

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
Friday, August 24, 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
Bob Aikin
Ward 2
Oz Conrad
Michael Goldberg

Ward 3

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

OTHERS PRESENT:

Public Works and Planning Director Craig Wilde, Assistant Finance Director Marian Oesterle

Alderman Sue Allen called the meeting to order at 7:30 a.m. and the roll as noted above was taken. There was a quorum. Alderman Allen welcomed Mr. Parrotte as a new member serving at-large. Ms. Reitz introduced Marian Oesterle, Assistant Finance Director and stated Marian has been very helpful with the transition and with all of the financial duties of the City.

NEW BUSINESS

1. Approval of July 12, 2018 Minutes

Mr. Aikin made a motion to approve the minutes; seconded by Mr. Conrad. The minutes were approved with the correction under 4. Other Business. Mr. Goldberg did not second the motion to recommend a one year extension with the audit firm of Hochschild Bloom, as he was not present at the meeting.

2. Review June Financial Reports

Ms. Reitz stated the financials had been distributed. She said the sales tax revenue as reported from the State was ahead of 2017 by 15%. However, Public Safety sales tax which is county-wide per capita is 10% ahead of last year, indicating Town and Country businesses are outperforming county-wide. Mr. Frederickson said we have had some new stores open which could result in increased sales tax revenue. Mr. Wilde stated At Home was one of the newest stores to open. There was a question about fire and EMS expense. Ms. Reitz stated it was high because they bill quarterly.

3. Town Square Update

Ms. Reitz stated she had distributed financials on Town Square that show what has been spent since 2014 in addition to a running total with specific line items that Mr. Wilde maintains. Mr. Conrad questioned the cost of change orders. Mr. Wilde stated that 80% of the change orders were owner elective and approved by the Board of Aldermen. He stated less than 20% of the change order expenses were related to site conditions. Mayor Dalton stated the City has one shot at this and it should be a first class project. There was further review and discussion of the Town Square expense items.

4. 2019 Budget Status

Ms. Reitz stated she and Mr. Shelton are in the process of meeting with Department Directors and developing the expense side of the budget. She distributed a draft budget schedule. Mayor Dalton stated the schedule only had one session with the Ways and Means Commission and he recommended two sessions. Mr. Conrad stated he was interested in big ticket items and personnel expenses.

5. Investment Options

Ms. Reitz stated she had distributed information on Multi-Bank Securities, (MBS). Several area cities use them for investments and have been pleased. Ms. Reitz reviewed their investments and they offer competitive rates. She also stated the reporting is good through the portal and the investments are secured. Mr. Proost stated it is win-win. The commission recommended in favor of taking the proposal to the Board of Aldermen for review.

6. Economic Update

Mr. Wilde stated demolition is under way for construction of the new Panera Bread with drive through to be located at Clayton Village across from Katie's Pizza. He also stated that the former Wellbridge fitness center by Town and Country Crossing is for sale.

7. Other Business

Mr. Aikin asked if there had ever been consideration of a city recreation center for Town and Country. Mayor Dalton stated the city looked into memberships to the Des Peres Lodge but there was not a big demand at the time. He said Creve Coeur has also discussed a recreation center but does not have one at this time. To build and manage one on our own would be expensive.

Mr. Wichlenski asked about the potential sale of a portion of Preservation Park. Mr. Shelton said he was aware the resident survey indicated resident would be supportive, but there is an agreement in place with CBC high school which has restriction he will look into. He said the Parks and Trails Commission had also asked about the status of the property.

8. Next meeting

Alderman Allen stated there was discussion on the starting time of the meeting. Some preferred 7:30 AM and some preferred 8:00 AM. It was decided the commission would meet at 8:00 AM

Chairman Allen stated with no other business to come before the commission the meeting would stand adjourned at 8:40 AM.