

**CITY OF SHREWSBURY
BOARD OF ALDERMEN
REGULAR SESSION OF THE BOARD OF ALDERMEN**

April 9, 2019

A Regular Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 6:30 p.m. this 9th day of April 2019 in the Aldermanic Chambers of City Hall for the transaction of such business that came before the Board.

Present:

Mayor	Sam Scherer
Alderman	Mike Travaglini
Alderman	Rick Steingrubby
Alderman	Greg Lauter
Alderwoman	Chris Gorman
Alderman	Keith Peters

Absent:

Alderman	Elmer Kauffmann
----------	-----------------

Also Present:

Director of Administration	Jonathan Greever
Public Works	Tony Wagner
Fire Chief	Chris Amenn
Chief of Police	Lisa Vargas
Parks and Recreation	Patrick Myers
City Attorney	Mike Darning
City Clerk	Justin Klocke

Roll Call

Mayor Scherer opened the meeting and City Clerk Klocke commenced with the roll call. All Board Members were present except Aldermen Kauffmann. A quorum was present for the transaction of city business.

Public Hearing

Special Use Permit – Allen Outdoor Solutions

Mayor Scherer opened a public hearing for the Special Use Permit application submitted by Allen Outdoor Solutions. Director Greever outlined the requests made by Allen Outdoor Solutions. Mayor Scherer asked Mr. Steve Allen what the purpose of the driveway on St. Vincent Avenue is for. Mr. Allen answered that it was for temporary access and would be used seldomly for large vehicles entering or exiting the premises. Mayor Scherer asked how many gas tanks would be on the property. Mr. Allen answered that one gas tank and diesel tank would be added for a total of two tanks. There being no further questions from the Board of Aldermen, Mayor Scherer opened the hearing to public comment. Elisa Reeves, 7272 Murdoch, expressed concerns that she and her neighbors had with the proposed additions and amendments to Allen Outdoor Solutions Special Use Permit. There being no further public comment, Mayor Scherer closed the public hearing.

Approval of Minutes

Mayor Scherer introduced the minutes from the March 26, 2019 Work Session and opened the floor for discussion. There being no discussion, Alderman Travaglini made a motion to approve the minutes; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote.

Approval of Bills

Mayor Scherer then reviewed the bills submitted for payment which totaled \$89,961.18. The Mayor called for a motion to approve the bills for payment. Alderman Lauter made the motion; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote.

Service Recognition Presentation

Mayor Scherer recognized Martha Heckenberg and Sergeant Dennis Gould for 20 and 30 years respectively of service to the City of Shrewsbury.

Hear the Citizens

No residents addressed the Board

Purchase Requests

Parks and Recreation Department

Auto Scrubber

Mayor Scherer invited Mr. Patrick Myers, Supervisor for the Department of Parks and Recreation, to report on the auto scrubber purchase request. Mr. Myers reported that the department's current auto scrubber was 10 years old and well beyond the expected life-expectancy. Mr. Myers explained that while the department was researching new auto scrubbers, it was discovered that auto scrubbers with orbital technology were available for purchase. Mr. Myers further explained that orbital technology would cut down on the time it takes staff to re-wax the floors, and would remove the need for additional equipment to do this task. Mr. Myers recommended the Board accept the quote from New System for a Tornado OB 20/14 for the total of \$4,800. There being no further discussion, Alderman Peters made the motion to accept the department's recommendation; Alderman Lauter seconded the motion. The motion passed unanimously by voice vote.

Treadmill

Mayor Scherer invited Mr. Myers to report on the treadmill purchase request. Mr. Myers reported that the Parks and Recreation Department's plan was to upgrade the aging fleet of treadmills. Mr. Myers recommended the Board accept the quote from Advanced Exercise for a Spirit CT900 as the highest value treadmill in the bidding process. There being no further discussion, Alderman Peters made the motion to accept the department's recommendation; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote.

Liquor License

Mayor Scherer introduced five applications from St. Michael's Church for liquor licenses. The license applications were submitted for St. Michael's annual license, picnic, soccer tournament, and Oktoberfest. There being no discussion, Aldermen Peters made the motion to approve the applications submitted by St. Michael's; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote.

Sign Permit

Mayor Scherer introduced a sign permit application submitted by Dale Sign Service on behalf of St. Louis Healthcare Solutions, LLC at 4704 Shrewsbury Avenue. Commissioner Stoll confirmed that the permit and drawings complied with City Code. There being no further discussion, Alderman Travaglini made the motion to approve the sign permit application; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote.

Ordinance

Bill No. 2966 – An Ordinance Amending a Special Use Permit for Allen Outdoor Solutions.

Mayor Scherer introduced Bill No. 2966, an ordinance amending a Special Use Permit for Allen Outdoor Solutions. Mayor Scherer noted that there would be a first reading, second reading, and motion for passage. Mayor Scherer called for a first reading by title only in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the bill by title only. Alderman Travaglini made a motion for the first reading by title only; Alderman Lauter seconded the motion. The motion passed unanimously by voice vote. City Attorney Mike Daming conducted the reading. Mayor Scherer called for a second reading by title only. Alderman Travaglini made a motion for the second reading by title only; Alderman Lauter seconded the motion. The motion passed unanimously by voice vote. City Attorney Daming conducted the second reading. Mayor Scherer then called for a motion for passage. Alderman Travaglini made the motion for passage; Alderwoman Gorman seconded the motion. The motion passed unanimously with a roll call vote recorded as follows: Alderman Steingrubby, “aye,” Alderman Lauter, “aye,” Alderman Travaglini, “aye,” Alderman Peters “aye,” Alderwoman Gorman, “aye.” With unanimous approval for passage, the City Clerk noted that Bill No. 2966 became Ordinance No. 2953, based on standards of law.

Mackenzie Pointe Center Developer

Mayor Scherer invited Brent Beumer, Director of Real Estate for Dierbergs Markets, to discuss the proposed Community Improvement District at Mackenzie Pointe Center. Mr. Beumer discussed the history of the development, Dierbergs desire for a Community Improvement District, and what improvements would be covered privately and publicly. Mr. Beumer further explained the project scope and budgeted improvements funded by private funds which included: 1) significant remodel of the Dierbergs store 2) addition of a 37,000 square-foot Edge Fitness building on the west-end of the center 3) additional tenant remodeling 4) tenant relocation expenses 5) small tenant release – for a total of \$10,000,000 in investment. Mr. Beumer reported to the Board that the Community Improvement District would fund: 1) parking lot overlay 2) sidewalk additions 3) public walkway to Watson Road 4) LED lighting for efficiency 5) improvements to the landscaping and irrigation system 6) electric car charging stations 7) overhead for contractors 8) professional fees 9) contingency fees – for a total investment of \$4,811,212. Mr. Beumer cited the revenue study that was completed on the proposed district, and noted that the estimated payback for the investments made by the district would be within a 26.5-27.5-year timeframe. Alderwoman Gorman asked if Edge Fitness would be open 24-7 and if security cameras would be added to the building. Mr. Beumer said that Edge Fitness’ development plans did not include security cameras, however, it was a requirement for Edge Fitness to have an employee on-site at all times for safety and emergency purposes. Alderman Peters asked how many phases were planned for the development. Mr. Beumer confirmed that the timeline for the development did not include extended periods of non-activity, and that all projects would be completed expeditiously. Alderman Peters asked if any changes would happen to the Weil Avenue Cut-through. Mr. Beumer answered that no changes were planned for the Weil Avenue Cut-through.

Ordinance

Bill No. 2967 – An Ordinance Approving the Mackenzie Pointe Center Community Improvement District

Mayor Scherer introduced Bill No. 2967, an ordinance approving the Mackenzie Pointe Center Community Improvement District. Mayor Scherer noted that there would be a first reading. Mayor Scherer called for a first reading by title only in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the bill by title only. Alderman Travaglini made a motion for the first reading by title only; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote. City Attorney Mike Daming conducted the reading.

Bill No. 2968 – An Ordinance Authorizing the Mayor to Execute a Development Agreement for the Mackenzie Pointe Center

Mayor Scherer introduced Bill No. 2968, an ordinance authorizing the Mayor to execute a development agreement with the Mackenzie Pointe Center Community Improvement District and Caplaco Twenty-Two, Inc. and Dierbergs Mackenzie Point Partnership, L.P. Mayor Scherer noted that there would be a first reading. Mayor Scherer called for a first reading by title only in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the bill by title only. Alderman Travaglini made a motion for the first reading by title only; Alderwoman Gorman seconded the motion. The motion passed unanimously by voice vote. City Attorney Mike Daming conducted the reading.

Department Head Reports

The Directors of each of the four departments present reported on matters of significance in their respective areas.

Tony Wagner, Director of the Department of Public Works, reported that the request for bids for the street improvement projects have been announced. Director Wagner updated the Board on the remaining water main projects in the City. Director Wagner informed members of the Board that the 2019 CDBG project was completed.

Lisa Vargas, Chief of Police, reported that the promotion process for Lieutenant was completed. Chief Vargas thanked the Board for approving the lightbar purchase request, and reported that the lightbars have been installed on the department vehicles. Chief Vargas informed the Board that officers have completed bike training, and they will be patrolling high-trafficked areas regularly.

Chris Amenn, Chief of the Fire Department, reported on a recent purchase request of a heat tracking device used by the department. Chief Amenn explained the uses of the equipment, and thanked the Board for their approval of the purchase request.

Jonathan Greever, Director of the Department of Administration, discussed safety concerns for the cut-through traffic on Devonshire Avenue. Director Greever reported that the audit for FY 2018 had begun, and the Board could expect a report by June 2019. Director Greever informed the members of upcoming items and dates that would come before the Board in the upcoming months.

Old Business

None

New Business

None

Hear Citizens

Jim Winfrey, Marlborough resident, asked what improvements would be made to the McDonald's on Watson Road considering all the other improvements that had been proposed in the Mackenzie Pointe Community Improvement District. Mr. Beumer reported that McDonald's was submitting plans for a complete remodel of the location.

Jim Holmes, 7601 Weil, asked Mr. Beumer if he expects any impacts to traffic flow on Weil Avenue and Watson Road during the development. Mr. Beumer answered that there are no significant impacts expected to the flow of traffic. Mr. Holmes informed the Board of his concerns for vehicles not complying with traffic signs in the City. Mr. Holmes suggested that the Board consider adding lights to traffic signs to serve as a reminder to motorists to follow traffic laws in the City.


Closed Session

Mayor Scherer asked for a motion for the Board to move into Closed Session. Alderman Travaglini made the motion for a Closed Session; Alderwoman Gorman seconded the motion. The motion passed unanimously with a roll call vote recorded as follows: Alderman Steingruby, "aye," Alderman Peters, "aye," Alderman Lauter, "aye," Alderwoman Gorman, "aye," and Alderman Travaglini, "aye." With this, the Board entered a Closed Session in the Aldermanic Conference Room at Shrewsbury City Center, 5200 Shrewsbury Avenue, St. Louis, Missouri 63119.

Respectfully submitted,

Justin Klocke
City Clerk

ATTEST:



Sam Scherer
Mayor