

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](http://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](mailto: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 28, 2022 7:00 P.M.**

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER**

**ROLL CALL**

**MINUTES**

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

**APPOINTMENTS**

- Architectural Review Board: Ruth Riney

**COMMUNICATIONS AND REPORTS**

- Commission Chairmen
- City Administrator

**UNFINISHED BUSINESS**

1. **Bill No. 22-08 (Holman & Hughes)**  
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 (2<sup>nd</sup> reading)
2. **Bill No. 22-09 (Holman & Hughes)**  
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 (2<sup>nd</sup> reading)

3. **Bill No. 22-10 (Board as a Whole)**  
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 (2<sup>nd</sup> reading)
4. **Bill No. 22-11 (Board as a Whole)**  
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 (2<sup>nd</sup> reading)
5. **Bill No. 22-12 (Board as a Whole)**  
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 (2<sup>nd</sup> reading)
6. **Architectural Review** (continued from 02/14/22)  
Town & Country Market, 2721 N. Ballas
7. **Bill No. 22-13 (Board as a Whole)**  
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 (2<sup>nd</sup> reading)

## **NEW BUSINESS**

8. **Approval of a Purchase Order Approval**  
VIP Distributing, Police Department Vehicle Equipment
9. **Bill No. 22-15**  
An Ordinance approving the Third Amended Final Site Development Plan for the development known as Town and Country Crossing with conditions to be complied with and authorizing certification of the Amended Final Site Development Plan (1<sup>st</sup> reading)
10. **Architectural Review**  
Town & Country Crossing, 1000-1272 Town and Country Crossing Drive
11. **Approval of Staff Travel**  
Chief of Police, 2022 IACP Conference
12. **Bill No. 22-16**  
An Ordinance authorizing the City Administrator to execute a Professional Services Agreement with SWT Design for services associated with the design and construction administration of the Drace Park Playground Renovation Implementation Project (1<sup>st</sup> reading)
13. **Bill No. 22-17**  
An Ordinance authorizing the City Administrator to execute a Professional Services Agreement with SWT Design for services associated with the development of the Longview Farm Playground Master Plan (1<sup>st</sup> reading)

**14. Bill No. 22-18**

An Ordinance amending the 2021 Budget by transferring appropriations amongst General Fund expenditure accounts, and increasing General Fund and POST Training Fund expenditure accounts, and transferring interfund appropriations between the Parks & Stormwater Fund and Road Fund (1<sup>st</sup> reading)

**15. 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.