

Given ongoing public health concerns, the Board of Aldermen recognizes the need to balance continuity of government with the safety of all attendees. Therefore, and in accordance with the provisions of Sec. 610.020, RSMo., this meeting of the Board of Aldermen will take place via videoconference and will be made available for viewing in real time by live stream. **To tune in, please click the “WATCH” banner on our homepage at www.town-and-country.org at 7:00 PM.**

Persons interested in making their views known on any matter on the agenda may:

- a. Email their comments to the City Clerk at McNamaraAN@town-and-country.org.** All comments received by 4:30 PM on meeting day will be distributed to the Board of Aldermen before the meeting and attached to the minutes, not read aloud.
- b. Sign-up to address the Board via Zoom by submitting a request [HERE](#)** or contacting Morgan at (314) 587-2804 no later than noon on meeting day. Comments will be limited to three minutes and requests must indicate at which point in the agenda you'd like to speak.

**AGENDA
BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY, MO
1011 MUNICIPAL CENTER DRIVE, 63131
MONDAY, FEBRUARY 14, 2022 7:00 P.M.**

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

MINUTES

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing to review a request from Ben Mohrmann, owner, for approval of a Conditional Use Permit for an accessory structure, a pool, located at 929 Claymark Drive in the Suburban Estate (SE) Zoning District.*
- *A public hearing to review a request from Ben Mohrmann, owner, for approval of a Conditional Use Permit for an accessory structure, a pool house, located at 929 Claymark Drive in the Suburban Estate (SE) Zoning District.*
- *A public hearing to consider Zoning Code Amendments related to the regulation of convenience stores; Section 405.080 (Definitions), Section 405.560 (Conditional Uses, Office/Campus Office Zoning Districts), Section 405.1415 (Permitted Uses, Service Revitalization Development), and Section 405.1440 (Off-Street Parking and Loading Requirements).*
- *A public hearing to review a request from Scott Fehl of Nova Group on behalf of Spirit Energy LLC., owner, for approval of a Conditional Use Permit for a convenience store with gasoline sales, to be located at 2720 N. Ballas Road, in the Campus Office (CO) Zoning District developed under Service Revitalization (SR) zoning regulations.*

APPOINTMENTS

COMMUNICATIONS AND REPORTS

- Commission Chairmen
- City Administrator

UNFINISHED BUSINESS

1. **Bill No. 22-02 (Mortland & Wiesehan)**
An Ordinance amending Title II: Public Health, Safety and Welfare of the Municipal Code of the City of Town and Country, specifically by the amendment of Chapter 230: Local Emergency Management in its entirety (2nd reading)
2. **Bill No. 22-03 (Mortland & Wiesehan)**
An Ordinance amending Title III: Traffic Regulations of the Municipal Code of the City of Town and Country, specifically Chapter 300 and Chapter 375 regarding the definition and use of electric bicycles (2nd reading)
3. **Bill No. 22-04 (Even & Wiesehan)**
An Ordinance approving a Record Plat and Trust Indenture for Greystone Manor Subdivision in the City of Town and Country and authoring the Record Plat to be recorded in the Office of the Recorder of Deeds of St. Louis County (2nd reading)
4. **Bill No. 22-05 (Holman, Allen & Parrotte)**
An Ordinance approving a Beautification Grant allocation for Fairfield Subdivision (2nd reading)
5. **Bill No. 22-06 (Allen)**
An Ordinance authorizing the City Administrator to execute an agreement with Clifton Larson Allen for audit services for fiscal years ending 2021 through 2025 and amending the 2022 Budget by increasing a General Fund expenditure account and appropriating funds to cover the increase (2nd reading)
6. **Bill No. 22-07 (Holman, Hughes & Wiesehan)**
An Ordinance accepting the bid and authorizing an agreement with T. Hill Construction for the Laurel Lake Estates Pond Stormwater Project and amending the 2022 Budget by increasing a Parks & Stormwater Fund expenditure account and appropriating funds to cover the increase (2nd reading)

NEW BUSINESS

7. **Bill No. 22-08**
An Ordinance approving a conditional use and authorizing a Conditional Use Permit for an accessory structure, a pool, located at 929 Claymark Drive in the City of Town and Country (1st reading)
8. **Bill No. 22-09**
An Ordinance approving a conditional use and authorizing a Conditional Use Permit for an accessory structure, a pool house, located at 929 Claymark Drive in the City of Town and Country (1st reading)

9. **Bill No. 22-10**
An Ordinance amending Title IV, Chapter 405: the Zoning Regulations of the Town and Country Municipal Code, specifically by the amendment of Section 405.080 regarding Definitions, Section 405.560 regarding Conditional Uses in Office/Campus Office Zoning Districts, Section 405.1415 regarding Permitted Uses in Service Revitalization Developments, and Section 405.1440 Off-Street Parking and Loading Requirements for Service Revitalization Developments (1st reading)
10. **Bill No. 22-11**
An Ordinance approving the Preliminary Site Development Plan for Town and Country Market located at 2721 N. Ballas Road in the City of Town and Country (1st reading)
11. **Bill No. 22-12**
An Ordinance approving a conditional use and authorizing a Conditional Use Permit for a convenience store with gasoline sales, located at 2721 N. Ballas Road in the City of Town and Country (1st reading)
12. **Architectural Review**
Town & Country Market, 2721 N. Ballas
13. **Approval of a Purchase Order**
Lou Fusz Ford, one (1) 2021 Ford F-150 Police Responder
14. **Approval of a Purchase Order**
VIP Distributing, Police Department Vehicle Equipment
15. **Approval of Staff Travel Request**
City Planner, 2022 National Planning Conference
16. **Bill No. 22-13**
An Ordinance entering into an agreement with SWT Design for design services related to the Veterans and First Responders Recognition Project and amending the 2022 Budget by increasing a Public Art fund expenditure account and appropriating funds to cover the increase (1st reading)
17. **Bill No. 22-14**
An Ordinance authorizing an agreement with Travelers Casualty and Surety Company and Gershenson Construction Company, Inc. for construction completion of the Topping Road Resurfacing and Pedestrians Improvement Project Phase I (1st reading)
18. **Warrant List**

OTHER

ADJOURN

MOTION AND ROLL CALL VOTE TO MOVE TO CLOSED MEETING

A motion may be made to close the meeting pursuant to Section 610.021(1), (2), (3), (12) and (13) RSMO, to discuss legal actions, real estate, litigation, attorney/client privileged communications and to discuss personnel matters.