

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
JULY 22, 2019**

WORK SESSION

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 6:30 PM on Monday, July 22, 2019.

Present were: Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mange and Reuter. Alderman Mortland was absent.

Mayor Dalton presided.

In City Attorney Steve Garrett's absence, Ed Sluys was present to represent the City.

1. Presentation of the 2018 Comprehensive Annual Financial Report

Victoria Daily with Hochschild, Bloom & Company presented the Board with a brief overview of the audit findings. Ms. Daily reported that the City received an unmodified, clean opinion and a certificate of achievement award is expected. She also provided information about the City's net financial position and noted a few areas where additional security measures could be helpful.

Alderman Allen noted that the Ways & Means Commission was pleased with the results and reported that the suggestions made have already been implemented.

City Administrator Bob Shelton confirmed with Ms. Daily that an independent look at the Town Square Project was completed. In response to Alderman Butler, Ms. Daily explained that the approved project amount, independent line items, invoices, and change order requests were reviewed.

2. Discussion – Regular Meeting Agenda Items

City Administrator Bob Shelton briefed the Mayor and Board of Aldermen on the status of the Topping Road Trail Project. He noted that he met with the Ward 1 and 2 aldermen to discuss the project and resident concerns. After discussion, it was recommended that the City's proposal be changed to amend the project from eight feet of asphalt to five feet of concrete. He explained that without objection, staff would seek authorization of an amendment to the grant scope for Phase 1. He further clarified that the change would be cost neutral for Phase 1 but would be potentially more expensive and impactful for Phase 2 as that particular application would need to be withdrawn and resubmitted with changes reflected.

Brief discussion was held about the grant application and award process, cost and scoring implications, and timeline for the project.

No votes were taken.

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, July 22, 2019 at the Municipal Center, 1011 Municipal Center Drive.

PLEDGE OF ALLEGIANCE

St. Louis County Councilman Tim Fitch, led the Pledge of Allegiance.

ROLL CALL

The 7:00 PM roll call indicated Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mange and Reuter. Alderman Mortland was absent.

Mayor Dalton presided.

In City Attorney Steve Garrett's absence, Ed Sluys was present to represent the City.

MINUTES – 07/08/19 Regular Meeting

Alderman Allen moved for approval, seconded by Alderman Frautschi.

Mayor Dalton called for any corrections or amendments.

Hearing none, the minutes of 07/08/19, were unanimously approved.

HEARING FROM CITIZENS

PUBLIC HEARING(S)

A court reporter from Alaris Litigation was present to record the public hearing.

- *A public hearing to consider Zoning Code Amendments related to Medical Marijuana related uses - Section 405.080 Definitions, Section 405.227 Marijuana Related Uses, Section 405.560 Office/Campus Office - Conditional Uses, Section 405.630 Commercial - Conditional Uses, Section 405.865 Hospital - Conditional Uses, Section 405.951 Planned Office Park- Conditional Uses, and Section 405.1330 Planned Medical Office - Conditional Uses.*

Mayor Dalton opened the public hearing and the City Clerk entered the following exhibits:

1. Affidavit of Publication of Notice of Hearing published in the St. Louis Countian on July 2, 2019.
2. Typewritten notice of hearing posted at the Municipal Center and on the City's website.
3. Bill No. 19-39

City Planner Ryan Spencer approached the podium and stood available for any questions.

Mayor Dalton called for public comments.

Hearing none, the public hearing was closed.

APPOINTMENTS

- Conservation Commission-Ann Marie Mayuga, At-Large
Alderman Reuter moved for approval, seconded by Alderman Butler.

A voice vote was held on the appointment and carried.

COMMUNICATIONS AND REPORTS

Alderman Butler

Alderman Butler announced that Police Chief Jim Cavins was welcomed at the Police, Fire & EMS Commission on July 16 and retiring Interim Chief Bob Arthur was honored. She added that reports were given regarding fire inspection totals, new rifles, and body cameras.

Alderman Allen

Alderman Allen reported that the Ways & Means Commission held its recent meeting on July 19 and recommended the City continue with a 0% property tax levy rate.

Alderman Holman

Alderman Holman stated that the Town Square Grand Opening and Fire & Ice event has been rescheduled to August 16, with a ribbon cutting at 7:00 PM in conjunction with food/drinks and entertainment, and fireworks commencing at 9:00 PM.

She also announced that the Parks & Trails Commission will meet at 6:00 PM on August 19, at the Longview Farm House.

UNFINISHED BUSINESS

BILL NO. 19-38, AN ORDINANCE APPROVING A RECORD PLAT AND TRUST INDENTURES FOR STONECHASE OF CONWAY SUBDIVISION IN THE CITY OF TOWN AND COUNTRY AND AUTHORIZING THE RECORD PLAT TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF ST. LOUIS COUNTY (sponsored by Aldermen Benigas, Allen & Frautschi) (1ST reading 07/08/19)

Mayor Dalton called for a second reading, without objection. Without objection, Bill No. 19-38 was read for the second time and placed upon its final passage.

Alderman Frautschi moved for approval, seconded by Alderman Allen.

Alderman Benigas noted his concern about developers obtaining approval to clear cut unnecessarily, and expressed hope that the forthcoming landscaping plan for this property would show some replenishment of trees and vegetation.

Alderman Reuter stated that the work done by the Natural Resource Preservation Task Force is being further reviewed by a subcommittee of the Planning & Zoning Commission and would be brought back for approval.

The roll call vote was as follows: AYE, Aldermen Allen, Benigas, Butler, Frautschi, Holman, Mange and Reuter; NAY, none; ABSTAIN, none; ABSENT, Mortland.

The motion carried unanimously and Bill No. 19-38 became Ordinance No. 4298.

NEW BUSINESS

BILL NO. 19-39, AN ORDINANCE AMENDING TITLE IV, CHAPTER 405 THE ZONING REGULATIONS OF THE TOWN AND COUNTRY MUNICIPAL CODE BY ENACTING SECTION 405.227 MARIJUANA RELATED USES AND AMENDING THE FOLLOWING: SECTION 405.080 DEFINITIONS, SECTION 405.560 OFFICE/CAMPUS OFFICE-CONDITIONAL USES, SECTION 405.630 COMMERCIAL-CONDITIONAL USES, 405.865 HOSPITAL-CONDITIONAL USES, SECTION 405.951 PLANNED OFFICE PARK-CONDITIONAL USES, AND SECTION 405.1330 PLANNED MEDICAL OFFICE-CONDITIONAL USES TO ADD REGULATIONS REGARDING MEDICAL MARIJUANA USES (sponsored by Aldermen Frautschi & Holman)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 19-39 was read for the first time by title only.

Mayor Dalton declared Bill No. 19-39 continued to the meeting of Monday, August 12, 2019 for the second reading and consideration.

BILL NO. 19-40, AN ORDINANCE AUTHORIZING A WORK ORDER WITH WOOD, INC. FOR ADDITIONAL DESIGN AND PLANS FOR DRAINAGE PURPOSES RELATED TO THE MASON ROAD MULTI-USE TRAIL AND AMENDING THE 2019 BUDGET BY INCREASING A PARKS AND STORMWATER FUND EXPENDITURE ACCOUNT AND APPROPRIATING THE FUNDS TO COVER THE INCREASE (sponsored by Alderman Holman)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 19-40 was read for the first time by title only.

Mayor Dalton declared Bill No. 19-40 continued to the meeting of Monday, August 12, 2019 for the second reading and consideration.

BILL NO. 19-41, AN ORDINANCE AUTHORIZING AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH THE CITY OF CHESTERFIELD FOR PROFESSIONAL INFORMATIONAL TECHNOLOGY (IT) SERVICES FOR THE CITY OF TOWN AND COUNTRY (sponsored by Aldermen Allen & Reuter)

Mayor Dalton called for a first reading, without objection. Without objection, Bill No. 19-41 was read for the first time by title only.

Mayor Dalton declared Bill No. 19-41 continued to the meeting of Monday, August 12, 2019 for the second reading and consideration.

WARRANT LIST-07/22/19

Alderman Allen moved for approval, seconded by Alderman Frautschi.

Mayor Dalton called for any amendments.

Hearing none, a voice vote was taken and the warrant list of July 22, 2019, in the amount of \$396,270.89 and was unanimously approved.

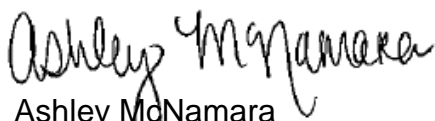
OTHER

Discussion was held about the application and approval process of developments while work on the Municipal Code is being completed, particularly with respect to woodland and open space preservation.

Alderman Reuter noted that he has requested that City Administrator Bob Shelton and City Planner Ryan Spencer provide an overview to the Board of Aldermen about the City's various zoning classifications and planned development districts.

ADJOURN

On motion of Alderman Frautschi, seconded by Alderman Holman and unanimously approved by voice vote, the regular meeting adjourned at 7:19 PM.


Ashley McNamara
City Clerk

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



Jonathan F. Dalton
Mayor

Robert Shelton
City Administrator

**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, July 22, 2019 at 7:00 p.m. at the Municipal Center, 1011 Municipal Center Drive, to consider Zoning Code Amendments related to Medical Marijuana related uses - Section 405.080 Definitions, Section 405.227 Marijuana Related Uses, Section 405.560 Office/Campus Office - Conditional Uses, Section 405.630 Commercial - Conditional Uses, Section 405.865 Hospital - Conditional Uses, Section 405.951 Planned Office Park-Conditional Uses, and Section 405.1330 Planned Medical Office - Conditional Uses.

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
July 2, 2019

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. LOUIS

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Before the undersigned Notary Public personally appeared **Chanel Jones** 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 **July 02, 2019** edition and ending with the **July 02, 2019** edition, for a total of 1 publications:

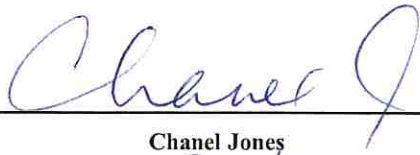
07/02/2019

NOTICE OF PUBLIC HEARING BOARD OF ALDERMEN CITY OF TOWN AND COUNTRY, MO

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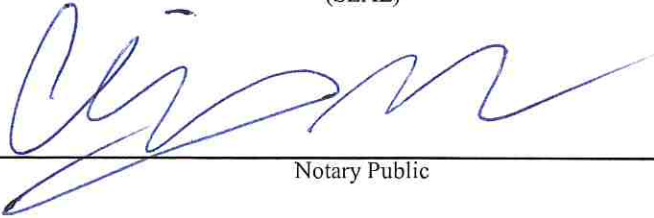
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Ashley McNamara
City Clerk
11761996 County Jul. 2, 2019



Chanel Jones

Subscribed & sworn before me this 2nd day of JUL, 2019
(SEAL)



Notary Public

CHRISTINE BEEM
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis City
My Commission Expires: January 25, 2022
Commission Number: 18401969