

CITY OF SHREWSBURY
BOARD OF ALDERMEN
REGULAR MEETING OF THE BOARD OF ALDERMEN
January 8, 2013

A Regular Meeting of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 7:00 p.m. this 8th day of January, 201 in the Aldermanic Chambers of City Hall for the transaction of such business that may come before the Board.

There were present:

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| Mayor..... | Felicity Buckley |
| Alderman..... | Elmer Kauffmann |
| Alderman..... | Chris Gorman |
| Alderman..... | Sam Scherer |
| Alderman..... | Ed Kopff |
| Alderman..... | Dee Wiecher |
| Alderman..... | Mike Travaglini |

There were also present:

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

Roll Call

Mayor Buckley opened the meeting and Director Greever commenced with the roll call. The full board was present.

A Public Hearing to consider a request for a special use permit

Mayor Buckley opened the public hearing to consider the following special use permit: Lipton-Kenrick Associates L.P. c/o Grewe, Inc. is applying for a special use permit in conjunction with the creation of a planned commercial district for the properties located at the following St. Louis County property locators: #24J440122, #24J440133, #24J440144, #23J120102, #23J120120, #23J120111. The scope of this special use permit is limited to Lot 2 and Lot 3 of the proposed planned commercial district, as delineated within the applicant's submission.

Mayor Buckley stated that the Plan Commission had met on December 13, 2012 and approved the special use and recommend its passage pursuant to Section 405.060 (c)(4), which clarifies that the developer will work with the City to meet all codes and ordinances.

Gary Grewe introduced himself and his team, and gave a brief history of his company and some of their nearby developments. He turned the floor over to Rich Obertino of TRI Architects to give an overview of the project.

Mr. Obertino began by showing a slide of the proposed development's boundaries and enumerating some of the challenges presented by the site, including the elevation with 40 feet of fall across the property. Having stores on different levels, including some in the basement presents a problem, along with problems related to parking. He also discussed the transmission tower and guy wires that are anchored on the lot, which cannot be moved or removed.

Mr. Obertino next presented their proposed changes, which include moving the main entrance to the west to accommodate the parking lot and updating and improving the look of the entrance. A retaining wall would be built on the Watson Road side of the lot to make the parking lot level. The developer would make extensive use of retaining walls, landscaping, and ornamental fencing to improve the appearance of the site around the back as well as the front in order to obscure the view of the trash enclosures, the back of the building, headlights, and rooftop units.

Mr. Obertino then presented the proposed elevation for the Wal-Mart, which shows the colors, theme, design elements, and building materials to be used on the building. He also showed the proposed First Bank elevation, which has been customized for the property and to coordinate with the Wal-Mart building. He then turned the floor over to Bill Bunte to discuss the traffic study that was done.

Mr. Bunte explained that Watson Road is a State highway, and the Missouri Department of Transportation required that a study of the impact of the development on Watson Road be done so they can approve any changes. He stated that they first met with MODOT to find out what changes and improvements would be allowed, and MODOT asked them to report on existing traffic conditions, how much traffic would be added by the project, what the effect of that traffic would be on Watson Road at the proposed access points, and what the developer is planning to do to mitigate any problems that might arise.

Mr. Bunte next explained how access points to the site currently work. He explained how they conducted their study, including determining peak traffic hours. They first did a traffic count, which is currently about 18,500 cars per day, which is relatively low for that type of roadway and provides some flexibility in improving the area. Mr. Bunte stated that they did studies to show the projected increase after the store opened in 2014, and also a 2034 20-year forecast. The level-of-service study looks at how long each stop a driver has to make lasts, and the signal in front of the site on Watson Road is currently considered a level B during peak hours, with a delay time of 10-20 seconds, which is considered very good. According to their study, the intersection is projected to remain at a level B in 2014 when the store has opened. For the 2034 projection, the delay time might go up to closer to 20 seconds.

Mr. Bunte reported that they had received a letter from MODOT granting concept approval for their proposed design.

Mr. Obertino once again addressed the room and touched on the TIF process, explaining that this was the plan that would be presented to the TIF Commission during their public hearing. He also discussed the letter from the City staff they had received and had addressed the code or ordinance issues that were raised in that letter, such as parking, and the plan presented was not finalized. He then yielded the floor to public questions and comments.

Ron Varley, resident of the Villas of Kenrick, asked for the developers to address cash flow projections for this project and when the cash flow to the City becomes positive, and if any projections take into account the effect on other businesses from the project. Mayor Buckley directed Mr. Varley to the City's website, where a copy of the cost benefit analysis has been posted. She also stated that she had received communications from business owners along the Watson Corridor who are concerned about the Corridor dying and who were grateful that something new was coming to revitalize that stretch of road. Mr. Varley asked if there was anyone present who could tell him when the City would reach a point of positive cash flow, and Mayor Buckley answered that the City would see immediate revenue and that the cost benefit analysis would show

how much that was projected to be, and Mr. Varley was also informed that that topic would be discussed at the next TIF Commission meeting.

John Dames, resident of the Villas of Kenrick and member of the association board, asked if the delivery truck traffic would be on the east or west side. Mr. Obertino stated that he would make a list of the questions and answer them at the end of the public comment and question time.

Chris Polka, resident of Kain Drive, asked the developer to address the sidewalks, and if there is access from the street. He also asked about a sidewalk on the east side under the railroad overpass.

Doris Rice, resident of the Villas of Kenrick, asked if there had been any studies done on the traffic on Kenrick Manor Drive from Laclede Station Road. She also asked about truck access from Laclede Station Road.

Don Mueller, resident of 7400 Whitehall Colonial Ln., approached the podium and expressed his concern about the Christmas traffic that would be generated along Watson Road because of this project, and how backed up the road could get if one of the lanes was blocked. He stated that he is concerned about access for emergency vehicles along Shrewsbury's roads, and he is also concerned about people cutting through subdivisions.

Sandy Odenwald, resident of 7316 Sutherland, commented on how nice she thinks the Deer Creek development looks, and after looking at Kenrick Plaza for the last few years, she is excited about the potential for this development. She expressed her appreciation for everything that was done, and for the police and fire departments, and how those services would be maintained and improved by this project.

Susan Favazza, resident of 5428 Chapelford, commented that there would be blasting because of the topography of the site, stated that it had not always been commercial, and that those in support of the Wal-Mart might feel differently if it were a few blocks away from them. Ms. Favazza noted that nothing had been said about the theater property. She further commented that no one had mentioned the Affton School District and how the taxing issues would affect them. She stated that everyone knows what is going on and she is disappointed that it is still being discussed. She stated that she believes no one wants the Wal-Mart. She also stated that luxury homes were going to be built near Grant's Farm, and there is nothing wrong with building residential. Mayor Buckley noted that five of the six alderpersons live in the Affton School District, so they are sensitive to those needs.

Sandy Odenwald, resident of 7316 Sutherland, stated that she remembers when it was a cemetery, but also when it was commercial and when it was not. She also stated that she knew when she bought her house that there would be gas tanks interfering with her TV and there was commercial at the end of her street. She did not know the MetroLink station would be at the end of her street, but it came for the betterment of the community.

John Dames, member of the Villas at Kenrick association board, stated that they had initially had concerns about what the development was going to look like, and they met to get those types of questions made known. He stated that the plans seem to properly address the association's concerns about the aesthetics of the project. They are concerned about the traffic flow, but the information they have received has been positive.

Rich Obertino stated that the cash flow projections would be dealt with at the TIF Commission meeting. He next addressed the concern about the businesses that will disappear because of the Wal-Mart, stating that the area is dying because there is nothing happening there, and something is going to have to happen to revitalize the area. The topography makes it hard for retail to thrive there, but having this shopping center is going to

help get some growth started in that area. He also stated that he didn't know of a Dierbergs in the area that had been closed because of Wal-Mart coming in, and competition is generally a good thing.

Mr. Obertino next addressed the truck traffic, stating that they are closing off Trianon Parkway, and that would take care of the cut-through traffic issues, which would reduce the amount of traffic at the Laclede Station intersection in question. He stated that there will be the ability for the residents to cut through, but only the residents would benefit from that cut-through because there would not be a faster way to circumvent any traffic signals. He further stated that truck traffic would be limited and demonstrated the routes that would be open to trucks. Fire trucks would not have to obey the right-in/right-out restrictions, so they'll have the access they'll need, and Chief Fox had reviewed the plans.

Mr. Obertino stated that there are sidewalks included in the proposal along Watson Road. MODOT has requested that they study the idea of putting a sidewalk underneath the railroad tracks, as there is a very difficult grade situation. A resident asked about sidewalks up to the store from Watson, and Mr. Obertino answered that they would provide access that wouldn't be through the driveway. Regarding the traffic on Watson Road, Mr. Obertino stated that there would be two lanes that turn right into the shopping center, so if one is backed up, all of Watson would not be backed up, including the sidewalk going up.

Mr. Obertino addressed the question about blasting, stating that they don't anticipate any blasting being necessary, and most of what is being cut is being used to fill. He stated that the theater property is not being addressed at this point, because they are focusing on lots 2 and 3, and once the tenants see that the project is moving forward, they believe they will be seeing more activity and interest. He stated that the theater property would be back in front of the Board at a later time, and the public would be able to have a say in that development.

Mr. Obertino stated that it wasn't his place to discuss the impact on the Affton School District, but it would be addressed the following night. He stated that he believed that the Affton School District would be happy when they start seeing the revenue coming in from the Wal-Mart as opposed to what is there today.

Don Mueller approached the podium and asked about turning capacity onto Watson Road at the eastern entrance to the site for the people in the neighborhood behind the site. He also noted that there would be more traffic on the extension of Jackson and on Laclede Station Road, and that he believed there would be a traffic jam there. Mayor Buckley stated that the City was going to be relying on the traffic study that was done to answer any concerns about the traffic.

Alderman Travaglini made a motion to adjourn the public hearing which Alderman Scherer seconded, it passed unanimously.

Approval of Minutes

Mayor Buckley introduced the minutes from the December 11, 2012 Board of Aldermen meeting and asked if there was any discussion. There being no discussion, a motion to approve the minutes was made by Alderman Scherer. Alderwoman Gorman seconded the motion and they were unanimously approved.

Mayor Buckley introduced the minutes for the December 13, 2012 Plan Commission meeting and asked if there was any discussion. There being no discussion, a motion to approve the minutes was made by Alderman Travaglini. Alderman Scherer seconded the motion and they were unanimously approved.

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

Liquor License

Mayor Buckley stated that there was an application for temporary licenses for sale of beer and wine only on premises where sold by St. Michael's Church for their basketball tournaments in March of 2013. Mayor Buckley asked if there was any discussion. Alderman Kopff stated that he would be recusing himself from this issue. There being no further discussion, Alderman Scherer made a motion to approve the application. Alderman Travaglini seconded the motion, and it passed with Alderman Kopff abstaining.

Ordinances**(Bill No. 2701)**

Mayor Buckley introduced Bill No. 2701, a bill authorizing the Mayor to enter into a user agreement with St. Louis County, Missouri, for subscriber radios under the auspices of the St. Louis County Emergency Communications Commission's interoperable radio system. Mayor Buckley asked if there was any discussion. There being no discussion, a motion was made by Alderman Scherer, 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 first time. The Mayor opened the floor for final discussion. There being no discussion, a motion was made by Alderman Scherer, seconded by Alderwoman Gorman, and, with Alderwoman Wiecher opposed, 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 the second and final time. Alderman Scherer made a motion that Bill No. 2701 be adopted to become Ordinance No. 2693. 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 Alderwoman Wiecher, "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2701 was adopted as Ordinance No. 2693.

(Bill No. 2702)

Mayor Buckley introduced Bill No. 2702, a bill authorizing the Mayor to enter into a pole use license agreement with Union Electric Company d/b/a Ameren Missouri for the use of Ameren owned poles in connection with the installation of Shrewsbury Centennial celebratory banners. Mayor Buckley asked if there was any discussion. Alderwoman Wiecher requested that Director Greever share the discussion he had with Ameren that day, and Director Greever stated that there is a provision in exhibit D that only allowed for businesses in Shrewsbury to sponsor banners. The City requested that Ameren waive that for businesses that provide services in Shrewsbury, which they agreed to. Alderwoman Wiecher noted that the City is required to take the supports down after the banners are removed, and the initial plan had been to leave them up so banners could be put up in the future. Mayor Buckley stated that the City would abide by that, but she would also be working to change it so the supports could remain on the poles.

There being no further discussion, a motion was made by Alderman Travaglini, 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 first time. The Mayor opened the floor for final discussion. There being no discussion, a motion was made by Alderman Travaglini, seconded by Alderman Scherer, and, with Alderwoman Wiecher opposed, 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 the second and final time.

Alderman Travaglini made a motion that Bill No. 2702 be adopted to become Ordinance No. 2694. 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 Alderwoman Wiecher, "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2702 was adopted as Ordinance No. 2694.

Old Business

None

New Business

Mayor Buckley stated that the work session scheduled for January 22 may be moved to January 23 in order to comply with a timing requirement between the TIF Commission's recommendation and the Board of Aldermen's vote on the TIF.

Mayor Buckley also stated that she would like to schedule a public hearing for the Community Improvement District on January 29 at 7:00 p.m.

Department Head Reports

Parks Director Chris Buck presented his written report and noted that on January 23, the air conditioning unit would be installed over the multi-purpose room, so there would be a crane in the front parking lot, but none of the usual services would be disrupted. Also, brick and banner sales have been good since the holidays, and banner space is running low. He also reminded the Board members that the Centennial Kick-Off Event was being held January 19th from 6:00 to 11:00 p.m., and there would be food, drink, live music by Yes, Sir, artifacts and pictures, a timeline of the City, among other things.

Police Chief Jeff Keller reported that per the 2012 budget, there were two air conditioners budgeted for the Public Safety Building, and one of the old unit stopped working the last week of December. He stated that an emergency purchase was done following the City's purchasing guidelines, and the unit that was purchased cost well below what had been budgeted. Chief Keller also reported that one of the police officers that had left to go to a different department had asked to come back to Shrewsbury, so he halted the hiring process and that officer has returned to the City.

Chief Keller also reported that in the wake of the shooting in Newtown, CT, the Police Department had reached out to St. Michael's School to offer any help with discussing school safety and security. The Police Department met with the school and reviewed their emergency and safety procedures and guidelines and Chief Keller will be following up with the school in the future. Finally, Chief Keller reported that this year's evidence audit had been completed by an outside agency with satisfactory results, and he commended those who manage and maintain the evidence room.

Fire Chief Bill Fox presented his written report and a schedule of safety classes scheduled for City staff and officials. He reported that most of the City staff had been certified with CPR and AED, but he was working to schedule the ones remaining. Mayor Buckley clarified that the schedule presented was preliminary, and as they would be working around the staff's schedules, they may not be able to plan very far in advance. She requested that anyone interested in any of the topics let staff know so he can contact them when a time has been set. Chief Fox also drew the Board's attention to the article in the Webster-Kirkwood Times about the CERT program and reported that there are already 14 of 15 spaces filled for that program. He also stated that as a member of the Meramec Valley CERT Group, if there are sessions our volunteers were not able to

attend, they could make up those sessions with other CERT groups. He also briefly explained how that cooperative effort would work, in emergencies as well as events such as parades and festivals.

Chief Fox addressed the question of blasting in the Wal-Mart project, and stated that when Dierbergs was being built, there was a great deal of blasting done, and none of it resulted in any sort of damage. Blasting is regulated by state and county laws, and if it is to be done, it will be tightly controlled and regulated. Alderman Travaglini stated that the developers had been very clear and consistent all along that blasting should not be necessary.

Alderwoman Wiecher commented that a resident in her subdivision had taken a CERT class and commented that it was excellent.

Finance Director Danielle Oettle presented her written report and stated that she would have the November financial statements completed and distributed by the following day, the December statements should be completed in the next couple of weeks, and the final copy of the budget would be completed and posted on the website soon. Mayor Buckley asked about the employee manual review, and Director Oettle stated that it had been reviewed by the insurance company, and she would be meeting with them the following week to review the executive summary and decide how to proceed.

Street Superintendent Tony Wagner presented his written report and stated that his team was ready for snow if and when it comes.

Mayor's Report

Mayor Buckley reminded the Board that the TIF Commission would be holding their public hearing the following night, January 9, 2013. She also stated that she had met in the past week with John Hicks regarding an update on the County Connector, and they were keeping in touch with them about how that will affect our public works department. She mentioned the grant money that could possibly be available, and said that she would be staying on top of meetings on that.

Adjourn to Closed Session

Alderman Elmer Kauffmann made a motion that the Board adjourn to closed session with closed record and closed vote. Alderman Travaglini 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 Alderwoman Wiecher, "Aye".

Adjournment:

Alderman Travaglini made a motion to adjourn the meeting. Alderman Scherer seconded the motion and it was unanimously passed. The regular meeting adjourned at 8:12 p.m.

Respectfully submitted,



Carly West,
City Clerk

ATTEST:



Felicity Buckley,
Mayor