

**MINUTES OF THE PUBLIC HEARING-REGULAR MEETING OF THE  
BOARD OF ALDERMEN OF TWIN OAKS,  
ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY, APRIL 5, 2017**

**PUBLIC HEARING**

The Public Hearing regarding the Final Development Plan application on behalf of Regions Bank and the Final Development Plan application on behalf of the City of Twin Oaks for a new Municipal Center was called to order by Mayor Fortune at 7:05 p.m.

Mayor Fortune stated that there was not a representative from Regions Bank with Final Development Plans for a new bank at 1141 Meramec Station Road. Mayor Fortune stated that this portion of the Public Hearing will remain open until the next Board meeting April 19, 2017.

There were no questions or comments on the Final Development Plan regarding the City of Twin Oaks Municipal Center.

There being no further questions Mayor Fortune closed the Public Hearing at 7:06 p.m.

The regular meeting of the Twin Oaks Board of Aldermen was called to order at 7:07 pm. Roll Call was taken:

Mayor: Russ Fortune-yea

Aldermen: Jeff Graves – yea  
Dennis Whitmore – yea

Lisa Eisenhauer – yea  
Tim Stoeckl – yea

Also Present: Paul Rost, City Attorney  
Kathy Runge, City Administrator/Clerk  
Shannon Creighton, Gilmore & Bell

Permanent records are kept of all minutes and ordinances. Each ordinance is read a minimum of two times by title, unless otherwise noted.

**APPROVAL OF THE AGENDA**

Mayor Fortune asked if there were any changes to the agenda. Attorney Rost asked that the MSD Maintenance Agreement on the Twin Oaks Municipal Center be added under Special Discussion as 11b. Mayor Fortune asked for a motion to approve the Agenda with

the addition. Alderman Whitmore motion to approve the Agenda with the proposed addition, seconded by Alderman Graves. The motion passed by a voice vote.

### **APPROVAL OF THE CONSENT AGENDA**

Mayor Fortune asked if there were any changes to the Consent Agenda consisting of the March 15, 2017 Workshop Meeting Minutes, March 15, 2017 Board of Aldermen Regular Meeting Minutes and the Bills for Approval from March 16<sup>th</sup> through April 5<sup>th</sup>, 2017. Hearing none, Alderman Graves motioned to approve the Consent Agenda seconded by Alderman Whitmore. The motion passed with a voice vote.

### **REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS**

**Police Report:** The Board reviewed the police report. Officer Maxwell reported that once again all is well within the City of Twin Oaks.

Mayor Fortune congratulated Officer Maxwell on the passage of Proposition P. Officer Maxwell stated that this will be a boost in morale within the department.

### **PRELIMINARY CITIZEN COMMENTS**

There were no preliminary citizen comments.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

**Bill No. 17-12-An Ordinance Approving An Agreement Between The City Of Twin Oaks And General Code, LLC For Municipal Code Review & Update Services:** First reading of Bill No. 17-12 was read. Aldermen Graves motioned to approve Bill No. 17-12, seconded by Aldermen Stoeckl and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-abstained Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-12 Being duly passed becomes Ordinance No. 17-12

**Bill No. 17-13-An Ordinance Authorizing The City Of Twin Oaks, Missouri, to Enter Into A Lease Purchase Transaction Entailing The Delivery Of Certificates Of Participation (City Of Twin Oaks, Missouri, Lessee), Series 2017, The Proceeds Of Which Will Be Used To Pay The Costs Of Certain Improvements Within The City, And Costs Related Thereto; Appropriating Basic Rent Payments For The Original Term And Amending The Budget As Required; And Authorizing The Execution Of Certain Documents And Actions In Connection Therewith:** First reading of Bill No. 17-13 was read. Mayor Fortune thanked the document bond counsel, the financial experts

and our attorney for all of the hard work that they put into this process. Attorney Rost stated he feels that it is the best possible outcome for all parties involved. He added it was done sufficiently and appropriately. Shannon Creighton of Gilmore and Bell as well as Jeff Blume, City Financial Advisor were in agreement. Aldermen Eisenhauer motioned to approve Bill No. 17-13, seconded by Aldermen Whitmore and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-13 Being duly passed becomes Ordinance No. 17-13.

**Bill No. 17-14-An Ordinance Approving The Final Development Plan Submitted By The City Of Twin Oaks For A Municipal Center Located In the Twin Oaks Center:** First reading of Bill No. 17-14 was read. Attorney Rost informed the Board that the Predevelopment Plan was updated to allow the Municipal Center and Regions Bank. This will now be the Final Development Plan for Twin Oaks Center which did not exist before. Aldermen Graves motioned to approve Bill No. 17-14, seconded by Aldermen Eisenhauer and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-14 Being duly passed becomes Ordinance No. 17-14.

**Bill No. 17-15-An Ordinance Amending Chapter 605, Business And Occupation Licenses And Regulations By enacting A New Chapter 605, Business And Occupation Licenses And Regulations:** First reading of Bill No. 17-15 was read. Attorney Rost informed the Board that this is an outstanding issue with telecommunication companies passing "phantom taxes" through their bills. Discuss ensued. Aldermen Stoeckl motioned to approve Bill No. 17-15, seconded by Aldermen Eisenhauer and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-15 Being duly passed becomes Ordinance No. 17-15.

**Bill No. 17-16-An Ordinance Approving An Agreement With Amelia Beckman Of Juniper Substrate For Entertainment On June 3, 2017:** First reading of Bill No. 17-16 was read. Aldermen Eisenhauer motioned to approve Bill No. 17-16, seconded by Aldermen Graves and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-16 Being duly passed becomes Ordinance No. 17-16.

**Bill No. 17-17-An Ordinance Approving An Insurance Proposal By C.J. Thomas, Inc.:** First reading of Bill No. 17-17 was read. Aldermen Whitmore motioned to approve Bill No. 17-17, seconded by Aldermen Stoeckl and the motion passed on a roll call vote as follows: Aldermen Graves-yea, Eisenhauer-yea Whitmore-yea and Stoeckl-yea. Mayor Fortune stated that Bill No. 17-17 Being duly passed becomes Ordinance No. 17-17.

**Resolution 17-04-A Resolution Of The Twin Oaks Board Of Aldermen Approving U.S. Bank N.A. As Trustee In Connection With A Lease Purchase Transaction Entailing The Delivery Of Certificates Of Participation (City Of Twin Oaks, Missouri, Lessee), Series 2017; And Approving Fees Relating Thereto:** Mayor Fortune asked for any questions concerning Resolution 17-04. Alderman Whitmore questioned why U.S. Bank was mentioned. Attorney Rost answered they are the Trustee of the funds. Mayor Fortune asked for a motion to approve Resolution 17-04. Alderman Stoeckl motioned to approve Resolution 17-04, seconded by Alderman Graves. The motion passed on a roll call vote as follows: Alderman Whitmore-yea, Stoeckl-yea, Graves-yea and Eisenhower-yea.

### SPECIAL DISCUSSION

**Twin Oaks City Center Construction Signage:** Wright Construction, the company Twin Oaks has contracted with to construct the Municipal building, has requested to put up signage stating they will be constructing the City's Municipal Center. Mayor Fortune questioned such advertising for construction of a government center. Discussion ensued. Mayor Fortune asked Administrator Runge to inquire with Wright Construction what they are proposing and stating that we might be fine with the signage once we have reviewed what's proposed.

**MSD Maintenance Agreement:** Attorney Rost stated that this agreement is for the property of the new Municipal building. He reviewed the contents of the agreement and feels it is fairly standard. Alderman Whitmore motioned to accept the agreement, seconded by Alderman Stoeckl. The motion passed by voice vote.

**Attorney's Report:** Attorney Rost reviewed the appeal of the Havlak case. He stated that John Hessel made a strong argument in defense of Twin Oaks. A decision from the Court could take several months.

**Mayor and Aldermen Comments:** Alderman Graves had questions concerning the size of political signs within the City.

### FINAL CITIZEN COMMENTS

There were none.


### ADJOURNMENT


There being no further business, Trustee Eisenhower motioned to adjourn the regular meeting at 7:55 p.m., seconded by Trustee Graves and the motion passed with the unanimous consent of the Board of those present.

Drafted By: \_\_\_\_\_  
Theresa Gonzales,  
Administrative Assistant

Date of Approval: 4-19-17

ATTEST:

  
Kathy A. Runge,  
City Administrator/Clerk

  
Russ Fortune,  
Mayor, Board of Aldermen