

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
1011 MUNICIPAL CENTER DRIVE, 63131
JUNE 27, 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, June 27, 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, Francisco, Holman, Hughes, Parrotte and Wiesehan to be present. Alderman Mortland was absent.

Mayor Rehm presided.

Attorney Ed Sluys was present to represent the City.

MINUTES – 06/13/22

Alderman Holman moved for approval, seconded by Alderman Hughes.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 06/13/22 were approved by voice vote.

HEARING FROM CITIZENS

Lisa Carson, 904 Dutch Mill-Ballwin, spoke in reference to The Rehab Institute of St. Louis project and expressed concerns about landscaping, traffic, and overall need for the use.

Denise Dietz, 869 Woods Mill-Ballwin, spoke in reference to The Rehab Institute of St. Louis project and expressed concerns about lighting, traffic, construction, and the change of Town & Country's Code to allow the use.

Maggie Heinz, 865 Woods Mill-Ballwin, spoke in reference to The Rehab Institute of St. Louis project and expressed concerns about parking, traffic and lighting.

The City Clerk entered one email into the record from Tim and Kathy Thompson, dated June 13, 2022. She noted that it was in reference to the Twin Farms reimbursement matter and had been previously distributed to the Mayor and Board of Aldermen. Said email is attached hereto and made a part of these minutes.

PUBLIC HEARING(S)

APPOINTMENTS

- Ways & Means Commission: Janine Fabick, Ward 2

Mayor Rehm sought a motion to approve his movement of Janine Fabick from an at-large member to a regular member on the Ways & Means Commission. Alderman Allen moved for approval, seconded by Alderman Holman.

A voice vote was held and carried.

- Ways & Means Commission: George Tarlas, At-Large

Mayor Rehm sought a motion to approve his appointment of George Tarlas to the Ways & Means Commission. Alderman Allen moved for approval, seconded by Alderman Holman.

A voice vote was held and carried.

- Public Works Commission: Ben Schwoerer, Ward 1

Mayor Rehm sought a motion to approve his appointment of Ben Schwoerer to the Public Works Commission. Alderman Holman moved for approval, seconded by Alderman Parrotte.

A voice vote was held and carried.

Mayor Rehm also announced his intent to appoint George Roman to the Police, Fire & EMS Commission at the next Board of Aldermen meeting.

COMMUNICATIONS AND REPORTS

Mayor Rehm

Mayor Rehm reported on the successful Mayors for Meals food drive that wrapped up the previous week. He noted special thanks to Mari de Villa for their generous donation.

He also announced that Town & Country would host a blood drive on July 8 at city hall and encouraged all to sign up via the City's website.

Alderman Allen

Alderman Allen stated that the Ways & Means Commission will next meet at the Municipal Center on Tuesday, July 12 at 8:30 AM.

She also reported that the Veterans & First Responders Task Force is currently seeking feedback about the conceptual design from first responders, veterans, and stakeholders.

Alderman Francisco

Alderman Francisco reported that the next Summer Concert Series event themed "All American" would be held July 8 and invited all to attend. She noted that music will be performed by NashVegas, beverages made available by Steampunk Brew Works, and food offered by Speedway Eatery and Scoops.

She also stated that the RFP for the Longview Park Playground Project is due back June 30 and the Drace Park Playground Project bid deadline is July 14 with more information to come on both projects.

UNFINISHED BUSINESS

BILL NO. 22-33, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO TAKE THE NECESSARY STEPS TO REIMBURSE FOUR INDIVIDUAL PROPERTY OWNERS DIRECTLY ABUTTING THE TWIN FARMS RETENTION POND IN AN AMOUNT NOT TO EXCEED \$20,000 IN TOTAL FOR BANK RESTORATION ON SPECIFIC PROPERTIES IN CONNECTION WITH THE ESSEX POINT/SELLENRIEK ROAD RETENTION 2011-4D (UPPER) TWIN FARMS PROJECT AND AMENDING THE 2022 BUDGET BY INCREASING A PARKS & STORMWATER FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE (sponsored by Aldermen Holman & Hughes) (1st reading 05/23/22)

Mayor Rehm announced that Aldermen Holman and Hughes, as the sponsors of Bill No. 22-33, would like to withdraw the Bill from consideration. He noted that if there were no objections from the Board, the Bill would be withdrawn.

Hearing none, Mayor Rehm declared Bill No. 22-33 withdrawn and stated that no further action would be taken on the item.

BILL NO. 22-34, AN ORDINANCE AMENDING TITLE IV, CHAPTER 405: THE ZONING REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE AMENDMENT OF SECTION 405.630 CONDITIONAL USES AND SECTION 405.655 OFF-STREET PARKING AND LOADING REQUIREMENTS TO ESTABLISH HOSPITAL REGULATIONS IN THE COMMERCIAL (C) ZONING DISTRICT (sponsored by Aldermen Mortland, Francisco & Parrotte) (1st reading 06/13/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-34 was read for the second time and placed upon its final passage.

Alderman Parrotte moved for approval, seconded by Alderman Francisco.

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

The motion carried unanimously and Bill No. 22-34 became Ordinance No. 4514.

BILL NO. 22-35, AN ORDINANCE APPROVING A BOUNDARY ADJUSTMENT PLAT FOR 998 AND 1002 WOODS MILL ROAD 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 COUNTY (sponsored by Aldermen Mortland, Francisco & Parrotte) (1st reading 06/13/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-35 was read for the second time and placed upon its final passage.

Alderman Francisco moved for approval, seconded by Alderman Hughes.

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

The motion carried unanimously and Bill No. 22-35 became Ordinance No. 4515.

BILL NO. 22-36, AN ORDINANCE APPROVING THE PRELIMINARY SITE DEVELOPMENT PLAN FOR THE ENCOMPASS HEALTH REHABILITATION CENTER OF ST. LOUIS – TOWN AND COUNTRY LOCATED AT 998-1002 WOODS MILL ROAD (sponsored by Aldermen Mortland, Francisco & Parrotte) (1st reading 06/13/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-36 was read for the second time and placed upon its final passage.

Alderman Parrotte moved for approval, seconded by Alderman Francisco.

In response to Mayor Rehm, Kate Stock, owner's representative, responded to several of the concerns noted by Ballwin residents in attendance at the meeting. She clarified the location of landscaping and retention of existing buffers, the dumpster enclosure and location, the unfounded parking concerns, and that the lighting plan was compliant with the City's Code.

Alderman Holman noted that feedback on an existing facility was solicited and the Shiloh City Administrator reported no overflow problems. She inquired with Ms. Stock about lighting specifications. Ms. Stock confirmed that lighting will be cast downward and spill internally into the site. Alderman Holman suggested that the height of the dumper enclosure be sized to offset the potential visibility of overflow trash.

In response to Alderman Wiesehan, City Planner Ryan Spencer noted that parking requirements are established based on use by the Municipal Code, and further that the proposed project is compliant with minimum standards. Mr. Spencer explained that "no

parking” signage can be placed off-site and enforced to prevent overflow parking while also monitoring for potential mitigation needs in the future.

Alderman Holman inquired as to the correct number for the public to call should there be parking concerns, particularly during construction. Chief Cavins noted that the Town & Country non-emergency line (314) 737-4600 would be most appropriate.

Maggie Heinz, 865 Woods Mill-Ballwin, suggested that the multiple driveway entrances be lined up to assist with potential traffic issues or confusion.

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

The motion carried unanimously and Bill No. 22-36 became Ordinance No. 4516.

BILL NO. 22-37, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR A HOSPITAL, AS DEFINED IN THE COMMERCIAL ZONING DISTRICT, FOR THE REHABILITATION INSTITUTE OF ST. LOUIS – TOWN AND COUNTRY LOCATED AT 998-1002 WOODS MILL ROAD
(sponsored by Aldermen Mortland, Francisco & Parrotte) (1st reading 06/13/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-37 was read for the second time and placed upon its final passage.

Alderman Parrotte moved for approval, seconded by Alderman Francisco.

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

The motion carried unanimously and Bill No. 22-37 became Ordinance No. 4517.

ARCHITECTURAL REVIEW

Alderman Even moved for approval of the Architectural Review for the Rehabilitation Institute of St. Louis–Town and Country located at 998-1002 Woods Mill Road.

Alderman Holman seconded and a voice vote carried.

BILL NO. 22-38, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ACCEPT THE PROPOSAL OF STL COMMUNICATIONS FOR AN UPGRADE OF THE CITY’S TELEPHONE SYSTEM AND DIRECTING THE NECESSARY STEPS BE TAKEN TO SHARE THE COST OF THE UPGRADE WITH WEST CENTRAL DISPATCH CENTER
(sponsored by the Board as a Whole) (1st reading 06/13/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-38 was read for the second time and placed upon its final passage.

Alderman Allen moved for approval, seconded by Alderman Hughes.

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

The motion carried unanimously and Bill No. 22-38 became Ordinance No. 4518.

NEW BUSINESS

APPROVAL OF A PURCHASE ORDER

Alderman Even moved for approval of a purchase order to Vehicle Improvement Products for Ford Explorer equipment with interior light bar, in the amount of \$12,531.84.

Alderman Hughes seconded and a voice vote carried.

APPROVAL OF A PURCHASE ORDER

Alderman Wiesehan moved for approval of a purchase order to Vehicle Improvement Products for Ford Explorer equipment with exterior light bar, in the amount of \$11,131.89.

Alderman Hughes seconded and a voice vote carried.

BILL NO. 22-39, AN ORDINANCE APPROVING THE SECOND AMENDED FINAL SITE DEVELOPMENT PLAN FOR MANCHESTER MEADOWS SHOPPING CENTER LOCATED AT 13861 MANCHESTER ROAD WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING CERTIFICATION OF THE AMENDED FINAL SITE DEVELOPMENT PLAN

(sponsored by the Board as a Whole)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-39 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-39 continued to the meeting of Monday, July 11, 2022 for the second reading and consideration.

BILL NO. 22-40, AN ORDINANCE APPROVING A RECORD PLAT FOR MANCHESTER MEADOWS SHOPPING CENTER 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 the Board as a Whole)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-40 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-40 continued to the meeting of Monday, July 11, 2022 for the second reading and consideration.

BILL NO. 22-41, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH SWEETENS CONCRETE SERVICES FOR THE 2022 CRACK SEALING PROGRAM AND AMENDING THE 2022 BUDGET BY INCREASING AN EXPENDITURE ACCOUNT IN THE ROAD FUND AND TRANSFERRING FUNDS FROM THE UNAPPROPRIATED BALANCE OF THE CAPITAL IMPROVEMENTS FUND TO COVER THE INCREASE

(sponsored by the Board as a Whole)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-41 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-41 continued to the meeting of Monday, July 11, 2022 for the second reading and consideration.

APPROVAL OF ANNUAL LIQUOR LICENSES

Alderman Even moved for approval of the below list, seconded by Alderman Wiesehan.

Retail Liquor By The Drink and Sunday By The Drink

- Fresh Ideas Management
- Fresh Thyme Farmers Market
- Mike Duffy's Pub and Grill
- St. Louis Marriott West Hotel
- Wasabi Sushi Bar

Whole Foods

Retail Liquor By The Drink
The Country Club Bar & Grill

Alderman Wiesehan moved to amend the list to add Cleaver and Cocktail to the list of Retail Liquor By The Drink and Sunday By The Drink licenses, given the receipt of all required documentation.

Alderman Allen seconded the amendment and a voice vote carried.

A voice vote was held on the list, as amended, and carried.

RESOLUTION NO. R03-2022, A RESOLUTION OF THE BOARD OF ALDERMEN INDICATING SUPPORT FOR CONSIDERATION OF A SIMPLIFIED BOUNDARY CHANGE IF AFFORDED THE OPPORTUNITY

Alderman Even moved for approval, seconded by Alderman Hughes.

City Administrator Shelton reported that the Board of Aldermen submitted a Map Plan to the Boundary Commission in 2018 for a specific parcel in the area of Mason and Manchester Roads. He noted that the City of Manchester has recently submitted a Plan of Intent that includes that same parcel, amongst other areas. Mr. Shelton explained that the proposed resolution indicates the City's interest in participating in ongoing discussions if the annexation of the specific parcel is approved.

A voice vote was held and carried.

WARRANT LIST-06/27/22

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 June 27, 2022 warrant list in the amount of \$394,419.09 and carried.

OTHER

In response to Alderman Allen, City Administrator Shelton explained that the liquor license for Mineo's will expire on July 1 so they will not be allowed to serve alcohol until the Board of Aldermen meeting on July 11 at the earliest.

ADJOURN

Motion was made by Alderman Even and seconded by Alderman Holman to move to closed session pursuant to Section 610.021 (1) to discuss attorney/client privileged communications and litigation.

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

The motion carried unanimously and the Board moved to closed meeting at 7:41 PM.

The Board did not return to open regular session.


Ashley McNamara
City Clerk

McNamara, Ashley

From: Kathy Thompson <kathy.a.thompson.kt@gmail.com>
Sent: Monday, June 13, 2022 6:48 PM
To: McNamara, Ashley; Tim Thompson
Subject: Twin Farms Water Retention Project

My name is Tim Thompson and my wife Kathy and I are homeowners and residents at 12766 Spruce Pond Drive, 63131. We feel strongly that Town and Country should pay in full for the restoration of and repairs for the retention pond in Twin Farms rather than reimburse a portion of the costs. Town and Country contracted with the engineering and excavating/landscape firms to complete the project and the resulting problems are due to a faulty design, which is T&C's responsibility to repair and not the homeowners of Twin Farms.

We will hold off on agreeing to any further phases of the storm water retention project along Sellenriek, which our house backs to. We also will want assurances that this phase of work will not cause harm to our property or any costs to us as homeowners.

If you or others at T&C have any questions, please feel free to contact me or my wife Kathy.

Thanks,

Tim

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Kathy

6/14
Ashley