

**WAYS & MEANS COMMISSION MINUTES**  
**CITY OF TOWN & COUNTRY, MO**  
**Friday, March 29, 2019**  
**Municipal Center**  
**8:00 AM**

**MEMBERS PRESENT:**

Alderman Sue Allen, Chairperson  
Mayor Jon Dalton  
Finance Director Pam Reitz  
City Administrator Bob Shelton

Ward 1

Randi Weber  
Bob Aikin

Ward 2

Oz Conrad  
Michael Goldberg (Absent)

Ward 3

Hans Fredrickson (Absent)  
John Wichlenski (Absent)

Ward 4

Bob Proost  
Don Roberts  
Jeff Parrotte, At-Large

**OTHERS PRESENT:**

Assistant Finance Director Marian Oesterle, Pam Holman, Mark Johnson, Todd Soloman, Amanda Mueller.

Alderman Sue Allen called the meeting to order at 8:00 a.m., and the roll as noted above was taken. There was a quorum.

NEW BUSINESS

1. Approval of Agenda

Motion by Mr. Proost; seconded by Mr. Aikin. Motion carried

2. Approval of February 1, 2019 Minutes

Mrs. Weber stated she would like the minutes to clarify her question on the budget revenue was regarding 4% sales tax increase. Mr. Conrad made a motion to approve the minutes, as amended; seconded by Mr. Proost. The minutes were approved.

3. January and February Financials

Ms. Reitz stated it was early in the budget to have any meaningful variances.

4. Business Licenses

Ms. Reitz stated she and Ms. Oesterle had reviewed unpaid business licenses and sent notices. \$75,000 in back payments was received; \$50,000 is forthcoming; and several businesses who accounted for \$36,000 have moved or closed. She stated we are working on a good system to monitor businesses and the Fire Marshal has been contacting property management companies during his inspections to identify tenants. Mr. Conrad asked if the auditors may have best practices to suggest. Mayor Dalton asked about other cities. Mr. Shelton stated the City of Clayton hires a summer intern to survey and update the business listing. Mr. Proost asked that they be kept informed of the progress. Mayor Dalton thanked the Ways and Means Commission and staff for their work on this issue.

5. Bryn Wyck Community Improvement District (CID)

Mr. Mark Johnson introduced other members of the Bryn Wyck subdivision and presented a power point. He stated the subdivision had investigated a variety of options to finance their street resurfacing. He said the cost in excess of \$7,000 per household could be a burden to pay up front for seniors and young families. They polled the residents and the majority would like to create a CID through the City. The City would finance the project with a favorable return to the City. Following much discussion, the proposal was continued to the next meeting set for April 12. Chairman Allen asked all members to forward any questions to City staff. Mr. Roberts asked if any CIDs had failed to meet obligations. Ms. Reitz stated she worked on some while at St. Louis County but they were backed by bonds.

#### 6. Better Together

Mr. Shelton stated in the interest of time he would refer the Commission to the City website which has much information including the financial impact to the city if the proposal is approved. He stated the net unfunded estimate would be a shortage of \$4 million annually without any capital expenses. He thanked Mrs. Weber and Mr. Parrotte for gathering signatures for the Freeholder petition.

#### 7. Other Business

Town Square – Mr. Shelton said the project is expected to be complete in June with no additional change orders requesting Board appropriation.

Accounting modules – Ms. Reitz stated the budgeted payroll module was approved by the Board. The Board also authorized part-time staffing to assist during transition and audit preparation.

Terms of Office – Chairman Allen stated there had been a question about expired terms on the Commission. She stated City Code provides expired members to be able to “stand and serve”. She distributed applications to reapply. Chairman Allen also stated if any members did not want to continue to serve to let her know.

#### 8. Adjourn

Chairman Allen stated with no other business to come before the commission the meeting would stand adjourned at 10:11 AM.

The next meeting will be scheduled for April 12, 2019.