

**WAYS & MEANS COMMISSION MINUTES**  
**CITY OF TOWN & COUNTRY, MO**  
**Thursday June 21, 2018**  
**Municipal Center**  
**7:30 AM**

**MEMBERS PRESENT:**

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

Ward 1

Randi Weber (Absent)  
Bob Aikin

Ward 2

Oz Conrad  
Michael Goldberg (Absent)

Ward 3

Hans Fredrickson (Absent)  
John Wichlenski

Ward 4

Bob Proost  
Don Roberts (Absent)

**OTHERS PRESENT:**

Alderman Lindsey Butler, Public Works and Planning Director Craig Wilde, residents Robin Oldfield and Jeff Parrotte. Alderman Lynn Wright after the meeting was in progress.

Alderman Sue Allen called the meeting to order at 7:30 AM and the roll as noted above was taken.

**NEW BUSINESS**

1. Approval of March 23, 2018 Minutes

Mr. Aikin made a motion to approve the minutes, seconded by Mr. Conrad, and approved without amendment.

2. Review First Quarter Financial Reports

Ms. Reitz stated the financials had been e-mailed. Mr. Conrad asked about the cost of elections. Mr. Shelton stated the cost was shared by each political subdivision with a ballot issue. Ms. Reitz stated she had also included a 1<sup>st</sup> quarter financial summary.

3. Investment Policy

Ms. Reitz reviewed the investment policy. Mr. Aikin inquired about Section 13. Mr. Proost stated he believed the previous title of Finance Commission was more appropriate than Ways and Means. Mayor Dalton explained the rationale for the committee name change. Mr. Conrad questioned if the City was complying with Section 4 documentation for brokers. The response was yes.

Chairman Allen asked if our investment policy was similar to other cities. Mr. Shelton stated yes.

4. Review of Insurance Rates

Ms. Reitz provided a spread sheet of current rates compared to the renewal rates for the City and the self-insured group as a whole. It was noted our workers compensation rates increased due to claims. Mr. Wichlenski questioned how often the insurance coverage is bid. Ms. Reitz stated the broker bids it every year.

## 5. Annexation Map Plans Cost Benefit Estimates

Mr. Shelton stated there were two areas under consideration to submit a map plan which is allowed every five years. The City previously submitted on Area 1, which is the former quarry at Manchester and Des Peres Road and includes office buildings on either side of I-270. The Board of Aldermen has requested a recommendation on Area 1 and an additional Area 2, which is Manchester Road from Barrett Station to Manchester Meadows Shopping Center. Both areas are currently unincorporated St. Louis County. Mr. Shelton also stated submission of a map plan did not require that the City move forward with annexation. Mayor Dalton stated he thought it was important to be part of the discussion if there were any annexations proposed.

After discussion regarding the financial estimates of revenue and cost of services from the commission, and the land uses in both areas, Chairman Allen stated she would like the commission to consider each area separately. Mr. Wichlenski made a motion to recommend to the Board approval of submittal of a map plan for Area 1, pending future financial review prior to any official annexation action. Mr. Aikin seconded the motion. By a voice vote, all in favor, one opposed. Motion carried.

Mr. Proost made a motion to recommend to the Board approval of submittal of a map plan for Area 2, pending future financial review prior to any official annexation action of Area 2. Mr. Wichlenski seconded the motion. By a voice vote, all in favor, one opposed. Motion carried.

## 6. Town Square Financial Update

Ms. Reitz stated the Town Square financials were distributed as well as a year-by-year total of expenses. Mr. Conrad inquired about the category titled "deferred". Mr. Wilde stated those items had been eliminated. Mr. Wilde also gave some background on the status of the project. Mr. Conrad stated after reviewing the history section of the most recent newsletter, he appreciated reviewing the cost to purchase other parks in the City.

## 7. Other Business

Mr. Proost stated he would like to include an update on new businesses. Mr. Wilde stated Panera Bread was approved to build in the Mason Village Shopping Center at the former Schnucks/bank building and the remainder of the building would be office/retail.

The next meeting will also include a report by the external auditor (Hochschild and Bloom) regarding the 2017 audit.

Chairman Allen stated with no other business to come before the commission the meeting would stand adjourned at 9:02 AM.