

WAYS & MEANS COMMISSION MINUTES
CITY OF TOWN & COUNTRY, MO
Friday, October 5, 2018
Municipal Center
8:00 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 (Absent)
Ward 4
Bob Proost
Don Roberts (Absent)
Jeff Parrotte, At-Large

OTHERS PRESENT:

Alderman Skip Mange, Alderman Lynn Wright and Public Works and Planning Director Craig Wilde.

Chairman Sue Allen called the meeting to order at 8:00 AM and the roll as noted above was taken. There was a quorum.

NEW BUSINESS

1. Approval of August 24, 2018 Minutes

Mr. Aikin made a motion to approve the minutes; seconded by Mr. Conrad. The minutes were approved. Mr. Conrad asked if the Board had voted on the investment proposal recommended by Ways and Means. Ms. Reitz stated it has not been presented due to clarification needed from Multi-Bank Securities.

2. Draft 2019 Budget Overview

Chairman Allen stated Ms. Reitz would review the draft budget. Mayor Dalton stated he wanted to emphasize that this was a draft budget, still being finalized, but he wanted Ways and Means to get an early review and provide any feedback.

Ms. Reitz reviewed the comparison of the proposed 2018 budget to the estimated 2018 budget and rationale for increases or decreases in revenues and expenses.

Ms. Reitz stated some business license revenue was not received and the businesses have been notified. Several commission members expressed concern. Mayor Dalton stated the City is now more aware of changes in businesses moving in due to the Fire Marshall position and his inspections of existing businesses. Mr. Shelton said the staff would be following up with the unpaid businesses.

Mr. Fredrickson said he was pleased to see the contribution of \$100,000 from BJC to the City to be used for landscaping in the area of Mason and I-64.

Mr. Conrad stated overall he was concerned about the depleting reserve funds. Ms. Reitz stated the projected fund balance at the end of the year was 78% and City policy is to maintain 50% of reserves.

Mayor Dalton stated the Government Finance Association recommends a fund balance of 17% so we are far above that recommended position.

Mr. Parrotte stated General Fund expenses are down from prior year. Ms. Reitz stated that is partially due to some expenses being moved from the General Fund to Capital or Parks and Stormwater.

Ms. Weber stated the fire protection contract is a large portion of the City's expense. She asked when the current agreement with West County expires. Ms. Reitz stated it was until 2021.

Mr. Goldberg asked if there was a contingency for a downturn in the economy. Mayor Dalton stated we had reserves to carry us until a plan could be put in place to reduce expense or increase revenue.

Ms. Reitz stated the revenue was heavily dependent on sales tax revenue and we don't not have a diverse revenue stream.

Chairman Allen requested the staff make any changes and include the 5-year Capital Plan.

Budget comments: Alderman Mange stated the entire Board appreciates the work of the Ways and Means Commission. He stated that he would like to see a balanced budget across all funds. Mr. Shelton stated the concern with the Road Fund is the expense for Clayton and Ballas in excess of \$1 million.

3. Other Business

Mr. Shelton stated the Commission had asked about the potential sale of Preservation Park. Mr. Shelton stated the City bought the 32 acres for \$10,450,000. Twenty acres were sold to CBC for \$5,000,000. The sale agreement provided that CBC pay for the improvements, such as the tennis courts. There are restrictions on the property as part of the agreement.

4. Next meeting

Chairman Allen stated the next meeting would be October 12 at 8:00 AM.

Chairman Allen stated with no other business to come before the commission the meeting would stand adjourned at 9:20 AM.