a cursive style.

Jeffrey A. Parrotte  
Alderman Ward 4