

CITY OF SHREWSBURY
BOARD OF ALDERMEN
WORK SESSION OF THE BOARD OF ALDERMEN
May 23, 2017

A Work Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 6:00 p.m. on the 23rd day of May, 2017 in the Aldermanic Conference Room of City Hall at the Shrewsbury City Center, 5200 Shrewsbury Avenue, Shrewsbury, MO 631190, for the transaction of such business that may come before the Board.

Present:

Mayor..... Felicity Buckley
Alderman..... Elmer Kauffmann
Alderman..... Mike Travaglini
Alderman... .. Sam Scherer
Alderman..... Ed Kopff
Alderman..... Rick Steingrubby

Absence:

Alderman..... Chris Gorman

Also present:

Director of Administration Jonathan D. Greever
Director of Finance Danielle Oettle
Street Superintendent..... Tony Wagner
Police Chief..... Jeff Keller
City Attorney Mike Daming

Roll Call

Mayor Buckley opened the meeting and City Clerk Kathy Marlock commenced with the roll call. Alderman Gorman was absent.

Approval of Minutes

Mayor Buckley introduced the minutes from the May 9, 2017 Board of Alderman 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 Citizens

None

Liquor License, St. Michael's Roman Catholic Church

Mayor Buckley introduced the topic of St. Michael's request for a liquor license. Alderman Ed Kopff recused himself from the vote. Director Greever reviewed the request as an annual issuance of a liquor license for St. Michael's and the church's upcoming event to be held June 15, 2017. The Mayor noted this liquor license is part of the annual liquor license renewal. Alderman Scherer made a motion to approve the license. Alderman Steingrubby seconded the motion and the Mayor called for vote and it passed unanimously.

Ordinances

(Bill No. 2899) (Ordinance No. 2886)

Ameren Agreement – Second Reading and Consideration for Passage

The Mayor introduced Bill No. 2899, the Ameren Agreement, and called for a motion for the second reading. Alderman Scherer moved that the second reading of Bill No. 2899 commence, seconded by Alderman Travaglini, with a unanimous vote in favor. City Attorney, Mike Daming, conducted the second reading of Bill No. 2899, Ordinance No. 2886, authorizing “the Mayor to enter into a pole use license agreement with Union Electric d/b/a/ Ameren Missouri for the use of Ameren owned poles in connection with the installation of Shrewsbury Route 66 Banners.” There being no further discussion. Alderman Kauffmann made a motion for final passage. Alderman Travaglini seconded the motion and City Clerk Kathy Marlock commenced with roll call vote. Alderman Kaufman, “aye,” Alderman Travaglini, “aye,” Alderman Scherer, “aye,” Alderman Kopff, “aye,” Alderman Steingrubby, “aye.” With the final vote, the Mayor noted Bill No. 2899 becomes Ordinance No. 2886.

Discussions

Commercial and Industrial Landscaping

Mayor Buckley introduced the discussion on Commercial and Industrial Landscaping. At the prior meeting, the Mayor noted that the ordinance was enhance for industrial areas also noting that retail areas were previously addressed several years ago. This ordinance helps the community establish the standards for industrial areas in a manner equivalent to the rules and limitations pertaining to Commercial areas. The Mayor reminded the Board that the Board of Alderman invested significant time in considering this topic in years past. Director Jonathan Greever enhanced the existing Commercial Landscaping Ordinance No. 2733 by incorporating Industrial Landscaping. The draft ordinance reflects the markings. The Board of Alderman reviewed the draft document presented with all noted markings which verified no substantive changes to rules or limitations were being recommended.

Criminal Offenses Code

The Mayor reminded the Board of Alderman that she had the Offenses Code reviewed by Chief Jeff Keller as well as City Attorney Mike Daming before making a proposal for their consideration. The code was offered to the Board of Alderpersons in two separate sections a) the Offenses code that was redacted, as well as, b) a Clean Copy of the Offenses Code, for comparison. The Mayor encouraged the Board of Alderpersons to review the code and to consider changes or inclusions of code section based on the values of the residents in their respective wards.

There being no discussion of either Commercial/Industrial Landscaping or the Criminal Offenses Code, the Mayor introduced the next topic.

Air BnB

The Mayor introduced the topic by clarifying that the City of Shrewsbury has one AirBnB in its community. The Mayor requested for feedback from the Board. The City of Shrewsbury does not currently have an ordinance that addresses Air BnB. She noted that the residential areas of the city are dedicated to family life. She suggested that Air BnBs have guests coming and going every three days or so. The Mayor also reminded the Board that a similar conversation occurred several years ago on Bed and Breakfast enterprises in Shrewsbury. The Mayor reminded the Board of Alderpersons that Shrewsbury residents want a focus on the family and they do not want rental property, such as Air BnBs in neighborhood settings. Alderman Travaglini commented that there are two key issues to consider: a) regulating it from the viewpoint of inspecting it, b) how does it differ from renting a house? It is a different style of renting, granted, Alderman Travaglini commented. The Mayor commented on the duration of a lease. Mayor Buckley suggested Air BnB’s are comparable to hotels.

Alderman Travaglini said that we want to be cautious and learn what other municipalities are doing. Alderman Travaglini said we have to be careful because it opens the door to regulating rental properties and rental properties are private property. The Mayor indicated that she has an interest in regulating rental property. Alderman Travaglini noted that, professionally, in other parts of his life, in real estate, the St. Louis Association of Realtors will breathe down the back of the Board of Alderpersons if the City pursues an ordinance related to Air BnBs that also impacts rental property owners. The Mayor noted that rental property owners need to maintain the landscape. The Alderman also reminded the Board that there must be reasonable regulation. Alderman Kauffmann reminded the Board that near Sutherland and Shrewsbury a crowd came to the Banjana House and they were strongly against putting Bed and Breakfasts in Shrewsbury.

City Attorney Mike Daming commented that the City faces problematic concerns if it pursues complete prohibition. The State took up the issue and was pursuing a statute on Air BnBs. Some landowners are required to get permits or licenses and the City establishes regulations for permits. Attorney Daming further stated that the compromise by many municipalities seems is to establish a permit with regulations.

Alderman Kopff stated that without reasonable control, the majority of landscaping issues facing the Board of Alderpersons are defined by rental property. Alderman Steingrubby noted that a few phone calls have come in of some people who have suspected a property was being rented or used differently.

The Mayor noted that the more affluent areas do not have Air BnBs. Sometimes, these types of properties are in smaller homes and municipalities. She further stated that some people will rent one room and that is similar to boarding houses. And, the City of Shrewsbury does not allow boarding houses.

Alderman Travaglini noted that we should investigate other areas that might have Air BnB properties such as those in Destin, Florida or in other areas. They may have regulations that can be learned from and by which we could model some aspects of successful ordinances. He further went on to state that he is not against ordinances but he wants the City to be cautious so the City does not infringe upon property rights.

The Mayor asked how did it play out with the Bed and Breakfast discussion? Alderman Scherer reminded the Board that the other side of Big Bend was viewed as appropriately designated and zoned as a Commercial District and the residential community is also appropriately located. It was suggested that there could be serious issues that arise if zoning districts become mixed as arises when Commercial enterprises such as Air BnBs being introduced into neighborhoods.

In closing the discussion, the Mayor indicated that the City would do further research and bring back more information to the Board of Alderman at the June, 2017 meeting.

Old Business

The Mayor confirmed that the City will be reviewing Distracted Driving legislation.

The Mayor also confirmed that Aldermen Travgalini, Scherer, and Kauffmann are participating in the July 4, 2017 parade and that Chief Amenn is driving the reserve Fire Truck.

New Business

New business to come before the Board will be a review of the Budget and of the Sanitation Services.

Adjournment

Alderman Travaglini made a motion to adjourn the work session, Alderman Scherer seconded the motion, and it passed unanimously.

Respectfully submitted,

Mary Kathryn (Kathy) Marlock
City Clerk/Administrative Assistant

ATTEST:

Felicity Buckley,
Mayor