

**CITY OF SHREWSBURY**  
**BOARD OF ALDERMEN**  
**REGULAR SESSION OF THE BOARD OF ALDERMEN**  
**February 17, 2015**

A Regular Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 7:00 p.m. this 17<sup>th</sup> day of February, 2015 in the Aldermanic Chambers of City Hall for the transaction of such business that may come before the Board.

There were present:

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

There were also present:

City Attorney ..... Michael Daming  
Director of Administration..... Jonathan D. Greever  
Director of Finance ..... Danielle Oettle  
Parks Director..... Chris Buck  
Street Superintendent ..... Tony Wagner  
Fire Chief..... Bill Fox  
Police Chief..... Jeff Keller  
City Clerk..... Carly West

**Roll Call**

Mayor Buckley opened the meeting and City Clerk West commenced with the roll call. The entire Board was present.

**Public Hearing – Kenrick Plaza Special Use Permit**

Gary Grewe with Kenrick Developers LLC addressed the Board and stated that he felt fortunate for both his company and for the City to have this sort of development under consideration, and for the tenants that were in negotiations with to occupy the buildings, and that those tenants were expecting to be opening at the same time as Walmart, so he was hoping for an affirmative vote from the Board. He then turned the floor over to Bill Appelbaum.

Mr. Appelbaum stated that he had been working with City staff to bring closure to all of the open items, as well as with Landscape Architect Austin Tao and lighting specialist Randy Burkett to resolve any issues that still exist. He noted that the plans being presented to the Board had been unanimously approved by the Plan Commission, and with the exception of discussion he would like to have regarding the area referred to as “Wall F,” the developers and City staff were in agreement about all of the particulars of the plans.

Mr. Appelbaum stated that Wall F discussion tied into what it truly was, what it looks like, and what it does and does not do. He displayed a drawing to the Board that showed the view from the top of the Trianon cul-

de-sac, as well as from the construction site below the cul-de-sac. He stated that there had been additional landscaping added at the City's request to continue to add more screening. He stated that anyone using the cul-de-sac would be looking over the top of the development, and that it had been heavily landscaped. He stated that from the bottom, on the development side, there was a boulder wall that had been constructed to hold up the guy wire pit, but that there would not be a wall necessary at all if that pit were not present, so retaining wall was tapered down, and next to it, there was no retaining wall at all, but the slope would be 3-to-1 to grade with the First Bank building. He noted that the site plans presented pick up with the buildings to the west of that area, and that since there is a slope, there is no real purpose for having a retaining wall there. He stated that additional fencing had been added at the City's request, and that it wraps further down the northwest around the condominiums. He also stated that any faux pillars had been replaced with true stone to enhance the look, and that he felt Wall F had no impact on the look of the site and it would not be retaining anything, so it was unnecessary, especially with the landscaping and fencing along the slope and the top of the hill.

Mr. Greever noted that Wall F is included in section 4, subsection 11 of the proposed Special Use Permit ordinance, and that Mr. Appelbaum was asking that Wall F be removed from the ordinance.

Karen Nieman, who lives in Kenrick Parke, stated her concern that everything was blocked off from the homes and condominiums behind the development, and asked how people were going to be able to drive through to use the new facilities. Mayor Buckley answered that there were entrances from Lower Kenrick off Cardinal Glennon Drive, and also from Watson. Ms. Nieman asked if the one that was in Lower Kenrick would remain, and Mayor Buckley confirmed that it would. Ms. Nieman asked about older people who would want to walk to Walmart because they might not have transportation. Mayor Buckley answered that they could walk down by Lower Kenrick. Mr. Greever stated that there was a public transportation terminus at the Walmart at the Watson Road entrance. Mayor Buckley stated that it had been the overwhelming preference of the residents to not have foot traffic going from Walmart back into the neighborhoods behind the development.

Phil Slattery of 5479 Kenrick Parke Drive asked Mr. Grewe if, although he cannot give the names of the prospective businesses, he could possibly tell them what types of businesses they would be. Mr. Grewe stated that he would like to answer all of the questions at one time at the end of the question session.

Kathleen Milligan of 5503 Kenrick Meadow Lane stated that she had heard something about the retaining wall that was to the side of the US Bank, and that it would not be re-built.

Alderman Kauffmann asked how many businesses would be going in the three buildings. Mr. Grewe answered that there would be five.

Mr. Grewe stated that in the 6,000 square foot smaller building would hopefully house three tenants, and the other two buildings were designed to house anchors, so they would be retail in nature, and they would like to have national retail and restaurants, but they did not have that yet.

Mr. Appelbaum stated that the retaining wall was being removed and re-graded, and in some areas, would be re-established so it would not be left to just fall down. He stated that the tie walls at the bottom were gone as part of the excavation. Ms. Milligan asked for clarification and Mr. Appelbaum noted that there was a dam, and a tie wall at the bottom that was in total disrepair, and that some areas would have walls to replace those, but because of the change of grade, some would not need to be replaced.

Mr. Slattery asked if the lake would be disrupted, and Mr. Appelbaum answered that it would not.

A resident asked if the lower part was going to be re-done. Mayor Buckley stated that there are two different retaining walls, and the upper one by the Meadows was going to remain the responsibility of The Meadows,

and the lower one would be part of the development. Mr. Greever asked if the resident was referring to Lower Kenrick when he said "lower part" and the resident confirmed that he was. Mr. Greever stated that the public hearing was only addressing Phase II of the development, and Mayor Buckley stated that the resident was more than welcome to address Lower Kenrick during the "Hear Citizens" portion of the meeting.

With no further discussion or question, Mayor Buckley closed the public hearing.

### **Closed Session**

Alderman Travaglini made a motion to enter into a closed session pursuant to RSMo 610.021 (3, 12). Alderman Kauffmann seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; Alderman Steingruby, "Aye".

Following the Closed Session, the Regular meeting resumed.

### **Approval of Minutes**

Mayor Buckley introduced the minutes for the January 27, 2015 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, and it passed unanimously.

### **Bills**

Mayor Buckley introduced the bills submitted for payment, quickly reviewed each, and asked if there was any discussion. There being no discussion, Alderman Travaglini made a motion to approve the bills submitted for payment. Alderman Scherer seconded the motion and they were unanimously approved.

### **Hear Citizens**

None.

### **Bid Presentations**

Public Works Superintendent Tony Wagner approached the Board and stated that bids had been received for the utility truck bed, gave an overview of the bids received, and recommended that the Board accept the bid from Kranz Automotive Body Co. in the amount of \$6,600.00. He noted that there is already a bed on the truck and they had saved \$4,000 by keeping the original bed. He stated they would be selling the bed, and had received an offer of \$700, which he rejected because he felt he would be able to get more, but any amount that he got would reduce the cost of the truck bed. Alderman Kauffmann made a motion to accept the bid from Kranz Automotive Body Co. for \$6,600.00. Alderman Scherer seconded the motion and it passed unanimously.

Mr. Wagner stated that bids had been received for a 2015 commercial front mower and quickly reviewed them. He stated that Mordt Tractor was the only one that showed interest in the mower being traded in. Alderman Kauffmann made a motion to accept the bid from Mordt Tractor for \$20,240.81. Alderman Scherer seconded the motion and it passed unanimously.

**Purchase Requests**

Police Chief Jeff Keller stated that replacing three of the radar units had been included in the budget for 2015, and they would like to purchase them off of the State of Missouri cooperative purchase contract from Applied Concepts/Stalker Radar in the amount of \$10,311.00, which included extended warranties, and was \$439 less than the budgeted amount. Alderman Scherer made a motion to approve the purchase of three radar units from Applied Concepts in the amount of \$10,311.00. Alderman Kauffmann seconded the motion and it passed unanimously.

Chief Keller stated that the in-car cameras had been purchased three years prior, and the extended warranty had been purchased each year, and that the cost to repair the cameras made purchasing the warranty well worth the money. He stated that they could only be purchased from Kustom Signals since that was where the cameras were originally purchased from. Alderman Travaglini made a motion to purchase the extended warranty for the in-car cameras from Kustom Signals for \$3,000.00 and waive the bid requirement, as Kustom Signals was the only possible vendor. Alderman Steingrubby seconded the motion and it passed unanimously.

Parks Director Chris Buck approached the Board and presented the price quotes he had received from other used-equipment dealers for two treadmills in order to compare them to the price that Sunset Hills had asked for their used treadmills. He stated that while the other companies provided limited warranties, the warranties were not substantial and the prices quoted were considerably more than Sunset Hills was asking. He stated that he would like to purchase the treadmills because the strength equipment was going to need to be replaced in the coming years, and this would help offset equipment costs if the treadmills could be taken care of in this budget year. He stated that since the items were not budgeted, he would recommend either purchasing the equipment from Sunset Hills or not purchasing equipment at all. Alderman Kauffmann made a motion to purchase the two treadmills from Sunset Hills for \$2,950.00. Alderman Travaglini seconded the motion and it passed unanimously.

**Creation of Two New Police Positions**

Mayor Buckley asked if there was any further discussion or questions regarding the creation of two new police positions, and there was none.

**Ordinances****(Bill No. 2815)**

Mayor Buckley introduced Bill No. 2815, a bill authorizing the Mayor to enter into an agreement with St. Louis County for larviciding services. She opened the floor for discussion, and there being none, a motion was made by Alderman Kauffmann, seconded by Alderman Scherer, and unanimously passed in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the Bill by Title only for the first time. Mayor Buckley opened the floor for discussion. There being no discussion, a motion was made by Alderman Kauffmann, seconded by Alderman Scherer, and unanimously passed in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the Bill by Title only for the second time. Mayor Buckley opened the floor for final discussion. There being no discussion, Alderman Kauffmann made a motion that Bill No. 2815 be adopted to become Ordinance No. 2803. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderman Steingrubby, "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2815 was adopted as Ordinance No. 2803.

**(Bill No. 2816)**

Mayor Buckley introduced Bill No. 2816, a bill granting a Special Use Permit to Kenrick Developers, LLC for the redevelopment of lot one of the Kenrick Plaza Shopping Center, and asked if there was any discussion. There being no discussion, a motion was made by Alderman Travaglini, seconded by Alderwoman Gorman, and unanimously passed in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the Bill by Title only for the first time. Mayor Buckley opened the floor for discussion. Alderman Kauffmann asked for clarification between the bill that had been included in the packet and the one that had been distributed before the meeting. Mr. Daming answered that the name of the developer in the first "Whereas" had been clarified and that paragraph had also been modified so the name of the development was just "Kenrick Plaza," and in Section 5, additional uses, "restaurants and/or cocktail lounge" had been added, as well as including the restrictions to those uses subject to the Redevelopment Agreement. He also noted that the Exhibit B that had been included in the original copy of the ordinance had not changed. There being no further discussion, a motion was made by Alderman Travaglini, seconded by Alderwoman Gorman, and unanimously passed in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, to read the Bill by Title only for the second time. Mayor Buckley opened the floor for final discussion. There being no discussion, Alderman Travaglini made a motion that Bill No. 2816 be adopted to become Ordinance No. 2804. Alderwoman Gorman seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderman Steingrubby, "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2816 was adopted as Ordinance No. 2804.

**Department Head Reports**

Public Works Superintendent Tony Wagner presented his written report and noted that his crew had done a great deal of snow removal since his report had been written. He also noted that there had been some steering issues with his truck, and while fixing that, he discovered that the oil pan was seeping, which was not a major issue, but it could become one, and in order to repair that, the engine would have to be taken completely out. He stated that if the engine would have to come out, it would be an opportune time to replace parts like the clutch that would need to be replaced eventually anyway, so it would be around \$3,000 for the repairs. He stated that he would like to get them done after winter is over, but that the truck would not make it through another winter without the repairs.

Director of Administration Jonathan Greever presented his written report and noted that there were some state legislation that was of interest to municipalities, including a bill that would decrease the ceiling for municipal court receipts from 30% to 10%, and the penalty would be a required vote of disincorporation. He stated that he would be keeping track of several bills. He also reported that the flood plain ordinance had been accepted by FEMA.

Finance Director Danielle Oettle presented her written report and was available to take any questions.

Police Chief Jeff Keller presented his written report, and noted that they had hired Richard Erwin to fill the vacancy left by Pete Bommarito's retirement. He also reported that St. Michael's Holy Cross Academy had presented a medal to the Police Department to signify that the students were including the public safety employees in their daily prayers. He finished by reporting that they had donated around a dozen abandoned bikes to Bike Works as a charitable donation.

Parks Director Chris Buck presented his written report and noted that the Parks Board would be having a meeting the following evening with the two new Board members. He also stated that the updates to the

upstairs meeting room would be complete by the end of the week, and that Paraquad would be coming out the following week to survey the City Center, Public Safety Building, and the pool and provide recommendations for any accessibility upgrades that might be necessary. He concluded by reporting that several companies had come out to review the building for the energy efficiency upgrades and that bids would be due soon.

Mayor Buckley stated that she was looking forward to the Paraquad review to see how to make the buildings more accessible and that she had always been impressed with the work they do, and that they had used the City Center in the past and had felt the building was adequately accessible, but there was always more that could be done.

Fire Chief Bill Fox presented his written report and noted that they were about 21% ahead in ambulance collections for the year. He also stated that there had been a fire about a week earlier, and that the local businesses had been very helpful, with Shrewsbury Lanes housing the residents affected until Red Cross could get them relocated. He stated that there had been a great deal of smoke damage that would need to be cleaned up before the residents could move back in.

**Mayor's Report**

Mayor Buckley reported on the Missouri Municipal League legislative meeting that Mr. Greever had mentioned, and noted that he had a complete list of the state legislation under consideration that would have an effect at the municipal level. She noted that she had been asked to meet with the legislators to discuss that impact, and that Senate Bill 5 that Mr. Greever was of particular concern and there were many questions still surrounding the bill and the conversation with the legislators was still very open.

**Old & New Business**

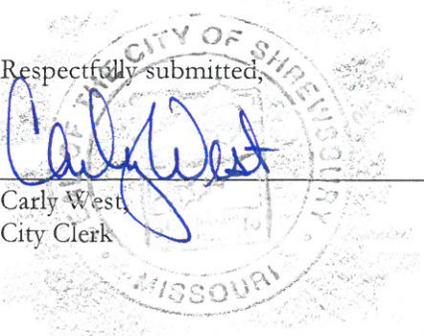
None

**Adjourn**

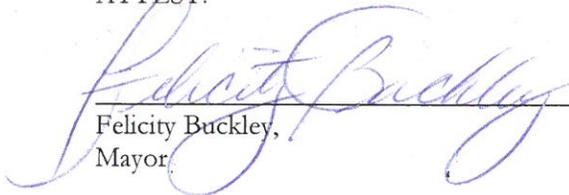
A motion was made by Alderman Travaglini to adjourn the meeting. It was seconded by Alderman Kauffmann and passed unanimously.

Respectfully submitted,

  
Carly West  
City Clerk



ATTEST:

  
Felicity Buckley,  
Mayor