

**MINUTES OF THE WORKSESSION  
CITY OF TWIN OAKS BOARD OF ALDERMEN  
WEDNESDAY, JANUARY 10, 2018**

The Work Session Meeting was called to order by Mayor Fortune at 5:00 p.m. in the Board Room of the City Office pursuant to public notice and agenda. Roll Call was taken:

Mayor Russ Fortune-yea

Aldermen Lisa Eisenhauer – yea  
Tim Stoeckl – yea  
Jeff Graves – yea  
Dennis Whitmore – yea

Also Present: Paul Rost, Village Attorney  
Kathy A. Runge, Administrator/Clerk

**DISABLED ACCESSIBILITY AT THE VILLAGE AT BIG BEND SQUARE-RAY  
FRANKENBERG**

Ray Frankenberg of BFA gave a brief overview of the ADA laws in Missouri. He discussed what is required when the project is a new build and what is required when the project is a remodel like the Villages at Big Bend Square. Mr. Frankenberg provided a rendering of what the parking was before construction began with the number of disabled parking spots and what it looks like now that the refacing has been completed. The number of spaces has not changed, however they are distributed in a manner so all of the businesses can benefit from these spots. Mr. Frankenberg stated that the number of disabled spots is an issue between the tenants and the developer. He continued by stating that when the City approved the final development plan they approved the number of disabled spots that would be available.

Mr. Frankenberg felt that we may want to address with Propper Development the matter concerning the sidewalks and the number of depressed ramps within the development. Mr. Frankenberg feels that there is not an adequate number of ramps within the development that provide safe access for anyone walking from one area to another within the development. Mr. Frankenberg shared the letter from Stock & Associates from November 6, 2017 that addressed the issue at hand. Alderman Eisenhauer stated that one of the selling points of the development was the walkability. She feels that safe access should be provided. Discussion ensued. Mayor Fortune will contact Tim Breece of Propper Development concerning this matter.

Attorney Rost stated that this discussion began with an email which was sent between the Board of Aldermen. Emailing between Board members is considered a meeting and is not a good practice. Meetings of the Board of Aldermen must be posted for the public and with email meetings this cannot be done. However, it is acceptable if there is an issue which is brought up in an email it must be stated however, that discussion will not occur at that time.

### COMMUNITY ROOM POLICY ADMINISTRATOR'S REPORT

The Board reviewed the draft proposal on the Community Room policy. Discussion ensued. Paul Rost will take the changes and will develop the second draft of the Community Room policy for the Board to review.

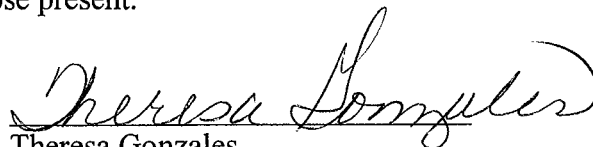
### ADMINISTRATOR'S REPORT

- **Twin Oaks Town Hall:** Ray Frankenberg is working closely with me, Russ, and Paul Rost on final punch list items and coordinating change orders and payment. There are multiple outstanding issues that are being addressed inside the building. One large item is the landscaping in the specs vs. what we had installed. The punch list walk through is scheduled for Friday where we will address these items with representatives from Wright Construction and Archimages. We have adjusted our move in date to the first week of February.
- **Villages at Big Bend Square:** We are still waiting for Haley Holdings (Propper) to submit their master signage plan. In the meantime, Kriegers has changed its name and is also asking for sign approval. The new name is "thirteen fifty-six public house".

### ADJOURNMENT

Alderman Whitmore motioned to adjourn the Work Session Meeting at 7:05 p.m., seconded by Alderman Graves and motion passed with the unanimous consent of the Board of those present.

Drafted By:

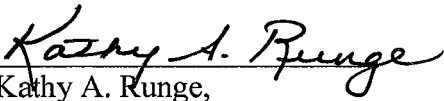


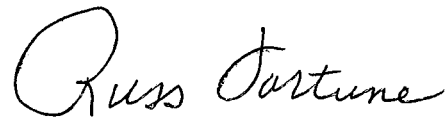
Theresa Gonzales,  
Administrative Assistant

Date of Approval:

1-24-18

ATTEST:

  
Kathy A. Runge,  
City Administrator/Clerk

  
Russ Fortune,  
Mayor, Board of Aldermen