

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
JANUARY 22, 2018**

**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, January 22, 2018.

Present were: Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright. Alderman Rallo was absent.

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

**1. Update and discussion regarding the Town Square Project**

Craig Wilde, Planning and Public Works Director, Anne Nixon, Parks & Recreation Director, and Rusty Saunders, Loomis Associates, provided an update to the Board about the Town Square Project. Mrs. Nixon explained that a new plaza design was reached after considering the previous uses, community users, and ideas for placemaking. The updated design was shown and detailed to include the landscaping, seating walls and lighting, as well as changes to the compass rose and trail. Alderman Butler confirmed with Mr. Saunders that landscaping for surrounding neighbors could be revisited if needed.

Mr. Wilde provided a detailed cost summary and explained the items that were included. He noted that the potential water feature was not included in the distributed list and would likely be forthcoming.

Alderman Benigas asked that the Board be provided several examples of potential events superimposed on the site plan for reference.

**2. 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 22, 2018 at the Municipal Center, 1011 Municipal Center Drive.

**PLEDGE OF ALLEGIANCE**

Bob Shelton, City Administrator, led the Pledge of Allegiance.

Mayor Dalton welcomed City Administrator Bob Shelton, Chief of Police Gary Hoelzer, and Finance Director Pam Reitz to their first official meeting serving in their new capacities.

**ROLL CALL**

The 7:08 PM roll call indicated Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright to be present. Alderman Rallo was absent.

Mayor Dalton presided.

City Attorney Steve Garrett was present to represent the City.

**MINUTES – 01/08/18**

Alderman Crawford moved for approval, seconded by Alderman Meyland-Smith.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 01/08/18 were unanimously approved by voice vote.

## **HEARING FROM CITIZENS**

### **PUBLIC HEARING(S)**

A court reporter with Midwest Litigation was present to record the public hearing.

- *A public hearing to consider a request by George Stock, Stock and Associates, on behalf of Maryville University, owner, for approval of a Conditional Use Permit for permanent spectator seating, for Maryville University, located at 650 Maryville University Drive, in the Major Educational Campus (MEC) Zoning District.*

The Mayor 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 January 4, 2018.
2. Typewritten notice of hearing posted at the Municipal Center and 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. 18-08

George Stock, Stock and Associates Consulting Engineers, Tom Benning, Maryville University Director of Facilities Management & Planning, and Greg Goebel, Ittner Architects, were present on behalf of the request. Utilizing a PowerPoint presentation, Mr. Stock displayed the existing conditions, proposed site plan, and renderings of the 400-person permanent spectator seating and future field house. He noted that after hearing input from the Planning & Zoning Commission, the portable restrooms were removed and the plaza and ADA ramps were relocated.

Alderman Meyland-Smith noted for the record that the original plan showed the spectator plaza located to the south of the seating area. He also stated that the permanent "portapotties" in the original plan were concerning to the Commission but have since been removed. He pointed out that Condition "F" of the Amended Final Site Development Plan bill stipulates that its approval does not presuppose the approval of the future field house that was shown for reference only. Finally, he noted that Mr. Stock has confirmed for the record that there is no intent to utilize a permanent PA system.

Mayor Dalton called for public comment.

Hearing none, the public hearing was closed.

## **APPOINTMENTS**

- Ways & Means Commission-Bob Aikin, Ward 1
- Police, Fire & EMS Commission-David Gordon, At Large

Alderman Frautschi moved for approval of the above noted appointments. Alderman Butler seconded the motion and a voice vote carried unanimously.

## **COMMUNICATIONS AND REPORTS**

### **Alderman Frautschi**

Alderman Frautschi announced that the Police, Fire & EMS Commission would be bringing forwarding seatbelt legislation and also sponsoring a Distracted Driver Seminar in April.

Alderman Wright

Alderman Wright reported that the Parks & Trails Commission would meet at 6:00 PM on January 29, at the Longview Farm House.

She also invited everyone to visit Longview Farm Park to see the honeysuckle eradication.

Alderman Meyland-Smith

Alderman Meyland-Smith announced that the first meeting of the Comprehensive Plan Steering Committee would be held at 7:00 PM on Thursday, January 25, at the Longview Farm House, and invited all to attend.

Alderman Mange

Alderman Mange called for a moment of silence in honor of Suzanne Dalton's father, Donald Calvin, who passed away on January 12.

Alderman Butler

Alderman Butler announced that the Conservation Commission would meet at 6:00 PM on February 5, at the Longview Farm House.

She noted that the Ward 2 Coffee is scheduled from 8-9 AM at Starbucks on Saturday, February 10.

Finally, she stated that the Ward 2 Forum would be held at 9:30 PM on February 12, at the Longview Farm House.

### UNFINISHED BUSINESS

**BILL NO. 18-01, AN ORDINANCE AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH FPA GROUP FOR CONSULTANT SERVICES RELATED TO THE DEVELOPMENT OF A NEW COMPREHENSIVE PLAN** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 01/08/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-01 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Wright.

The roll call vote was as follows: AYE, Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright; NAY, none; ABSTAIN, none; ABSENT, Rallo.

The motion carried unanimously and Bill No. 18-01 became Ordinance No. 4161.

**BILL NO. 18-02, AN ORDINANCE ACCEPTING A PROFESSIONAL SERVICES PROPOSAL WITH M+H ARCHITECTS FOR DESIGN SERVICES RELATED TO THE TOWN SQUARE MAINTENANCE BUILDING AND APPROVING A PURCHASE ORDER FOR SAME AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING THE FUNDS TO COVER THE INCREASE** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 01/08/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-02 was read for the second time and placed upon its final passage.

Alderman Mange moved for approval, seconded by Alderman Crawford.

The roll call vote was as follows: AYE, Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright; NAY, none; ABSTAIN, none; ABSENT, Rallo.

The motion carried unanimously and Bill No. 18-02 became Ordinance No. 4162.

**BILL NO. 18-03, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH JTL LANDSCAPING, LLC, FOR THE 21 BROOKMILL LANE CHANNEL IMPROVEMENTS PROJECT** (sponsored by Aldermen Meyland-Smith, Crawford & Mange) (1<sup>st</sup> reading 01/08/18)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 18-03 was read for the second time and placed upon its final passage.

Alderman Crawford moved for approval, seconded by Alderman Meyland-Smith.

The roll call vote was as follows: AYE, Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith and Wright; NAY, none; ABSTAIN, none; ABSENT, Rallo.

The motion carried unanimously and Bill No. 18-03 became Ordinance No. 4163.

### **NEW BUSINESS**

#### **APPROVAL OF A PURCHASE ORDER**

Alderman Wright moved for approval of a purchase order to Bobcat of St. Louis for a Bobcat 5600 Utility Work Machine in the amount of \$57,546.00.

Alderman Crawford seconded the motion and a voice vote carried.

**BILL NO. 18-04, AN ORDINANCE APPROVING A BUILDING LINE PLAT OF 18 BROOKWOOD ROAD IN THE CITY OF TOWN AND COUNTRY AND AUTHORIZING THE BUILDING LINE PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. LOUIS COUNTY** (sponsored by Aldermen Frautschi & Butler)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-04 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-04 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

#### **APPROVAL OF A PURCHASE ORDER**

Alderman Mange moved for approval of a purchase order to Capitol Chrysler Jeep Dodge for a 2018 Jeep Grand Cherokee Laredo in the amount of \$25,743.00.

Alderman Wright seconded the motion and a voice vote carried.

**BILL NO. 18-05, AN ORDINANCE ELECTING TO MAKE A RETIREMENT BENEFIT CHANGE, SPECIFICALLY THE CONTRIBUTION AMOUNT REQUIRED OF EMPLOYEES OF THE CITY OF TOWN AND COUNTRY, AND AUTHORIZING THE CITY CLERK TO MAKE NOTICE OF SAID CHANGE AND ITS EFFECTIVE DATE TO THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM (LAGERS) ON BEHALF OF THE CITY** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-05 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-05 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

**BILL NO. 18-06, AN ORDINANCE ACCEPTING A PROFESSIONAL SERVICES PROPOSAL WITH M+H ARCHITECTS FOR DESIGN SERVICES RELATED TO THE TOWN SQUARE PAVILION AND APPROVING A PURCHASE ORDER FOR SAME AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING THE FUNDS TO COVER THE INCREASE** (sponsored by Aldermen Mange & Wright)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-06 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-06 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

**BILL NO. 18-07, AN ORDINANCE APPROVING A SEVENTEENTH AMENDED FINAL SITE DEVELOPMENT PLAN FOR THE DEVELOPMENT KNOWN AS MARYVILLE UNIVERSITY, CITY OF TOWN AND COUNTRY, MISSOURI, WITH CONDITIONS TO BE COMPLIED WITH AND AUTHORIZING THE CERTIFICATION OF THE SEVENTEENTH AMENDED FINAL SITE DEVELOPMENT PLAN** (sponsored by Alderman Benigas)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-07 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-07 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

**BILL NO. 18-08, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR PERMANENT SPECTATOR SEATING AT MARYVILLE UNIVERSITY, LOCATED AT 650 MARYVILLE UNIVERSITY DRIVE IN THE CITY OF TOWN AND COUNTRY** (sponsored by Alderman Benigas)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-08 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-08 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

**BILL NO. 18-09, AN ORDINANCE AUTHORIZING AN AGREEMENT RELATIVE TO THE DEDICATION OF STREETS BETWEEN THE CITY OF TOWN AND COUNTRY AND BALLAS ACRES SUBDIVISION AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY** (sponsored by Aldermen Wright & Mange)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-09 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-09 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

**BILL NO. 18-10, AN ORDINANCE DIRECTING THE AMENDMENT OF THE PRELIMINARY SITE DEVELOPMENT PLAN PURSUANT TO SECTION 2 SUBSECTION 2 OF ORDINANCE NO. 4111 REGARDING PLANNED DEVELOPMENT TWO (PD-2) – TOWN SQUARE** (sponsored by the Board as a Whole)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 18-10 was read for the first time by title only.

Mayor Dalton declared Bill No. 18-10 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

Without objection, Bill No. 18-11 was deferred until after consideration of the warrant list.

**WARRANT LIST-01/22/18**

Alderman Mange moved for approval, seconded by Alderman Wright.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of January 22, 2018, in the amount of \$610,705.92 was unanimously approved.

Mayor Dalton recused himself and left the dais due to his previously announced perceived conflict of interest with Brinkmann Holdings, LLC. Acting President Mange presided over the remainder of the meeting.

**BILL NO. 18-11, AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 2 WITH BRINKMANN HOLDINGS, LLC, IN RELATION TO THE TOWN SQUARE PROJECT AND AMENDING THE 2018 BUDGET BY INCREASING A CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNT AND APPROPRIATING FUNDS TO COVER THE INCREASE**  
(sponsored by Aldermen Mange, Wright, Crawford & Meyland-Smith)

Acting President Mange called for a first reading, without objection. Without objection, Bill No. 18-11 was read for the first time by title only.

Acting President Mange declared Bill No. 18-11 continued to the meeting of Monday, February 12, 2018 for the second reading and consideration.

Acting President Mange encouraged the Board to contact staff with any questions or ideas about the Town Square Project agenda items before the next meeting.

**OTHER**

**ADJOURN**

On motion of Alderman Meyland-Smith, seconded by Alderman Wright and unanimously approved by voice vote, the regular meeting adjourned at 7:40 PM.

  
Ashley McNamara  
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

Gary A. Hoelzer  
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 public hearing on Monday, January 22, 2018 at 7:00 p.m., at the Municipal Center, 1011 Municipal Center Drive, 63131, to consider a request by George Stock, Stock and Associates, on behalf of Maryville University, owner, for approval of a Conditional Use Permit for permanent spectator seating, for Maryville University, located at 650 Maryville University Drive, in the Major Educational Campus (MEC) Zoning District.

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 Director of Planning and Public Works Craig Wilde at (314) 587-2824.

Ashley McNamara  
City Clerk  
January 4, 2018

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

} S.S.

Page 1 of 1

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 **January 04, 2018** edition and ending with the **January 04, 2018** edition, for a total of 1 publications:

01/04/2018

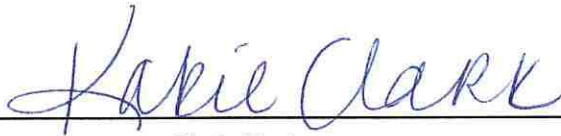
## NOTICE OF PUBLIC HEARING BOARD OF ALDERMEN CITY OF TOWN AND COUNTRY, MO

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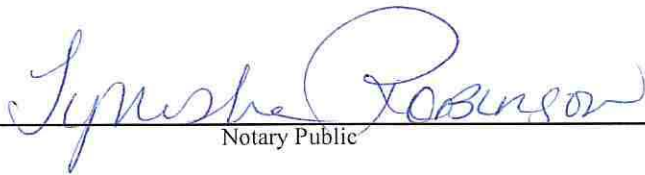
Ashley McNamara  
City Clerk

January 4, 2018  
11462809 County Jan. 4, 2018



Karie Clark

Subscribed & sworn before me this 4th day of Jan, 2018  
(SEAL)



Notary Public

TYNISHA ROBINSON  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for St. Louis City  
My Commission Expires: August 14, 2021  
Commission Number: 17799424



PROP_ADD	OWNER_NAME	OWN_ADD	OWN_CITY	ST	ZIP
575 MARYVILLE CENTRE DR	575 MARYVILLE CORPORATE CENTER LLC	712 FIFTH AVE 9TH FLOOR	NEW YORK	NY	10019
335 HAMPSHIRE HILL LN	BHAYANI SAMIT B & RAKHEE K H/W	335 HAMPSHIRE HILL LN	SAINT LOUIS	MO	63141
13451 CONWAY RD	CARPENTER SOPHIE E C TRUSTEE	P O BOX 411754	SAINT LOUIS	MO	63141
500 MARYVILLE UNIVERSITY DR	CHAPTER 100 ST LOUIS COUNTY	PO BOX 31759	SAINT LOUIS	MO	63131
352 CONWAY HILL RD	CONWAY HILL TRUSTEES	1415 ELBRIDGE PAYNE RD	CHESTERFIELD	MO	63017
349 CONWAY HILL RD	COOPER DAN & ARBUCKLE KATHERINE H/W	349 CONWAY HILL RD	SAINT LOUIS	MO	63141
340 HAMPSHIRE HILL LN	GHOBADI ARMIN & ZAHEDI MOJDEH H/W	340 HAMPSHIRE HILL LN	SAINT LOUIS	MO	63141
334 HAMPSHIRE HILL LN	GROSSMAN DANIEL T LIVING TRUST	334 HAMPSHIRE HILL LN	SAINT LOUIS	MO	63141
339 HAMPSHIRE HILL LN	MARKS JANET L	339 HAMPSHIRE HILL LN	SAINT LOUIS	MO	63141
522 MARYVILLE CENTRE DR	MARYVILLE CENTRE PLAT FOUR TRUSTEES	540 MARYVILLE CENTRE DR SUITE 210	SAINT LOUIS	MO	63141
519 MARYVILLE CENTRE DR	MARYVILLE CENTRE TRUSTEES	635 MARYVILLE CENTRE DR 200	SAINT LOUIS	MO	63141
573 MARYVILLE CENTRE DR	MARYVILLE CENTRE TRUSTEES	8888 KEYSTONE CROSSING ST 1200	INDIANAPOLIS	IN	46240
571 MARYVILLE CENTRE DR	MARYVILLE CENTRE TRUSTEES	540 MARYVILLE CENTRE DR SUITE 210	SAINT LOUIS	MO	63141
13664 CONWAY RD	MARYVILLE COLLEGE ST LOUIS	13550 CONWAY RD	SAINT LOUIS	MO	63141
598 MARYVILLE CENTRE DR	MARYVILLE LANDPARTNERSHIP	540 MARYVILLE CTR DR SUITE 210	SAINT LOUIS	MO	63141
527 MARYVILLE UNIVERSITY DR	MARYVILLE LOT 10 SUBDIVISION ASSOC	10990 WILSHIRE BLVD SUITE 1060	LOS ANGELES	CA	90024
511 MARYVILLE UNIVERSITY DR	MARYVILLE UNIVERSITY OF SAINT LOUIS	650 MARYVILLE UNIVERSITY DR	SAINT LOUIS	MO	63141
13446 CONWAY RD	MARYVILLE UNIVERSITY OF SAINT LOUIS	650 MARYVILLE UNIVERSITY DR # GANDER 136	SAINT LOUIS	MO	63141
660 MARYVILLE CENTRE DR	PMO III LLC	1140 RESERVOIR AVE	CRANSTON	RI	2920
357 CONWAY HILL RD	POINTE CONWAY TRUSTEES	P O BOX 4159	CHESTERFIELD	MO	63006
222 S WOODS MILL RD	ST LUKES EPISCOPAL PRESBYTERIAN HOSP	232 S WOODS MILL RD	CHESTERFIELD	MO	63017
520 MARYVILLE CENTRE DR	SVT 520 MARYVILLE CENTRE LP	540 MARYVILLE CENTRE DR SUITE 210	SAINT LOUIS	MO	63141
555 MARYVILLE UNIVERSITY DR	TREF I 555 MARYVILLE LLC	10990 WILSHIRE BLVD SUITE 1060	LOS ANGELES	CA	90024
13742 CONWAY RD	UNITED HEBREW CONGREGATION OF STL	13788 CONWAY RD	SAINT LOUIS	MO	63141