

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ALDERMEN OF TWIN OAKS,  
TWIN OAKS TOWN HALL  
ST. LOUIS COUNTY, MISSOURI  
WEDNESDAY, JANUARY 19, 2022**

The meeting of the Twin Oaks Board of Aldermen was called to order at 7:00 pm. Roll Call was taken:

Mayor: Russ Fortune – yea

Aldermen: April Milne – yea                      Lisa Eisenhower – absent  
              Dennis Whitmore – yea                Tim Stoeckl – yea

Also Present: Paul Rost, City Attorney  
              Jeff Blume, Financial Consultant, remote via Zoom

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 for a motion to approve the agenda amending the Discussion Item, Code Enforcement Q&A, to a later date when City Clerk/Administrator Frank Johnson will be present. Alderman April Milne so motioned with the changes, seconded by Alderman Dennis Whitmore. The motion passed by a voice vote.

**APPROVAL OF THE CONSENT AGENDA**

Mayor Fortune asked for a motion to approve the Consent Agenda consisting of the Regular Session Minutes of January 5, 2022; the Bills List from December 31, 2021 to January 14, 2022; and the Credit Card List from December 1 to December 31, 2021.

Alderman Whitmore moved for a revision of the minutes of the January 5, 2022 meeting, beginning with page 2. Resolution 2022-01 approving the agreement with Crowder Construction, Inc., for the addition of compost and topsoil has remarks from City Clerk/Administrator Frank Johnson regarding the Sewer Lateral Program. There are 6 lines that need to be moved from Ordinance 22-01 that pertain to the Sewer Lateral Program. Alderman Whitmore additionally requested a revision of the Credit Card List from December 1 to December 31, 2021 stating there were some items that did not have any explanation regarding the details of the purchase. Alderman Whitmore asked for

details of expenditures for credit card purchases. Mayor Fortune asked Assistant City Clerk Paula Dries to be sure to include explanations of all purchases in future Credit Card Lists. Ms. Dries noted all revisions and will update the Minutes and the Credit Card List.

Alderman Whitmore motioned to approve the consent agenda with the changes that have been noted, seconded by Alderman Milne. The motion passed by a voice vote.

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

**Park Committee Report:** Alderman Stoeckl reported that the Park Committee met on January 13, 2022. Connie Fortune chaired the meeting. Preliminary discussions began regarding upcoming events for the year. The Parks Committee welcomed Zachary Martin to the Committee. The Committee voted to move the **Chili Cook-off/Bingo Night** from January 22 to March 11, 2022 due to the current rise of COVID infections. No times for this event have been set, there will be a capacity limit on participants. Bands for Park performances were discussed. Joe Krewson introduced a new band to the Parks Committee that he has been involved with that plays at Bush Stadium called "Juke Box Heroes." The Committee will consider hiring this band for a Park performance.

**Financial Statements:** Jeff Blume had a late addition to the financial sheets due to a computer glitch. All updated financial sheets will be sent to City Clerk/Administrator Frank Johnson. Mr. Blume reported that the City of Twin Oaks is in good standing at the end of December. Total revenue for the year ending December 2021 is \$1,231,000. A portion of that amount (\$60,000 to \$70,000) is a result of the "catch up" payments from a sales tax adjustment for one of the city's businesses that was deposited in December. The City is spot on for the 2021 budget. Mr. Blume is confident that revenues will be stronger in January and February of 2022 than they were in 2021. Bottom line being the expectation is that the City will end up over budget. Mr. Blume reminded the Board that there will continue to be expenditures that will be paid in 2022 that will apply to 2021 year end budget. It will be some time before the City has the final picture of what the true year-end numbers are for 2021.

In addition, Mr. Blume said there is so much variability in the City's revenue and expenditure numbers that he is proposing to come down and meet with the Board in April. He proposed the Board have a work session to discuss two topics: 1) Update the Board on the 2021 year end close out prior to the audit, and 2) Discuss the effect of the City's debt refinancing on its capital expenditure planning. Mr. Blume explained that extending the term of the City's debt with Enterprise Bank will put the City in a much better place with respect to planning of capital expenditures. Mayor Fortune stated he will pencil in Mr. Blume for the April 20, 2022 Board Meeting with a work session tentatively set for April 21, 2022 and confirm at a later time.

Lastly, Mr. Blume added that the American Rescue Plan Act (ARPA) fund rules for smaller cities have been made easier and that means the City will be able to use the entire \$40,000.

### **PRELIMINARY CITIZEN COMMENTS**

There were no preliminary citizen comments.

### **NEW BUSINESS**

**Resolution No. 2022-02: A Resolution Approving A Term Sheet From Enterprise Bank & Trust Related To The Modification Of Certain Terms Of The City's Certificates Of Participation (City Of Twin Oaks, Missouri, Lessee), Series 2017; And Engaging The Services Of Gilmore & Bell, P.C., As Special Tax Counsel:** Mayor Fortune asked if there were any questions concerning Resolution No. 2022-02. Mr. Blume stated that this is a continuation of the process started back in September and October. At that time, the City met with Enterprise Bank and requested a new term sheet that would extend the debt from the Town Hall construction. The City has received the revised term sheet, which has been reviewed by City Attorney Paul Rost, City Clerk/Administrator Frank Johnson and Mr. Blume as well Shannon Crieghton from Gilmore & Bell, who served as special tax counsel on the original loan.

Mr. Blume stated that the revised term sheet will eliminate the balloon payment and extend the City's debt by five years. He recommended that the City look at how to treat the funds that have been set aside to make that balloon payment. City Attorney Rost added that Ms. Creighton will revise all the documentation to continue with the certificates of participation for another five years.

In response to a question from Alderman Whitmore, City Attorney Rost clarified that this will eliminate the need for the City's set-aside fund for the balloon payment. Mayor Fortune added that this will free up an additional \$100,000 per year. Alderman Milne asked City Attorney Rost for more information about how Gilmore & Bell was selected. He stated that they are the premier special tax counsel for cities and have been used by his firm. Mr. Blume added that Gilmore & Bell was the counsel for the original agreement, which will make updating it easier. Alderman Whitmore motioned to accept Resolution 2022-02, seconded by Alderman Milne. The Resolution passed by a voice vote of three yes, one absent.

**Board of Adjustment Alternate Appointment:** Mayor Fortune proposed the appointment of Zachary Martin to the Board of Adjustment as an alternate. He stated it was recommended to him that the Board of Adjustment have an alternate should there be a potential conflict of interest for one of its members. Alderman Whitmore moved to accept

Zachary Martin to the Board of Adjustment, seconded by Alderman Stoeckl. Appointment passed by a voice vote of three yes, one absent.

### **DISCUSSION ITEMS**

There were no discussion items.

### **ATTORNEY'S REPORT**

City Attorney Rost briefly discussed the ARPA funds that will be available in 2022.

### **CITY CLERK'S REPORT**

Mayor Fortune referred the Board to the written report submitted by City Clerk/Administrator Johnson and provided a summary of its contents. The Board discussed the AT&T project to install fiber optic lines throughout the City.

### **FINAL CITIZEN COMMENTS**

There were no citizen comments.

### **MAYOR & ALDERMEN COMMENTS**

Mayor Fortune mentioned the passing of Bob Walker, a longtime resident of Twin Oaks. He was a sculptor and Professor at Washington University and a few days shy of 100. Mayor Fortune commented on the passing of Lisa Eisenhower brother-in-law. Her family is tentatively planning a memorial for the spring.

Alderman Whitmore commented on the divider on Big Bend Road not having signage on either the west or east bound lanes. He stated that these signs are knocked down frequently and requested that City Clerk/Administrator Johnson contact MoDOT to see if there was anything that could be done to make the divider more visible.

Alderman Milne asked Officer John Wehner if he could provide details about an accident that happened at the intersection of Big Bend Road and Meramec Station Road at the left hand turn lane. Officer Wehner stated that the accident happened on the weekend when he was not working, and he didn't have any details to report.

### **ADJOURNMENT**

There being no further business, Alderman Stoeckl motioned to adjourn the regular meeting at 7:37 p.m., seconded by Alderman Milne and the motion passed with the unanimous consent of the Board of those present.

Drafted By: \_\_\_\_\_

Paula Dries  
Assistant City Clerk

Date of Approval: Paula Dries

ATTEST:

Frank Johnson  
Frank Johnson  
City Clerk/Administrator

Russ Fortune  
Russ Fortune,  
Mayor, Board of Aldermen