

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
JANUARY 13, 2020**

**WORK SESSION**

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:30 PM on Monday, January 13, 2020.

Present were: Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter.

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

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

No votes were taken.

**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, January 13, 2020 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Catherine Sanders, Ward 1 resident, led the Pledge of Allegiance.

**ROLL CALL**

The 7:05 PM roll call indicated Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter to be present.

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

**MINUTES – 12/09/19 Regular Meeting**

Alderman Frautschi moved for approval, seconded by Alderman Holman.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 12/09/19, were unanimously approved.

**MINUTES – 12/18/19 Fax Meeting**

Alderman Frautschi moved for approval, seconded by Alderman Holman.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 12/18/19, were unanimously approved.

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

A court reporter with Alaris Litigation was present to record the public hearings.

- *A public hearing to consider Zoning Code Amendments related to the establishment of regulations for sustainable and native landscaping for single-family residential zoning districts; Section 405.337, Sustainable and Native Landscaping.*

Mayor Dalton opened the public hearing and the City Clerk entered the following exhibits:

1. Affidavit of publication of Notice of Hearing published in the St. Louis Countian on December 25, 2019
2. Typewritten notice of hearing posted at the Municipal Center and on the City's website.
3. Bill No. 20-01

City Administrator Bob Shelton was present for questions.

In response to Alderman Butler, Mr. Shelton explained that the requirement that properties be occupied no less than nine months per calendar year is in place to prevent vacant properties from having unmaintained landscaping.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

## **APPOINTMENTS**

## **COMMUNICATIONS AND REPORTS**

### Alderman Frautschi

Alderman Frautschi announced that the Planning & Zoning Commission would not hold its regular meeting in January.

She also reported that the P&Z Comprehensive Plan Subcommittee would further review the draft Comprehensive Plan on January 10 and added that the Plan's name and the section concerning a commercial area at Hunter Farms would be discussed. She noted that the latest draft is available on the City's website and invited all to send in comments for consideration.

### Alderman Mortland

Alderman Mortland noted that the Public Infrastructure Task Force would hold its next meeting at 8:00 AM on Thursday, January 16, at the Municipal Center.

He also announced that Public Works Commission will meet at 7:00 PM on January 22, at the Municipal Center.

### Alderman Holman

Alderman Holman reported that the Parks & Trails Commission will be meeting at 6:15 PM on January 21, at Longview Farm House.

### Alderman Butler

Alderman Butler stated that the next meeting of the Police, Fire & EMS Commission would be held at 7:00 PM on January 21, at the Municipal Center.

### Alderman Allen

Alderman Allen noted for the record that with regards to the Comprehensive Plan, she is opposed to commercial zoning on Ladue Road in the area of the Hunter Farms property.

She also thanked all that were able to attend the Commission Appreciation Reception on December 13.

Mayor Dalton noted his appreciation for the aldermanic leadership in hosting the event and reiterated how grateful the City was for the substantial service contributions from its residents.

Chief Cavins

Chief Cavins announced the promotion of Tom Walker to the rank of Lieutenant and detailed his new position overseeing support services at the Town and Country Police Department.

Mayor Dalton and the Board of Aldermen congratulated Lt. Walker on his promotion and a round of applause was held. Mayor Dalton also recognized the Police, Fire & EMS Commission members in attendance and thanked them for their ongoing service and support.

**UNFINISHED BUSINESS**

**RESOLUTION NO. R19-2019, A RESOLUTION APPROVING A CERTIFICATE OF FINAL COMPLETION FOR THE ESTATES AT TOWN AND COUNTRY CROSSING SUBDIVISION** (continued from 10/14/19, 10/28/19, 11/12/19, 11/25/19 and 12/09/19)

Alderman Mortland moved to continue Resolution No. R19-2019 to the meeting of Monday, January 27, seconded by Alderman Allen.

A voice vote was held on the motion to continue and carried.

**BILL NO. 19-78, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A PAVILION, LOCATED AT 13710 CLAYTON ROAD IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Mortland, Reuter & Frautschi) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-78 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Mortland.

Steven Johns, designer, noted his presence for the record if they were any outstanding questions or concerns.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-78 became Ordinance No. 4334.

**BILL NO. 19-79, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A PAVILION, LOCATED AT 40 MUIRFIELD LANE IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Benigas, Allen & Frautschi) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-79 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Benigas.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-79 became Ordinance No. 4335.

**BILL NO. 19-80, AN ORDINANCE AUTHORIZING ENGINEERING SERVICES AGREEMENT FEE AMENDMENT #2 WITH HR GREEN, INC. IN RELATION TO THE SUMMERHILL DRAINAGE STABILIZATION STORMWATER PROJECT** (sponsored by Aldermen Mortland & Reuter) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-80 was read for the second time and placed upon its final passage.

Alderman Mortland moved for approval, seconded by Alderman Frautschi.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-80 became Ordinance No. 4336.

**BILL NO. 19-81, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN ENGINEERING SERVICES AGREEMENT WITH REITZ & JENS FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE 13211 THORNFIELD STORMWATER PROJECT** (sponsored by Aldermen Frautschi, Butler & Mortland) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-81 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Mortland.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-81 became Ordinance No. 4337.

**BILL NO. 19-82, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH BURNS & MCDONNELL FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH THE MASON VALLEY ROAD AND OAK SPRINGS CUL-DE-SAC STORMWATER PROJECTS** (sponsored by Aldermen Frautschi, Holman, Mortland & Butler) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-82 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Holman.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-82 became Ordinance No. 4338.

**BILL NO. 19-83, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH T. HILL CONSTRUCTION FOR THE KARLIN DRIVE DRAINAGE IMPROVEMENT PROJECT** (sponsored by Aldermen Frautschi, Mortland & Butler) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-83 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Mortland.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-83 became Ordinance No. 4339.

**BILL NO. 19-84, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH TWO ALPHA CONTRACTING FOR THE ESSEX POINT RETENTION BASIN RESTORATION PROJECT** (sponsored by Aldermen Holman & Mortland) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-84 was read for the second time and placed upon its final passage.

Alderman Mortland moved for approval, seconded by Alderman Holman.

Dr. Brigham, 946 Delvin Drive, expressed concern about the project because Essex Point residents were unaware of the proposed plans. He also noted concern about potential mosquito and goose problems that could arise.

Alderman Holman stated that while the overall project is named Essex Point Retention Basin Restoration, this particular agreement is for work on the White Stable pond.

City Administrator Bob Shelton further explained that the name is misleading because the overall project contains multiple phases and locations. He offered to confirm the Essex Point pond was not included in this agreement and follow up with Dr. Brigham.

Alderman Reuter moved to continue Bill No. 19-84 to the meeting of January, 27, 2020 for further clarification.

Alderman Holman seconded the motion and voice vote carried.

**BILL NO. 19-85, AN ORDINANCE AUTHORIZING A PROFESSIONAL SERVICES CONTRACT WITH HR GREEN, INC. FOR ENGINEERING DESIGN SERVICES RELATED TO THE TOPPING ROAD RESURFACING AND PEDESTRIAN IMPROVEMENTS PROJECT – PHASE II** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-85 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Holman.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-85 became Ordinance No. 4340.

**BILL NO. 19-86, AN ORDINANCE AUTHORIZING AN AGREEMENT RELATIVE TO THE DEDICATION OF STREETS BETWEEN THE CITY OF TOWN AND COUNTRY AND HEATHERDANE SUBDIVISION AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY** (sponsored by Aldermen Holman & Mortland) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-86 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Mortland.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-86 became Ordinance No. 4341.

**BILL NO. 19-87, AN ORDINANCE AUTHORIZING AN AGREEMENT RELATIVE TO THE DEDICATION OF STREETS BETWEEN THE CITY OF TOWN AND COUNTRY AND HAWTHORNE SUBDIVISION AND AUTHORIZING THE MAYOR AND THE CITY CLERK TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY** (sponsored by Aldermen Holman & Mortland) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-87 was read for the second time and placed upon its final passage.

Alderman Mortland moved for approval, seconded by Alderman Holman.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-87 became Ordinance No. 4342.

**BILL NO. 19-88, AN ORDINANCE APPROVING A THIRD AMENDED FINAL SITE DEVELOPMENT PLAN FOR THE MOOG CENTER FOR DEAF EDUCATION, CITY OF TOWN AND COUNTRY, MISSOURI, WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING CERTIFICATION OF THE THIRD AMENDED FINAL SITE DEVELOPMENT PLAN** (sponsored by Aldermen Holman & Mortland) (1<sup>st</sup> reading 12/09/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-88 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Allen.

In response to Alderman Butler, Mayor Dalton suggested that the Moog Center make contact with City Administrator Bob Shelton and Chief Jim Cavins regarding potential parking issues should they arise in the future.

Jean Moog was present and stated that no concerns regarding additional parking are anticipated with the proposed addition, but follow up would be made with City officials.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mortland and Reuter; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 19-88 became Ordinance No. 4343.

### **NEW BUSINESS**

#### **ARCHITECTURAL REVIEW**

Alderman Benigas moved for architectural approval of The Moog Center for Deaf Education, 12300 South Forty Drive.

Alderman Allen seconded the motion and a voice vote carried.

**BILL NO. 20-01, AN ORDINANCE AMENDING TITLE IV, CHAPTER 405, THE ZONING REGULATIONS, OF THE TOWN AND COUNTRY MUNICIPAL CODE BY THE ENACTMENT OF SECTION 405.337 REGARDING THE ESTABLISHMENT OF SUSTAINABLE AND NATIVE LANDSCAPING STANDARDS** (sponsored by Aldermen Frautschi & Mortland)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 20-01 was read for the first time by title only.

Mayor Dalton declared Bill No. 20-01 continued to the meeting of Monday, January 27, 2020 for the second reading and consideration.

**BILL NO. 20-02, AN ORDINANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF TOWN AND COUNTRY AND ST. LOUIS COUNTY REGARDING VARIOUS RIGHTS, OBLIGATIONS, AND LIABILITIES RELATED TO THE MASON ROAD MULTI-USE PATH PROJECT** (sponsored by Alderman Holman)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 20-02 was read for the first time by title only.

Mayor Dalton declared Bill No. 20-02 continued to the meeting of Monday, January 27, 2020 for the second reading and consideration.

**BILL NO. 20-03, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONSULTANT AGREEMENT WITH TINA CHARUMILIND FOR SUPPLEMENTAL ACCOUNTING SERVICES FOR FISCAL YEAR 2020** (sponsored by Alderman Allen)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 20-03 was read for the first time by title only.

Mayor Dalton declared Bill No. 20-03 continued to the meeting of Monday, January 27, 2020 for the second reading and consideration.

**APPROVAL OF STAFF TRAVEL-FINANCE**

Alderman Allen moved to approve the staff travel request for Finance Director Pam Reitz to attend the GFOA Conference, in the amount of \$2,000.00.

Alderman Mortland seconded the motion and a voice vote carried.

**APPROVAL OF STAFF TRAVEL-POLICE DEPARTMENT**

Alderman Frautschi moved to approve the staff travel request for Chief Jim Cavin to attend the IACP Conference, in the amount of \$2,254.44.

Alderman Holman seconded the motion and a voice vote carried.

**BILL NO. 20-04, AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE PROFESSIONAL SERVICE AGREEMENTS WITH AZAVAR AUDIT SOLUTIONS DBA AZAVAR GOVERNMENT SOLUTIONS AND COZEN O'CONNOR FOR THE COLLECTION OF VARIOUS MUNICIPAL TAXES AND FEES DUE TO THE CITY** (sponsored by Alderman Allen)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 20-04 was read for the first time by title only.

Mayor Dalton declared Bill No. 20-04 continued to the meeting of Monday, January 27, 2020 for the second reading and consideration.

**WARRANT LIST-12/18/19 Fax Meeting**

Alderman Allen moved for approval, seconded by Alderman Frautschi.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken on the fax warrant list of December 18, 2019, in the amount of \$166,835.40, and carried.

**WARRANT LIST-01/13/20**

Alderman Allen moved for approval, seconded by Alderman Mortland.

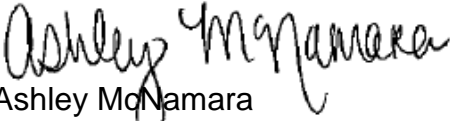
Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken on the warrant list of January 13, 2020, in the amount of \$1,625,095.85, and carried.

**OTHER**

**ADJOURN**

On motion of Alderman Frautschi seconded by Alderman Mortland and unanimously confirmed by voice vote, the meeting was adjourned at 7:39 PM.

  
Ashley Monamara  
City Clerk



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



Jonathan F. Dalton  
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, January 13, 2020 at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to consider Zoning Code Amendments related to the establishment of regulations for sustainable and native landscaping for single-family residential zoning districts; Section 405.337, Sustainable and Native Landscaping.

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

  
Ashley McNamara  
City Clerk

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

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Before the undersigned Notary Public personally appeared **Karie Clark** on behalf of **THE COUNTIAN, 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 **December 25, 2019** edition and ending with the **December 25, 2019** edition, for a total of 1 publications:

12/25/2019

## 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, January 13, 2020 at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to consider Zoning Code Amendments related to the establishment of regulations for sustainable and native landscaping for single-family residential zoning districts; Section 405.337, Sustainable and Native Landscaping.

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

Ashley McNamara  
City Clerk  
11829179 County Dec. 25, 2019



Karie Clark

Subscribed & sworn before me this 25<sup>th</sup> day of Dec, 2019  
(SEAL)



Notary Public

CHANEL JONES  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St Louis County  
My Commission Expires: August 08, 2022  
Commission Number: 14397721