

WAYS & MEANS COMMISSION MINUTES  
CITY OF TOWN & COUNTRY, MO  
August 17, 2021  
Municipal Center  
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  
Oz Conrad  
Michael Goldberg (Absent)

Ward 3

Hans Fredrickson  
John Wichlenski

Ward 4

Bob Proost (Absent)  
Don Roberts  
Janine Fabick (At-Large)(Absent)

OTHERS PRESENT:

Assistant Finance Director Marian Oesterle, City Planner Ryan Spencer, Communications and Administrative Assistant Morgan Kuepfert

1. Call to Order

Alderman Allen called the meeting to order at 8:30 a.m., and the roll, as noted above, was taken. There was a quorum.

2. Approval of Minutes from June 16, 2021

Mr. Conrad moved for approval, seconded by Mr. Aikin and approved.

3. Fire/EMS Update

Mr. Shelton stated that negotiations are in process with West County Fire and EMS for the 2023-2028 contract. He noted that the base price is the same in 2022 with an additional \$40,000 in Capital funds. He further stated that the annual price increase is based on the Consumer Price Index (CPI). The CPI for this year is 5%. However, the City has previously negotiated a cap at 3% so the increase was less substantial.

4. July Financial Report

Ms. Jadali reviewed the July Financial Report. Mr. Conrad inquired about CARES Act funds, and Ms. Jadali noted those funds were allocated toward other COVID related expenses. She further noted that the County required extremely detailed expenditure lists on where the funds were appropriated.

5. State Petition Audit Update

Mr. Shelton stated that the audit is ongoing. He noted that there are four full-time staff members from the State Auditor's office dedicated to the City's audit. Additionally, he noted some of the documents that have been requested, such as payroll, certain policies and procedures, accounts payable, including invoices, purchase orders and contracts, etc. Ms. Jadali stated that City staff has responded diligently to significant information requests with extensive follow-up from the auditors. Brief discussion was held relating to the process and timeline of the audit.

6. Management Partners Audit Update

Mr. Shelton stated that this audit has been completed and a report will be presented to the Board of Aldermen at Monday's meeting. Mr. Shelton reviewed some key points and recommendations of the report, some of which have been fulfilled, such as filling the vacant Public Works Director position.

7. Property Tax Rate

Mr. Shelton stated that the recommendation to the Board of Aldermen will be for 0% for 2021. As this is a reassessment year, no changes could be made without going to the voters. Ms. Jadali reviewed various property tax rate scenarios and the revenue it could provide the City. Commission members stated they would like to discuss implementing a property tax next year, with additional focus on education to the residents.

8. ARPA Funds Update

Ms. Jadali stated that the City is eligible for between \$2.1M - \$2.4M. These funds can be used for revenue loss, infrastructure investments, public health and premium pay for employees. She noted that the City has four years to spend the funds. The City of Town and Country will need to demonstrate how these funds were used to provide governmental services and must complete annual reports by an October 31<sup>st</sup> deadline.

9. Economic Update

Mr. Spencer reviewed taxable sales compared by year to other cities. He discussed the various new businesses that have moved or are opening in Town and Country, and finally he noted that Building and Zoning revenues are up 30% from 2020. Mayor Rehm reminded the Commission that the Board of Aldermen will be discussing an Economic Development Commission in the near future.

10. Liquor License Code Change Update

Mr. Shelton stated that the Board of Aldermen passed an Ordinance to approve the Ways and Means Commission's recommendations.

11. 2022 Budget Preparations including Revenue Projections

Ms. Jadali reviewed draft revenue projections for 2022. She stated that the Ways and Means Commission will receive a draft budget on October 15<sup>th</sup>.

12. Adjourn

At 10:01 a.m., Mr. Wichlenski moved to adjourn, seconded by Mr. Fredrickson and approved.