

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
1011 MUNICIPAL CENTER DRIVE, 63131
MARCH 14, 2022**

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, March 14, 2022 at the Municipal Center.

PLEDGE OF ALLEGIANCE

Mayor Rehm led the Pledge of Allegiance.

ROLL CALL

The 7:00 PM roll call indicated Aldermen Allen, Even, Hughes, Wiesehan and Wittmaier to be present. Aldermen Holman, Mortland and Parrotte were absent.

Mayor Rehm presided.

City Attorney Ed Sluys was present to represent the City.

MINUTES – 02/28/22

Alderman Hughes moved for approval, seconded by Alderman Allen.

Mayor Rehm called for any corrections or amendments.

Hearing none, the minutes of 02/28/22 were approved by voice vote.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

- *A public hearing to review a request from Elliot Abbey and Kathryn Kiefer, owners, for approval of a Conditional Use Permit for an accessory structure, a detached garage, located at 1089 Masonridge Road in the Suburban Estate (SE) Zoning District.*

Mayor Rehm declared the public hearing open and the City Clerk entered the following exhibits:

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on February 25, 2022.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, on the subject property, and mailed to property owners within 300 ft. of subject property, with a list of property owners attached.
3. Bill No. 22-19.

Max Bemberg, Architect, was present on behalf of the request.

Mayor Rehm welcomed questions of the representative and/or any discussion.

Mayor Rehm called for public comments.

Hearing none, the public hearing was declared closed.

- *A public hearing to consider Zoning Code Amendments related to the regulation of natural resources, specifically tree studies; Section 405.335 (Natural Resource Protection Standards).*

Mayor Rehm declared the public hearing open and the City Clerk entered the following exhibits:

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on February 25, 2022.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, and sent via Notify Me.
3. Bill No. 22-20.

Ryan Spencer, City Planner, stood available for questions.

Mayor Rehm welcomed questions of staff and/or any discussion.

Mayor Rehm called for public comments.

Hearing none, the public hearing was declared closed.

APPOINTMENTS

COMMUNICATIONS AND REPORTS

Alderman Wiesehan

Alderman Wiesehan reported that the Parks & Trails Commission had appointed member Steve Korbecki as their Vice Chairman. He also noted that former member Alyson Barclay was also recognized for her many years of dedicated service.

City Administrator

City Administrator Bob Shelton announced that Topping Road would be closed from 9AM-3PM on Tuesday, March 15 for drainage work.

He also provided a summary of the \$105,000 year-to-date costs associated with snow removal, treatment, and staff overtime. He noted that \$190,000 total was budgeted for 2022 winter events and that the staff and contractors do a fantastic job of keeping the roadways safe.

Finally, he reported that an informational mailer was forthcoming that encourages residents to sign-up for Notify Me and learn more about the Use Tax initiatives on the upcoming ballot. He added that the City has joined with neighboring cities to place an educational ad about Proposition U in West News Magazine in the March 22 issue.

Chief of Police

Chief Cavins provided a brief overview of the Flock camera system currently in place in several areas throughout the community. He explained that the cameras do not provide a live feed but rather allow alert capabilities for law enforcement regarding stolen vehicles, officer safety, fugitives, and felony wanted persons. He described a recent kidnapping success story out of St. Charles County and noted the efficiency and increased investigative effectiveness offered by the Flock system.

UNFINISHED BUSINESS

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 (sponsored by Aldermen Mortland & Wittmaier) (1st reading 02/28/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-15 was read for the second time.

The City Clerk entered a formal continuance request concerning the Town & Country Crossing agenda items from George Stock, applicant representative, dated March 8, 2022 into the record. Said request is attached hereto and made a part of these minutes.

Alderman Allen moved to continue Bill No. 22-15 to the meeting of March 28 per the applicant's request, seconded by Alderman Wiesehan.

A voice vote was held and carried.

ARCHITECTURAL REVIEW

Alderman Hughes moved to continue the architectural review of Town & Country Crossing, located at 1000-1272 Town and Country Crossing Drive, to the meeting of March 28, 2022.

Alderman Even seconded and a voice vote carried.

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 (sponsored by Alderman Wiesehan) (1st reading 02/28/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-16 was read for the second time and placed upon its final passage.

Alderman Wiesehan moved for approval, seconded by Alderman Hughes.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Hughes, Wiesehan and Wittmaier; NAY, none; ABSTAIN, none; ABSENT, Holman, Mortland and Parrotte.

The motion carried unanimously and Bill No. 22-16 became Ordinance No. 4496.

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 (sponsored by Alderman Wiesehan) (1st reading 02/28/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-17 was read for the second time and placed upon its final passage.

Alderman Wiesehan moved for approval, seconded by Alderman Hughes.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Hughes, Wiesehan and Wittmaier; NAY, none; ABSTAIN, none; ABSENT, Holman, Mortland and Parrotte.

The motion carried unanimously and Bill No. 22-17 became Ordinance No. 4497.

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 (sponsored by Aldermen Parrotte & Allen) (1st reading 02/28/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-18 was read for the second time and placed upon its final passage.

Alderman Allen moved for approval, seconded by Alderman Hughes.

In response to Alderman Wittmaier, Finance Director Joan Jadali explained that an adjustment for Police Department salaries was necessary because pay periods had overlapped two fiscal years. She noted that the salary expenses would be adjusted and charged to the appropriate Budget year in which the time was worked.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Hughes, Wiesehan and Wittmaier; NAY, none; ABSTAIN, none; ABSENT, Holman, Mortland and Parrotte.

The motion carried unanimously and Bill No. 22-18 became Ordinance No. 4498.

NEW BUSINESS

BILL NO. 22-19, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A DETACHED GARAGE, LOCATED AT 1089 MASONRIDGE ROAD IN THE CITY OF TOWN AND COUNTRY (sponsored by Alderman Even)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-19 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-19 continued to the meeting of Monday, March 28, 2022 for the second reading and consideration.

BILL NO. 22-20, AN ORDINANCE AMENDING TITLE IV, CHAPTER 405: THE ZONING REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY AMENDING SECTION 405.335 NATURAL RESOURCE PROTECTION STANDARDS REGARDING THE REGULATION AND REVIEW OF TREE STUDIES (sponsored by Alderman Wittmaier)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-20 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-20 continued to the meeting of Monday, March 28, 2022 for the second reading and consideration.

APPROVAL OF A PURCHASE ORDER

Alderman Wittmaier moved for approval of a purchase order to Tracker Products for an Evidence Bar Code System in the amount of \$9,795.60. Alderman Even seconded.

In response to Alderman Wittmaier's inquiry, Chief Cavins explained that the current process for evidence management is time consuming, antiquated and requires multiple officers. He noted that with the updated system, audits and inventories of evidence can be done in real time. He also reported that many agencies have transitioned to this or similar technology in recent years.

A voice vote was held and carried.

BILL NO. 22-21, AN ORDINANCE APPROVING A PURCHASE ORDER WITH TURN-KEY MOBILE FOR TWO (2) PANASONIC TOUGHBOOK MOBILE LAPTOPS AND ASSOCIATED EQUIPMENT, AND AMENDING THE 2022 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE, AND AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH THE MISSOURI DEPARTMENT OF PUBLIC SAFETY FOR REIMBURSEMENT OF APPLICABLE EXPENSES THROUGH THE LOCAL LAW ENFORCEMENT BLOCK GRANT (sponsored by Aldermen Wiesehan & Allen)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-21 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-21 continued to the meeting of Monday, March 28, 2022 for the second reading and consideration.

BILL NO. 22-22, AN ORDINANCE AMENDING TITLE V, CHAPTER 505: STREETS, SIDEWALKS AND PUBLIC PLACES OF THE MUNICIPAL CODE OF THE CITY OF TOWN AND COUNTRY, SPECIFICALLY SECTION 505.280 REGARDING RIGHTS-OF-WAY USAGE REGULATIONS (sponsored by Alderman Allen)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-22 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-22 continued to the meeting of Monday, March 28, 2022 for the second reading and consideration.

WARRANT LIST-03/14/22

Alderman Even moved for approval, seconded by Alderman Allen.

Mayor Rehm called for discussion or amendments.

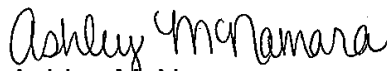
Hearing no amendments, a voice vote was taken on the March 14, 2022 warrant list in the amount of \$1,311,809.06 and carried.

OTHER

Alderman Allen noted her appreciation of the Town & Country Police Department for their attention to the ongoing speeding issues occurring along South Outer Forty near Mason Pointe.

ADJOURN

On motion of Alderman Even, seconded by Alderman Wittmaier, and unanimously confirmed by voice vote, the meeting was adjourned at 7:23 PM.


Ashley McNamara
City Clerk

Municipal Center
1011 Municipal Center Drive
Town & Country
Missouri 63131-1101
Tele. (314) 432-6606
Fax (314) 432-1286



Charles H. Rehm, Jr.
Mayor

Robert Shelton
City Administrator

**NOTICE OF PUBLIC HEARING
BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY, MO**

Notice is hereby given that the Board of Aldermen of the City of Town and Country, Missouri will hold a hearing on Monday, March 14, 2022, at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to review a request from Elliot Abbey and Kathryn Kiefer, owners, for approval of a Conditional Use Permit for an accessory structure, a detached garage, located at 1089 Masonridge Road in the Suburban Estate (SE) Zoning District.

All interested parties may examine public documents relating to this matter at the Municipal Center by appointment and may appear to be heard in-person at the public hearing. For direct inquiries about the project, please contact City Planner Ryan Spencer at (314) 587-2827.


Ashley McNamara
City Clerk

Please note: Masks may be required for attendance at this meeting pursuant to St. Louis County Department of Health orders that are active on the meeting date. Every effort will be made to stream the hearing live at the aforementioned date and time, please tune in by clicking the "WATCH" banner on our homepage at www.town-and-country.org.

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

Before the undersigned Notary Public personally appeared **Brandon Crail** on behalf of **THE COUNTRY, ST. LOUIS COUNTY** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **February 25, 2022** edition and ending with the **February 25, 2022** edition, for a total of 1 publications:

02/25/2022

NOTICE OF PUBLIC HEARING BOARD OF ALDERMEN CITY OF TOWN AND COUNTRY, MO

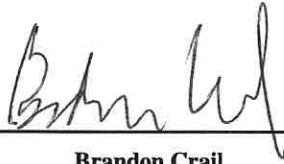
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www.town-and-country.org.
12093134 County Feb. 25, 2022

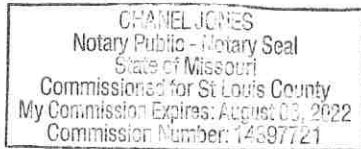


Brandon Crail

Subscribed & sworn before me this 25th day of Feb., 2022
(SEAL)



Notary Public



NAME	ADDRESS	CITY/STATE/ZIP
ABBEY ELLIOT E& KIEFER KATHRYN L H/W TRS	1089 MASONRIDGE RD	SAINT LOUIS, MO 63141
BRENDEL SHERRY L ET AL	940 MASON WOOD DR	SAINT LOUIS, MO 63141
FRITZ MARY LU REVOCABLE LIVING TRUST THE	13615 CLAYTON RD	CHESTERFIELD, MO 63017
GABLE KATHLEEN F STEVEN L H/H TRUSTEES	908 MASON WOOD DR	SAINT LOUIS, MO 63141
HARRIS CECILIA M	13613 CLAYTON RD	CHESTERFIELD, MO 63017
HOLDING COMPANY INC	231 S BEMISTON AVE SUITE 800	SAINT LOUIS, MO 63105
LASKY MICHAEL R	917 MASON WOOD DR	SAINT LOUIS, MO 63141
LIBERTY BANK & TRUST CO OF TULSA TR	13612 CLAYTON RD	CHESTERFIELD, MO 63017
LOCHMOELLER DONALD C & JANE D H/W	934 MASON WOOD DR	SAINT LOUIS, MO 63141
MILLER DONALD D CYNTHIA S H/W	1049 MASONRIDGE RD	SAINT LOUIS, MO 63141
NIEMAN CARLA A REVOCABLE LIVING TRUST	933 MASON WOOD DR	SAINT LOUIS, MO 63141
RITCHIE JONATHAN	925 MASON WOOD DR	SAINT LOUIS, MO 63141
SHARMA SHEETAL & SACHDEV MOLLY REVOCABLE LIVING TRUST	17 WOODS HILL DR	CHESTERFIELD, MO 63017
VALLEY MICHAEL R & MARLANNE W T/E	1067 MASONRIDGE RD	SAINT LOUIS, MO 63141
WU DAVID & LEE DEBORAH HSIU LU H/W	13600 CLAYTON RD	CHESTERFIELD, MO 63017

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AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

} S.S.

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12093144 County Feb. 25, 2022

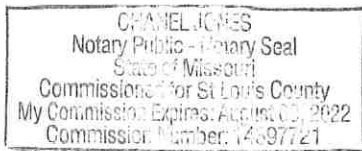
[Handwritten signature of Brandon Crail]

Brandon Crail

Subscribed & sworn before me this 25th day of Feb, 2022
(SEAL)

[Handwritten signature of Chanel Jones]

Notary Public



McNamara, Ashley

From: George M. Stock <george.stock@stockassoc.com>
Sent: Tuesday, March 08, 2022 8:57 AM
To: McNamara, Ashley; David Ortner; Andrew Barker
Cc: Shelton, Bob; Cheri Evans
Subject: RE: BOA - Talking Points and Slide Show (5311.8)

Good morning Ashley, On behalf of RPT Realty, we respectfully request a continuance for the Town and Country Crossing 2nd Reading for the 3rd Amended Final Site Development Plan until 3/28/22. Should you have any questions, please let me know. As always we appreciate your assistance. George

George M. Stock, P.E.
President
Stock & Associates Consulting Engineers, Inc.
Main: 636.530.9100
www.stockassoc.com