

CITY OF SHREWSBURY
BOARD OF ALDERMEN
WORK SESSION OF THE BOARD OF ALDERMEN
February 27, 2017

A Work Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 6:00 p.m. this 27th day of February, 2017 in the Aldermanic Chambers of City Hall for the transaction of such business that may come before the Board.

Present:

MayorFelicity Buckley
Alderman Mike Travaglini
Alderman Ed Kopff
Alderman Rick Steingrubby
Alderman..... Sam Scherer
Alderman.....Elmer Kauffmann
Alderwoman.....Chris Gorman

Also Present:

Director of Administration ... Jonathan D. Greever
Director of FinanceDanielle Oettle
Street SuperintendentTony Wagner
Police Chief..... Jeff Keller
Fire Chief..... Chris Amenn
Parks Director Chris Buck
City AttorneyMike Darning

Roll Call

Mayor Buckley opened the meeting and City Clerk Kathy Marlock commenced with the roll call. All Board of Aldermen were present.

Amend the Agenda

The Mayor called to amend the agenda to postpone the Public Hearing. Alderman Travaglini made the motion, this was seconded by Alderman Scherer. The motion passed unanimously.

Approval of Minutes

Mayor Buckley introduced the minutes from the February 7, 2018 Regular Session and opened the floor for discussion. There being no discussion, Alderman Travaglini made a motion to approve the minutes. Alderman Scherer seconded the motion, and it passed unanimously.

Hear the Citizens

None.

Purchase Request - Department of Public Works

The Mayor invited Director Tony Wagner to present the purchase request for the purchase of 2018 Commercial Front Mowers. Director Wagner requested bids from Heavy Duty Equipment, Mordt Tractor, and Erb Equipment. Tony recommended that the Board of Alderman accept the bid for the two Kubolta mowers from Mordt Tractor totaling the amount of \$41,492.30. He further noted that \$46,000 was budgeted through Capital Improvement leaving a surplus of \$4,507.70. The Mayor then invited discussion. There being no discussion, the Mayor called for a motion for the purchase. Alderman Scherer made the motion to purchase from Mordt Tractor, this was seconded by Alderman Kauffmann, and the motion carried unanimously.

Amend the Agenda

The Mayor then requested a motion to amend the agenda to postpone the short break and transition. Alderman Travaglini made the motion to amend the agenda; this was seconded by Alderman Scherer and the motion carried unanimously.

The Mayor then requested an amendment to the agenda to host the Public Hearing for Amerco Realty after the Court Clerk's Report. Alderman Mike Travaglini made the motion to amend the agenda for the Public Hearing. This was seconded by Alderman Kauffmann. The motion carried unanimously.

Courts Update to the Board of Aldermen

The Mayor invited Mike Pauley, Court Clerk, to come before the Board to share his Municipal Division Summary Court Report. Court Clerk Pauley then introduced the data presented for the month of January 1, 2018 – January 31, 2018. In brief, line A and B noted there were 13 Alcohol and Drug Related traffic citations at the start of the month. Two additional citations were filed. Two were disposed of during the month, leaving 13 pending.

Other traffic offenses, noted that there were 2,206 pending at the start of the month. An additional 196 were filed during the month of January, 2018 and, of those, 164 were closed, leaving 2,238 pending. In the category of non-traffic ordinances, 485 cases were pending at the start of the month. An additional 23 cases were filed and 13 were closed. There main 495 cases pending.

Court Clerk Pauley will be sharing this information to keep the Board of Aldermen informed, on a monthly basis. Clerk Pauley did comment that our new Municipal Judge, A. Gentry Smith, is strong in his role and benefitting the City of Shrewsbury in reducing the total number of cases pending or open.

Public Hearing – Amerco Realty – U-Haul System

The Mayor then introduced the Public Hearing of the Special Use Permit (SUP) Application made by Amerco Realty, subsidiary of U-Haul, for the purchase of Rothman's Furniture at 7737 Watson Road, St. Louis, MO 63119. The Mayor then invited the U-Haul representative to present his request to the Board of Aldermen. Steve Langford, President of U-Haul, for 32 years, presented his Special Use Permit request to the Board.

Mr. Langford confirmed that he attended the Planning and Zoning Commission meeting which resulted in a decline of his plans, due to the fact that his proposal does not meet the City code for the area as it is zoned. Mr. Langford further clarified that he has many U-Haul locations in the Greater St. Louis Area and in other counties in Missouri. He stated he has 32 years of experience in working with U-Haul and he stated that U-Haul is the number one (#1) retailer of trailer systems and hitches in the country also confirming that his firm is national. His proposal involves developing a state of the art indoor storage facility that combines self-storage, truck sharing, and retail in one operation.

Mr. Langford further stated that U-Haul has made significant investments in communities by transforming functionally obsolete properties into productive uses. He stated that U-Haul's plans include a) improving the parking lot, b) investing in the front landscape, c) opening the Laclede Station Road entrance and d) investing in the existing building. He stated that he has done a study of rentals in the community and that Shrewsbury has an approximate rental base of 43% of the immediate population; he stated this as an important fact given that his business tends to be highly used by renters.

Steve revisited his plans to sprinkle the existing building, use LED lighting, use landscaping with curb appeal through the use of national stone and knock out plantings and maintain trees so that the business is not offensive to nearby residents in Georgetown.

Jay Steinbeck, owner of Rothman's, addressed the Board of Aldermen stating that he has brought the City many buyers, none of which fit within the current zoning code, for the location. He said that after 40 years, the demographics have changed and "retail" is no longer viable in the current Rothman's location. He further stated that he has invested \$100,000 dollars into the property and he will not continue advertising or investing further to attract additional buyers. He also stated that he hopes he does not have to sell to a "charitable" retail outlet and he supported Mr. Langford in stating that U-Haul offers an outstanding proposal.

Resident Garen Miller, 5115 St. Charles Place, and member of the Planning and Zoning Commission addressed the Board. He stated that Shrewsbury has little C-1 property and that it drives the revenue of the City of Shrewsbury. Therefore, absent a natural fit for the zoned area, Mr. Miller said that he voted against the application hoping for better opportunities to raise revenue for the City. He also said that with the reviews of the City Comprehensive Plan zoned areas are getting freshly reviewed.

Resident Elise Techmeyer, of 7876 Chatwell, Shrewsbury, MO. 63119, next stated that she was horrified by the idea of U-Haul opening the Laclede Station Road. She felt that the traffic would be a nuisance to her and others living below grade at the location as the lights from trucks would be shining in individual homes.

Department of Parks and Recreation – Pump Repair

The Mayor invited Director Chris Buck to discuss his requested purchases of a pool pump and the needed plumbing repair. Director Buck reviewed the need for one (of two) pool pump replacements in the Lazy River portion of the Family Aquatic Center. Three bids were received and Director Buck recommended that the bid from Capri Pools and Aquatics be accepted for a total cost of \$7,050 for both the motor and pump replacement rather than go with a cheaper bid that “assumes” before doing the work that only a portion of the equipment needs to be replaced. The Mayor then invited additional discussion. There being no further discussion, the Mayor called for a motion. Alderman Travaglini made the motion to have Capri Pools and Aquatics replace the motor and pump in the Lazy River portion of the Family Aquatic Center; Alderman Scherer seconded the motion and it carried unanimously.

Department of Parks and Recreation – Plumbing Repair

Mayor Buckley invited Director Chris Buck to address the next agenda item of Aquatic Center Plumbing Repair. Chris indicated that the Aquatic Center has a leak in an underground water line resulting in the loss of water and higher utility bills. Director Buck also thanked Tony Wagner for his support in being willing to remove the deck and replace any needed concrete as part of this repair project. Director Buck obtained two bids from vendors who have experience with working at Shrewsbury’s Family Aquatic Center. He recommended that the Board of Aldermen accept the bid from Pool Pros at the stated price of \$8,100 in light of Director Wagner’s contributions to the repair project. Alderman Travaglini made the motion to accept the bid; Alderman Scherer seconded the motion and it passed unanimously.

Resolution 2018-02

The Mayor introduced Resolution 2018-02 which represented the interests of the Coalition Against Bigger Trucks (CABT) and which also represented an important topic in protecting the area infrastructure of roads and enhancing the safety of the residents by opposing increases in the size and weight of large long-haul trucks. The Mayor invited additional discussion on the topic. He Alderman noted that their interest in the topic and the safety and welfare of Shrewsbury. There being no further discussion Alderman Travaglini made the motion to accept Resolution 2018-02 as presented; Alderman Scherer seconded the motion and it passed unanimously.

Department Head Reports

The Department Heads reviewed items of interest and activities in their respective areas with the Board.

Mayor’s Report

The Mayor reminded the Board of the Open House scheduled for Wednesday, January 31, 2018 from 5 – 7 p.m. The Mayor clarified that the Open House would be focused on the City Comprehensive Plan and she noted that it was an opportunity to solicit resident input about their vision and desires for the future of the City. Mayor Buckley also commended Jonathan Greever for his significant work on the plan and expressed her hope that as many Board members, as possible, would be in attendance.

Old Business

None

New Business

None

Hear Citizens

None

Closed Session

Alderman Travaglini read the Closed Meeting announcement and the Board moved said session in the Aldermanic Conference Room.

Respectfully submitted,

Mary Kathryn (Kathy) Marlock
City Clerk

ATTEST:

Felicity Buckley,
Mayor