

**BOARD OF ALDERMEN  
CITY OF TOWN AND COUNTRY  
1011 MUNICIPAL CENTER DRIVE, 63131  
MAY 9, 2022**

**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, May 9, 2022 at the Municipal Center.

**PLEDGE OF ALLEGIANCE**

Mayor Rehm led the Pledge of Allegiance.

**ROLL CALL**

The 7:00 PM roll call indicated Aldermen Allen, Even, Francisco, Holman, Hughes, Mortland, Parrotte and Wiesehan to be present.

Mayor Rehm presided.

Attorney Ed Sluys was present to represent the City.

**MINUTES – 04/25/22**

Alderman Hughes moved for approval, seconded by Alderman Holman.

Mayor Rehm called for any corrections or amendments.

Alderman Allen noted that while she was not present at the previous meeting, she had reviewed the video recording and was fully apprised on the minutes and matters for consideration.

Hearing no further, the minutes of 04/25/22 were approved by voice vote.

**HEARING FROM CITIZENS**

**PUBLIC HEARING(S)**

- *A public hearing to review a request from Debra and Robert Hellmann, owner, for approval of a Conditional Use Permit for a pavilion, to be located at 12051 Gailcrest Lane, in the Suburban Estate (SE) Zoning District.*

Mayor Rehm 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 April 23, 2022.
2. Typewritten notice of hearing posted at the Municipal Center, on the City's website, 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. 22-30.

Robert Hellmann, owner, was present on behalf of the request.

Mayor Rehm invited questions of the applicant and/or discussion.

Mayor Rehm called for public comments.

Venkata Devineni, 2260 Barnbridge, spoke in support of the request as one of the immediately adjacent neighbors.

Mayor Rehm noted that the Planning & Zoning Commission unanimously recommended approval of the application.

Hearing no further, the public hearing was closed.

### **APPOINTMENTS**

- Commission Chairman

Mayor Rehm sought a motion to approve his appointment of Alderman Francisco to the Parks & Trails Commission and Alderman Wiesehan to the Police, Fire & EMS Commission. He noted that all other chairmen and aldermanic liaisons would remain in place.

Alderman Even moved for approval, seconded by Alderman Parrotte.

A voice vote was held and carried.

- Acting President

Alderman Allen moved to elect Alderman Holman as Acting President of the Board of Aldermen, seconded by Alderman Mortland.

Hearing no further nominations, a voice vote was held and carried unanimously.

Mayor Rehm thanked Alderman Allen for her service as the Acting President during the 2021-2022 year.

Mayor Rehm announced his intent to appoint David Murphy to the Parks & Trails Commission and Mohammad Agha to the Ways & Means Commission at the next Board of Aldermen meeting. He also informed the Board that the City Clerk has been directed to begin the reappointment application process for all commission members that are expired, or will be expired by May 31.

### **COMMUNICATIONS AND REPORTS**

#### Alderman Mortland

Alderman Mortland reported that the Police, Fire & EMS Commission would hold its next meeting at 4:30 PM on Tuesday, May 24, at the Municipal Center.

#### Alderman Parrotte

Alderman Parrotte announced that the Planning & Zoning Commission would next meet at on May 18 at the Municipal Center. He added that the applicant for the proposal at Woods Mill Center has formally requested a continuance to the June meeting.

#### Alderman Allen

Alderman Allen stated that the next meeting of the Ways & Means Commission would be held at 8:30 AM on May 20 at the Municipal Center.

#### Alderman Francisco

Alderman Francisco reported that the Veterans & First Responders Task Force met earlier in the day to continue reviewing plans with SWT Design. She noted that additional updates will be forthcoming as they are available.

#### Alderman Wiesehan

Alderman Wiesehan invited everyone to attend the first Summer Concert Series Event on Friday May 13 from 5:00-9:00 PM at Town Square. He detailed the event offerings to include free seedlings, dog-friendly booths, food from Pappy's Smokehouse, beverages from Steampunk Brew Works, and music by Wax Museum.

#### Alderman Holman

Alderman Holman announced that the Public Works Commission would next meet at 6:30 PM on May 16 at the Municipal Center.

**UNFINISHED BUSINESS**

**BILL NO. 22-27, AN ORDINANCE AMENDING TITLE I, CHAPTER 125: BOARDS, COMMISSIONS, AND COMMITTEES OF THE TOWN AND COUNTRY MUNICIPAL CODE, SPECIFICALLY BY THE DELETION OF SECTION 125.270 REGARDING THE BEAUTIFICATION GRANT PROGRAM AND THE AMENDMENT OF SECTION 125.250 REGARDING RELATED DUTIES** (sponsored by Alderman Holman) (1<sup>st</sup> reading 04/11/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-27 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Hughes.

Alderman Wiesehan expressed his desire to see the Beautification Grant Program (the "Program") be put on hold for several years as opposed to eliminated, particularly since the Program had been well-utilized since its establishment.

Alderman Holman provided background on the Public Works Commission's initial review of a moratorium and ultimate recommendation to eliminate the Program. She noted that the Commission felt that it was more desirable to spend public funds, particularly from the Road Fund, on items that enhanced safety in the community like roadways, lighting, key identifiers, etc.

Alderman Allen noted her support of eliminating the Program given the added cost, in both time and money, for staff to oversee all necessary components.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Holman, Hughes, Mortland and Parrotte; NAY, Wiesehan; ABSTAIN, none; ABSENT, none.

The motion carried 7-1 and Bill No. 22-27 became Ordinance No. 4508.

**BILL NO. 22-28, AN ORDINANCE AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CDG ENGINEERS FOR PRE-PLANNING SERVICES RELATED TO THE BOPP ROAD REHABILITATION AND MULTI-USE PATH PROJECT** (sponsored by Aldermen Holman & Hughes) (1<sup>st</sup> reading 04/25/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-28 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Hughes.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Holman, Hughes, Mortland, Parrotte and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 22-28 became Ordinance No. 4509.

**BILL NO. 22-29, AN ORDINANCE ACCEPTING THE BID AND AUTHORIZING AN AGREEMENT WITH NB WEST CONTRACTING FOR THE 2022 ROAD AND PARKING LOT PAVEMENT PROGRAM AND AMENDING THE 2022 BUDGET BY INCREASING EXPENDITURE ACCOUNTS IN THE ROAD FUND, PARKS & STORMWATER FUND, AND CAPITAL IMPROVEMENTS FUND AND APPROPRIATING FUNDS TO COVER THE INCREASES** (sponsored by the Board as a Whole) (1<sup>st</sup> reading 04/25/22)

Mayor Rehm called for a second reading, without objection. Without objection, Bill No. 22-29 was read for the second time and placed upon its final passage.

Alderman Holman moved for approval, seconded by Alderman Hughes.

Alderman Allen expressed concern with approving large expenditures without first obtaining a “big picture” view of the City’s finances, including ongoing projects and necessities.

City Administrator Bob Shelton noted that the project was rebid to obtain more competitively priced options, and that staff believes putting the work off for a year will increase expenses.

Alderman Holman described the various components of this year’s program including work in Ward 1, Ward 3, and the parking lots at the Municipal Center and Drace Park. She added that City roads have to be at a level 7 on the PASER scale and some are at a 5, which could impact public safety.

Brief discussion ensued about roadway conditions, safety, and aesthetics.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Holman, Hughes, Mortland, Parrotte and Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and Bill No. 22-29 became Ordinance No. 4510.

**RESOLUTION NO. R02-2022, A RESOLUTION PLACING A TEMPORARY MORATORIUM ON PRIVATE STREET ACCEPTANCE BY THE CITY OF TOWN AND COUNTRY EFFECTIVE IMMEDIATELY AND VALID THROUGH CALENDAR YEAR 2022** (continued from 04/25/22)

Alderman Holman moved for approval, seconded by Alderman Mortland.

Mayor Rehm noted that requests currently in the queue will remain and will not be impacted by the moratorium, if passed.

Alderman Holman explained that the Public Works Commission recommends a moratorium to allow time for an audit of public streets over the summer. She added that once the assessment is completed, the Commission will review language regarding private street acceptance and bring a recommendation to the Board of Alderman for consideration.

A voice vote was held and carried.

**NEW BUSINESS**

**BILL NO. 22-30, AN ORDINANCE APPROVING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE, A PAVILION, LOCATED AT 12051 GAILCREST LANE IN THE CITY OF TOWN AND COUNTRY** (sponsored by Aldermen Even, Holman & Hughes)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-30 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-30 continued to the meeting of Monday, May 23, 2022 for the second reading and consideration.

Alderman Hughes recused herself and left the dais.

**ARCHITECTURAL REVIEW**

Alderman Allen moved for approval of the architectural review for Covenant Presbyterian Church, located at 2143 North Ballas Road.

Alderman Mortland seconded and a voice vote carried.

Alderman Hughes rejoined the dais and served for the remainder of the meeting.

**BILL NO. 22-31, AN ORDINANCE AMENDING AN ENGINEERING SERVICES AGREEMENT FEE AMENDMENT WITH REITZ & JENS IN RELATION TO THE 21 BROOKMILL AND 1839 WOODMARK STORMWATER PROJECTS** (sponsored by Aldermen Mortland & Holman)

Mayor Rehm called for a first reading, without objection. Without objection, Bill No. 22-31 was read for the first time by title only.

Mayor Rehm declared Bill No. 22-31 continued to the meeting of Monday, May 23, 2022 for the second reading and consideration.

**WARRANT LIST-05/09/22**

Alderman Mortland moved for approval, seconded by Alderman Allen.

Mayor Rehm called for discussion or amendments.

Hearing no amendments, a voice vote was taken on the May 9, 2022 warrant list in the amount of \$230,957.82 and carried.

**OTHER**

Alderman Allen thanked City Planner Ryan Spencer for his recent memo to the Board outlining the highlights of his attendance at the 2022 National Planning Conference. She expressed appreciation to Mr. Spencer for all the work he does in service to the City and a round of applause was held.

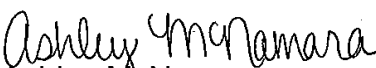
**ADJOURN**

Motion was made by Alderman Mortland and seconded by Alderman Hughes to move to closed session pursuant to Section 610.021 (1) and (2) to discuss attorney/client privileged communications, litigation, and real estate.

The roll call vote was as follows: AYE, Aldermen Allen, Even, Francisco, Holman, Hughes, Mortland, Parrotte, Wiesehan; NAY, none; ABSTAIN, none; ABSENT, none.

The motion carried unanimously and the Board moved to closed meeting at 7:29 PM.

The Board did not return to open regular session.

  
Ashley McNamara  
City Clerk

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



Charles H. Rehm, Jr.  
Mayor

Robert Shelton  
City Administrator

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**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, May 9, 2022, at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to review a request from Debra and Robert Hellmann, owner, for approval of a Conditional Use Permit for a pavilion, to be located at 12051 Gailcrest Lane, in the Suburban Estate (SE) 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 City Planner Ryan Spencer at (314) 587-2827.

Ashley McNamara  
City Clerk

# AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI  
COUNTY OF ST. LOUIS

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Before the undersigned Notary Public personally appeared **Brandon Crail** 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 **April 23, 2022** edition and ending with the **April 23, 2022** edition, for a total of 1 publications:

04/23/2022

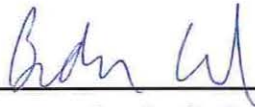
## NOTICE OF PUBLIC HEARING

### BOARD OF ALDERMEN CITY OF TOWN AND COUNTRY, MO

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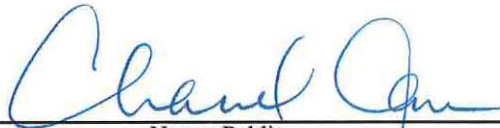
All interested parties may examine all public documents relating to this matter at the Municipal Center and may appear and be heard at the public hearing. For direct inquiries, please contact City Planner Ryan Spencer at (314) 587-2827.

Ashley McNamara  
City Clerk  
12111776 County Apr. 23, 2022



**Brandon Crail**

Subscribed & sworn before me this 23<sup>rd</sup> day of Apr, 2022  
(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

<b>NAME</b>	<b>ADDRESS</b>	<b>CITY/STATE/ZIP</b>
BOEDEFELD MICHAEL S & MARY E H/W	12020 CARBERRY PL	SAINT LOUIS, MO 63131
DEVINENI FAMILY TRUST	2260 BARNBRIDGE RD	SAINT LOUIS, MO 63131
DRAKE TRUST	2252 BARNBRIDGE RD	SAINT LOUIS, MO 63131
EVANS ROBERT & STEPHANIE H/W	2228 BARNBRIDGE RD	SAINT LOUIS, MO 63131
GAST RICHARD G & KELLY S T/E	2259 BARNBRIDGE RD	SAINT LOUIS, MO 63131
GOEDDE THOMAS P MARY T H/W	2251 BARNBRIDGE RD	SAINT LOUIS, MO 63131
HAMMACK FAMILY REVOCABLE LIVING TRUST	12012 CARBERRY PL	SAINT LOUIS, MO 63131
HAWATMEH IBRAHIM TRUSTEE	12039 GAILCREST LN	SAINT LOUIS, MO 63131
HELLMANN ROBERT J JR	12051 GAILCREST LN	SAINT LOUIS, MO 63131
LEE LEANDER K MALLISSA A H/W	12033 GAILCREST LN	SAINT LOUIS, MO 63131
LINGO MARK & CARRIE T/E	2235 BARNBRIDGE RD	SAINT LOUIS, MO 63131
MILLMAN STEPHEN & KIMBERLY T/E	2243 BARNBRIDGE RD	SAINT LOUIS, MO 63131
MILLS AMANDA M & BRADLEY L H/H	12028 CARBERRY PL	SAINT LOUIS, MO 63131
PARKER KARMAN D	12030 GAILCREST LN	SAINT LOUIS, MO 63131
POOL A EUGENE & NINA A H/W	12044 CARBERRY PL	SAINT LOUIS, MO 63131
SMITH MARSHALL D & KAREN H/W	2268 BARNBRIDGE RD	SAINT LOUIS, MO 63131
SNYDER MATTHEW & JENNIFER T/E	12045 GAILCREST LN	SAINT LOUIS, MO 63131
SUBBAIAH KOSURI V & BHARATHI K REVOCABLE	12004 CARBERRY PL	SAINT LOUIS, MO 63131
WILLMAN MARTIN L & MARY L T/E	2304 TODFORTH WAY	SAINT LOUIS, MO 63131
WISE JERRY L LIVING TRUST	2236 BARNBRIDGE RD	SAINT LOUIS, MO 63131
WISELY MERIKAY REVOCABLE TRUST THE	12031 CARBERRY PL	SAINT LOUIS, MO 63131