

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
SEPTEMBER 27, 2021**

Given ongoing public health concerns, and in accordance with the provisions of Sec. 610.020, RSMo., the Board of Aldermen meetings were held via Zoom videoconference and streamed live to YouTube. Public comments on hearings and agenda items were solicited via email and the public were invited to sign-up to speak. Real time public viewing of each meeting was made available via the City's website at [www.town-and-country.org](http://www.town-and-country.org).

**WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:00 PM on Monday, September 27, 2021 via Zoom videoconference.

Present were: Aldermen Allen, Even, Holman, Hughes, Mortland, Parrotte, Wiesehan and Wittmaier.

Mayor Rehm presided.

In City Attorney Steve Garrett's absence, Attorney Ed Sluys was present via videoconference to represent the City.

**1. Presentation/Discussion-Budget**

City Administrator Bob Shelton noted that the majority of budgetary expenses are for public safety and personnel in addition to robust capital expenditures, with limited discretionary items. He added that presentation was made at the Board's request for additional opportunities for review and all feedback was welcome.

Utilizing a PowerPoint presentation, Finance Director Joan Jadali detailed several summary charts that depicted revenues and expenditures for all funds. Charts showing historical sales tax information and estimates/projections for 2021 and 2022 collections were shown. The 2021 Budget fund balance summary was described and the ending fund balance percentage of 66% was explained. A brief description of the American Rescue Plan Act (ARPA) funds and eligible uses was provided to include public health/negative economic impacts, premium pay, revenue loss, and investments in water, sewer and broadband. Ms. Jadali noted that major policy issues for the Board to consider for budget inclusion were the Deer Management Program (Road Fund), the Branch Chipping Program (General Fund), and the Beautification Grant Program (Road Fund). The City's Capital Improvement Plan (CIP) for 2022-2026 was shown with certain items of interest highlighted. Finally, the pending 2022 Budget schedule was displayed to include review meetings, recommendations by various commissions, another Work Session, a public hearing, and formal adoption.

Brief discussion was held about 2021 estimates in general, as well as the potential for expenditures to be deferred to 2022. Ms. Jadali confirmed that incomplete projects would be re-budgeted by approval of the Board of Aldermen and would not be carried over by virtue of the prior year's approval.

In response to Alderman Allen, Mr. Shelton noted that the Wayfair online use tax did pass in Missouri. He added that the City would need to place the tax question on the April ballot for voter approval to begin receiving funds in January of 2023.

The PowerPoint presentation is attached hereto and made a part of these minutes.

**2. Discussion – Regular Meeting Agenda Items**

No votes were taken and the Work Session adjourned at 6:38 PM.

**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, September 27, 2021, via Zoom videoconference.

**PLEDGE OF ALLEGIANCE**

Mayor Rehm led the Pledge of Allegiance.

**ROLL CALL**

The 7:01 PM roll call indicated Aldermen Allen, Even, Holman, Hughes, Mortland, Parrotte, Wiesehan and Wittmaier to be present.

Mayor Rehm presided.

In City Attorney Steve Garrett's absence, Attorney Ed Sluys was present via videoconference to represent the City.

**MINUTES – 09/13/21 Regular Meeting**

Alderman Hughes moved for approval, seconded by Alderman Mortland.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 09/13/21 were unanimously approved.

**HEARING FROM CITIZENS**

The City Clerk noted that while no speakers had signed up to address the Board, one public comment was received for inclusion in the record. A letter from Linda Hultgren regarding the recent deletion and combination of commissions and duties, dated September 27, 2021 and consisting of one page, is attached hereto and made a part of these minutes. Said letter was distributed to the Board of Aldermen in advance of the meeting via email.

**PUBLIC HEARING(S)**

**APPOINTMENTS**

Mayor Rehm noted his intent to appoint Michael Sawyer, Ward 4, to the Ways & Means Commission at the October 11 Board of Aldermen meeting. Aldermen Allen and Parrotte expressed their support of the proposed appointment. Alderman Allen also thanked former member Bob Proost for his incredible service to the Ways & Means Commission.

**COMMUNICATIONS AND REPORTS**

**Alderman Mortland**

Alderman Mortland announced that the Police, Fire, & EMS Commission would next meet at 4:30 PM on September 28, via Zoom. He also congratulated the Town & Country Police Department on the hiring of new officer Joel Laney.

**Alderman Wittmaier**

Alderman Wittmaier stated that the Planning & Zoning Commission will hold its next meeting at 7:00 PM on September 29, with a work session to be held at 6:30 PM.

**Alderman Wiesehan**

Alderman Wiesehan reported that the Parks & Trails Commission met on September 20 and discussed the budget, ongoing and proposed projects, and a sign proposal from Skip Mange for the Wirth Grove in Town Square. He also noted that several Commission members have expressed concerns about additional duties and input about art and conservation would be welcome.

Alderman Holman

Alderman Holman stated that the Public Works Commission met on September 20 and continued discussions about the 2022 Road Fund budget, as well as the Management Partners Audit findings. She applauded Project Manager Tim Randick for removing himself from the meeting so that commission members would feel comfortable to speak freely. She added that an overview and recommendations from the Commission are expected to be brought forward in November.

City Administrator

Bob Shelton reported that the Drace Playground grant application has been submitted with review decisions expected in mid/late November. He also noted that the Public Works Department will hold a pre-construction meeting this week with MoDOT and the contractor regarding the Topping Road Project. He added that updates will be shared as they arise.

**UNFINISHED BUSINESS**

**BILL NO. 21-43, AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A SECOND ADDENDUM TO THE FIRE PROTECTION AND AMBULANCE SERVICE AGREEMENT WITH WEST COUNTY EMS AND FIRE PROTECTION DISTRICT THAT WAS ORIGINALLY APPROVED BY ORDINANCE NO. 3963 AND FIRST AMENDED BY ORDINANCE NO. 4412** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 09/13/21)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 21-43 was read for the second time and placed upon its final passage.

Alderman Mortland moved for approval, seconded by Alderman Holman.

Alderman Holman requested historical information regarding the City decision to take fire marshal services in house. Mr. Shelton explained that in 2017 the Fire District's ability to conduct certain fire inspections was statutorily limited so the City took on the inspections and gained additional building inspection support.

In response to Alderman Wittmaier, Mr. Shelton noted that the Fire District has agreed to handle the inspection services at this time with reimbursement of previously collected fees for related services to be made upon approval of the Second Addendum. He also provided examples of certain gaps in services that will be filled by the agreement with West County. Brief discussion ensued about the loss of about \$43,000 in revenues, similarity in fee structures, and other financial implications of removing fire marshal duties from the City's scope of services.

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. 21-43 became Ordinance No. 4457.

**BILL NO. 21-44, AN ORDINANCE AMENDING TITLE I, CHAPTER 125: BOARDS, COMMISSIONS, AND COMMITTEES OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY ENACTING ARTICLE III TO ESTABLISH AN ECONOMIC DEVELOPMENT COMMISSION** (sponsored by Alderman Parrotte & Allen) (1<sup>st</sup> reading 09/13/21)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 21-44 was read for the second time and placed upon its final passage.

Alderman Parrotte moved for approval, seconded by Alderman Allen.

The Mayor noted that it was likely that this item would be continued following a brief feedback and discussion session.

Alderman Allen stated that a review by the Ways & Means Commission would be helpful in determining overlap of duties, potential costs, etc.

Alderman Hughes suggested that the language in Section 4a about educating citizens be changed to “increase awareness” when the Bill is ultimately considered.

Alderman Wiesehan inquired about the role of commission members in education, communication, and outreach. He further questioned the intended authorship of the referenced Economic Development Master Plan (EDMP) and potential costs.

Alderman Parrotte acknowledged the feedback and input of his fellow Board members. He agreed that meeting with Ways & Means for a discussion about the appropriate division of duties would be helpful. He also noted that his initial intent was to have the commission draft the EDMP with the help of a professional consultant with subsequent review and approval by the Board of Aldermen, though no costs have been determined yet.

Alderman Wittmaier stated that the economic development concept could initially serve as a work group of the Ways & Means Commission to better ascertain scope and details before formal establishment of a new commission. He inquired about the role of non-resident stakeholders. Mayor Rehm added that he has received concerns from others about the inclusion of non-resident members and suggested that additional consideration be given to that piece of the legislation.

Alderman Parrotte stated that a review of the non-resident membership would be done, and that feedback from interested parties could be solicited without their having a membership role. He added that a work group is a good idea but fails to hold as much weight as a formal commission with direct influence on the Board of Aldermen.

Alderman Parrotte moved to continue the Bill to the meeting of October 11 for further review and consideration.

Alderman Allen seconded and a voice vote carried.

### **NEW BUSINESS**

**BILL NO. 21-45, AN ORDINANCE APPROVING A PURCHASE ORDER WITH STALKER RADAR APPLIED CONCEPTS FOR A RADAR/MESSAGE TRAILER AND AMENDING THE 2021 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE**  
(sponsored by Alderman Mortland)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 21-45 was read for the first time by title only.

Mayor Rehm declared Bill No. 21-45 continued to the meeting of Monday, October 11, 2021 for the second reading and consideration.

**BILL NO. 21-46, AN ORDINANCE ACCEPTING THE BID OF ST. LOUIS SELECT LANDSCAPING FOR THE 2022 GROUNDS CARE PROGRAM AND AUTHORIZING AN AGREEMENT FOR SAME** (sponsored by Alderman Mortland)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 21-46 was read for the first time by title only.

Mayor Rehm declared Bill No. 21-46 continued to the meeting of Monday, October 11, 2021 for the second reading and consideration.

**BILL NO. 21-47, AN ORDINANCE ACCEPTING THE BID OF CORVUS JANITORIAL FOR CUSTODIAL SERVICES AT CITY-OWNED BUILDINGS AND PARKS AND AUTHORIZING A MAINTENANCE AGREEMENT FOR SAME** (sponsored by Alderman Mortland)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 21-47 was read for the first time by title only.

Mayor Rehm declared Bill No. 21-47 continued to the meeting of Monday, October 11, 2021 for the second reading and consideration.

**WARRANT LIST-09/27/21**

Alderman Allen moved for approval, seconded by Alderman Parrotte.

Mayor Rehm called for discussion or amendments.

Alderman Hughes noted that she would likely be able to secure a donor to sponsor the purchase of dog waste bags. Alderman Allen remarked on the usage of the bags and generosity of the City in providing them along the trails and in parks. Alderman Holman inquired about getting sponsorships for dog waste bag stations from individuals or subdivisions, and also requested more information about having a station installed on the east side of Ward 1.

Alderman Holman inquired about year-to-date tree removal quantities and costs, further requesting that a line item expense be considered if a significant portion of the City's on-call services are being utilized for that purpose.

In response to Alderman Parrotte, Parks & Recreation Director Anne Nixon explained that two separate bands would be utilized for the events taking place on October 9. She noted that one band would perform at Longview Farm Park for Fall Festival and a jazz ensemble would perform at Town Square for the Concert Series finale. Ms. Nixon added that Fall Festival would occur from 5-8 PM with local restaurants and inflatables on-site, and fireworks at 8 PM. She added that parking would be at Mason Ridge and First Church Christ Scientist with a shuttle running to Longview for the duration of the event. Finally, she noted that parking for the Concert Series would be at Town Square and Church of the Good Shepherd.

Hearing no amendments, a voice vote was taken on the warrant list of September 27, 2021, in the amount of \$1,589,740.19, and carried.

**OTHER**

In response to Alderman Hughes, Police Chief Jim Cavins provided a summary of the recent problem with unlocked vehicles and valuables left in plain sight leading to crimes of opportunity. Alderman Wiesehan inquired about strategies to reduce these types of crimes. Chief Cavins stated that public safety is a team effort and the Police Department is urging the public to be vigilant in locking vehicles to prevent theft and other related crimes. Brief discussion was held and Chief Cavins encouraged everyone to follow the Police Department's social media for ongoing tips.

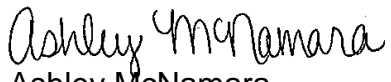
Mayor Rehm expressed appreciation for the opportunity to attend the recent Memorial Prayer Breakfast which honors officers that have given the ultimate sacrifice in service to others.

Alderman Even requested that a detailed budget sheet with confirmed sponsors be provided for the upcoming Fire & Ice/Fall Festival event. Ms. Nixon noted that a spreadsheet would be forwarded and that Mari de Villa was the event's large sponsor. Alderman Even inquired about the efforts to obtain additional sponsorships for this and other events given the eagerness of many local businesses to contribute to the community. Discussion was held

about the marketing of potential sponsorships, the purview of staff and various commissions, and importance of proactively seeking sponsorships to offset costs.

**ADJOURN**

On motion of Alderman Hughes, seconded by Alderman Even, and unanimously confirmed by voice vote, the meeting was adjourned at 8:04 PM.

  
Ashley McNamara  
City Clerk

September 27, 2021

Mayor Charles H. Rehm, Jr. and the BOA  
Town and Country, MO

Dear Mr. Mayor and the BOA,

I appreciated the Mayor's letter thanking me for serving on the Conservation Commission. He mentioned that he has great faith in the value of our City Commissions and their recommendations. I also value the City Commissions and the involvement they afford our citizens, which is why I am not in favor the recent deletion of two of our commissions. History has shown that the consolidation of commissions causes them to become less focused, decreases citizen enthusiasm and involvement, and results in less getting accomplished. If you retain or establish more focused commissions with citizens who are enthused by the targeted agenda, you will achieve better implementation of your priorities.

When commissions and their agendas are combined, they become a jumble of disjointed projects and lose their purpose. This happened in 2015 when the Green Team Commission, that I was on, was joined with two other commissions. We went from a commission focused mainly on Sustainability to also History, Beautification, and Wildlife. This made it hard to know what to concentrate on. Most people join commissions that match their passions and interests. When a commission loses focus, people drop out or don't volunteer to do the jobs they aren't interested in. With the 2015 consolidation plus this current consolidation, at least five commissions have now been joined into one, adding even more unrelated agendas to the mix.

When the Green Team Commission was lost, with it were lost the staff person and most of the 10 citizens and all their knowledge and experience. This resulted in programs being discontinued, such as the "Green Speaker Series", the "Mayor's Green Awards", and the "Climate Action Plan". In this new legislation, the verbiage did preserve several programs by adding them to the already long agenda of the Parks and Trails Commission. Unfortunately, the number of citizens to do that work was cut by 2/3. The number of staff also cut by 2/3. Just because it is on paper, doesn't mean it will get done. For example, History has been passed along in the wording but very little done in it's new commission. I am very worried that "ecologically sound practices and enhanced sustainability with the City" will follow the same fate. There is just not enough time and focus for the few people who are left, to do so many various jobs. This is very demoralizing to those cut off and those left.

I urge you to reconsider your decision on behalf of the citizens of Town and Country. By maintaining a robust and focused citizen involvement you will accomplish so much more. We are motivated to help in every way possible matching our passions. Together we can continue to make Town and Country better and better.

Thank you,

Linda Hultgren  
(former Conservation Commissioner )