

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
September 6, 2022
1011 Municipal Center Drive
Town & Country, MO 63131
8:30 AM

MEMBERS:

Alderman Sue Allen, Chairperson

Mayor Charles H. Rehm, Jr.

Finance Director Joan Jadali

City Administrator Bob Shelton (Absent)

Ward 1

Randi Weber

Bob Aikin

Ward 2

Michael Goldberg (Absent)

Janine Fabick

At Large

George Tarlas (Absent)

Mohammed Agha

Ward 3

Hans Fredrickson

John Wichlenski

Ward 4

Mike Sawyer

Don Roberts (out @ 9:26 am)

OTHERS PRESENT:

Assistant Finance Director Marian Oesterle, 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 July 12, 2022

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

3. 2022 Follow-Up Discussion – Financial Analysis and Long-Term Forecast

Alderman Allen recapped on the Board of Aldermen's discussion at their annual retreat held in August. She spoke regarding the property tax, fire districts and new businesses. Alderman Allen then informed the Commission that the Board of Aldermen would hold their Public Hearing on the property tax on September 12th, with a final vote on September 26th. She explained that she brought the Ways and Means' recommendation of \$0.23 to the Board of Aldermen, but the public hearing is currently advertised for \$0.00. Ms. Jadali clarified that the public hearing notice also states that the advertised amount could change, and noted that cap of \$0.43. Mayor Rehm explained that the Board of Aldermen had meaningful discussion based on projections, and is understanding of the fact that a property tax is imminent in the future, but there are concerns about implementing it too soon or too late.

Utilizing a PowerPoint presentation, Ms. Jadali showed different projections and scenarios with and without a property tax implemented through 2030. She explained that the information presented to Ways and Means in May was now outdated and updated numbers, including the sale of the BJC property and ARPA funds, were now included in the projections. Two conservative options were shown, but Ms. Jadali stated that based on the economic climate this year, these options were not likely to play out. She then showed projections of a 4% expenditure growth and 5% revenue drop and noted that the fund balance would dip below 50% by the end of 2025. Ms. Jadali then reviewed projections with a \$0.10 property tax beginning in 2024, and noted that the City would be in a healthy place through 2030. Projections with a Use Tax were evaluated, and it was noted that a Use Tax implemented in 2024 could sustain the City until the end of 2029, however, this measure would need to be placed on the ballot and could not be implemented without voter approval. A scenario with a fire protection sales tax was then shown, noting that if implemented in 2024 would sustain the City through 2030. Aldermen Allen noted that the fire protection sales tax is not available to the City at this time and that the State would need to approve this through the legislative process. Finally, Ms. Jadali showed projections with a utility tax implemented and noted it would sustain the City through 2028.

Discussion was held relating to the timing of implementing a property tax. Mr. Wichlenski stated that he would be more in favor of setting a lower rate sooner than a higher rate later on. Further discussion was held on the proposed levy, and what would be needed if it was implemented later. Following discussion, Mr. Wichlenski made a motion to recommend to the Board of Alderman a \$0.10 property tax to be set for 2022. The motion was seconded by Mr. Sawyer and unanimously approved.

4. Other

Ms. Jadali distributed an economic update memo from City Planner Ryan Spencer. Items of note include the opening of REI, Cleaver and Cocktail, and the projected opening of Sephora, Chase Bank and Town & Country Market. Permit trends for 2022 continue to align with 2021, with a total fee value (through August 31, 2022) of \$360,587.

5. Adjourn

On motion by Dr. Agha, seconded by Mr. Fredrickson and unanimously approved, the meeting adjourned at 9:35 AM.