

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
February 24, 2023
1011 Municipal Center Drive
Town & Country, MO 63131
8:30 AM

MEMBERS:

Alderman Sue Allen, Chairperson
Mayor Charles H. Rehm, Jr.
Finance Director Joan Jadali
City Administrator Bob Shelton

Ward 1

Randi Weber
Bob Aikin

Ward 2

Janine Fabick(absent)

At Large

George Tarlas
Mohammed Agha(absent)

Ward 3

Hans Fredrickson
John Wichlenski(absent)

Ward 4

Mike Sawyer
Don Roberts

OTHERS PRESENT:

Assistant Finance Director Marian Oesterle, Communications and Administrative Assistant Morgan Kuepfert

1. Call to Order

Alderman Allen called the meeting to order at 8:30 a.m., and the roll, as noted above, was taken. There was a quorum.

2. Approval of Minutes from November 16, 2022

Mayor Rehm moved for approval, seconded by Mr. Fredickson and approved.

3. Use Tax Education

City Administrator Bob Shelton briefed the Commission on what the Use Tax would entail. He stated that the tax would be levied on out-of-state purchases, and the rate would match the City's current sales tax rate of 1.25%. He also stated that there would be educational materials in the City's Newsletter, on the City's website and a mailer would be sent to all Town & Country residents.

Mayor Rehm stated that the focus should be on education, as many residents are unaware that the City does not levy a property tax. He mentioned that even if the Use Tax were to pass, a property tax is likely imminent in 2024 but approval of the Use Tax could lessen the amount levied.

Alderman Allen noted that Use Tax failed overall last year by around 5%, however, it was approved in Wards 1 and 4. Alderman Allen also emphasized the need for overall education.

In response to questioning, Mr. Shelton clarified that the Use Tax would apply to residential and commercial purchases, and that the amount charged is based on where the product is delivered.

4. Purchasing Ordinance Recommendation

Finance Director Joan Jadali stated that the Purchasing Policy has not had any updates since 2003. Ms. Jadali distributed recommended changes to include the threshold for requirement of Purchase Orders, written proposals and formal bids. Ms. Jadali stated this information was carefully reviewed and compared to other municipalities.

Following discussion, Mr. Fredrickson moved to recommend the proposed changes as written to the Board of Aldermen for approval. The motion was seconded by Mr. Aiken and unanimously approved.

5. Investment Policy Discussion

A copy of the City's current investment policy was distributed to the Commission. Ms. Jadali stated that no changes are recommended at this time as the policy is in line with state statute. Brief discussion was held relating to certain authorities and designations.

Following discussion, Mr. Aikin moved to continue with the investment policy as-is with no recommended changes. The motion was seconded by Mr. Fredrickson and unanimously approved.

6. Economic Update

City Planner Ryan Spencer reviewed 2022 sales tax data, noting that the sales tax revenue was up by 11% compared to 2021. Mr. Spencer also noted that new construction in the City includes BJC/Encompass Rehab Hospital (former Wellbridge site), Town & Country Market at the corner of Ballas and Clayton, Chase Bank at Town and Country Crossing, Mason Pointe Phase 3, and Maryville E-Sports Arena. Finally, Mr. Spencer reported on development permit trends, noting that building permits were slightly lower in 2022 compared to 2021 but Staff expects site improvement permit fees to rise in 2023 as a number of commercial projects move forward with construction.

7. Other

Mayor Rehm noted that Mike Goldberg announced his resignation from the Ways and Means Commission and read aloud a Proclamation.

Alderman Allen noted that Mayor Rehm would be announcing his intent to appoint Jason Hoberman at the next Board of Aldermen meeting.

8. Adjourn

On motion by Mayor Rehm, seconded by Mr. Fredrickson and unanimously approved, the meeting adjourned at 9:40 AM.