

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
Friday, April 12, 2019
Municipal Center
8:00 AM

MEMBERS PRESENT:

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

Ward 1

Randi Weber
Bob Aikin
Ward 2
Oz Conrad
Michael Goldberg

Ward 3

Hans Fredrickson
John Wichlenski
Ward 4
Bob Proost (Absent)
Don Roberts (Absent)
Jeff Parrotte, At-Large

OTHERS PRESENT:

Alderman Pam Holman, Mark Johnson, Lynn Wright, Jerry Michelson

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

Chairperson Allen stated if there were no changes to the agenda it would stand as submitted.

2. Approval of March 29, 2019 Minutes

Mr. Conrad made a motion to approve the minutes; seconded by Ms. Weber. The minutes were approved.

3. Bryn Wyck Community Improvement District (CID)

Chairman Allen stated representatives of the Bryn Wyck subdivision were present as a follow-up to their initial presentation at the March 29 meeting. Alderman Allen stated that City Administrator Shelton had developed a draft agreement between the City and the CID which would address many of the concerns stated by members of the Commission. Mr. Shelton stated the creation of the petition, obtaining signatures, and ongoing reporting would all be the responsibility of the subdivision.

Mr. Parrotte asked about the standard of street paving. Mark Johnson, a Bryn Wyck trustee stated the paving would meet City standards. Mr. Goldberg asked about the 1% collection fee charged by the County. Mr. Johnson said that would be paid by the residents. Commission members also discussed the interest rate to be charged by the City and insuring that all record keeping with the County, financing, contracting and payments be the responsibility of the CID. Mr. Johnson stated that Bryn Wyck had retained Pat Nassi at Development Dynamics to assist them and attorneys in the subdivision were drafting the petition.

Ms. Weber asked about a payoff amount and who would calculate the interest. Mr. Johnson stated any early payoff would be on an annual basis and interest would not be calculated daily. She asked who would keep

those records and Mr. Johnson stated the CID would notify the County each year of who owed and how much.

Mr. Aikin asked about other subdivisions requesting that the City finance the streets. Mr. Shelton stated that the amount of work that goes into the preparation of the CID and the additional cost involved would be a deterrent to many subdivisions. Mr. Conrad stated he was not initially in favor but Bryn Wyck had done their homework and any future consideration would have to have the same due diligence before approaching the Ways and Means Commission for such financing.

Mr. Goldberg made a motion to recommend to the Board of Aldermen to consider approval of the Bryn Wyck CID not to exceed \$300,000. Second by Mr. Wichlenski. All in favor.

4. Other Business

Mr. Wichlenski asked about the proposal being considered by the Board to undertake an audit of the Public Works Department. Mr. Shelton stated the audit, if approved, would be a performance audit and not financial.

5. Adjourn

Chairman Allen stated with no other business to come before the Commission the meeting would stand adjourned at 8:50 AM.

The next meeting will be scheduled for late June or early July.