

**CITY OF SHREWSBURY**  
**BOARD OF ALDERMEN**  
**WORK SESSION OF THE BOARD OF ALDERMEN**  
**January 29, 2013**

A Work Session of the Board of Aldermen of the City of Shrewsbury, Missouri was held at 7:00 p.m. this 29<sup>th</sup> day of January, 2013 in the Aldermanic Conference Room of City Hall for the transaction of such business that may come before the Board.

There were present:

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

There were also present:

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
City Clerk.....	Carly West

**Roll Call**

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

**Community Improvement District Public Hearing**

John Brancaglione with PGAV, the City's planning consultants, presented a memorandum to the Board of Aldermen regarding the Kenrick Plaza Redevelopment Special Use Permit. He stated that the Community Improvement District (CID) concept is fairly simple: the area is being placed over the redevelopment TIF area and would be used to fund the extraordinary expenses associated with making the area developable for retail use. He stated that the purpose of putting the CID in place was to allow the funding to increase and to cover the significant costs of the project. He stated that by placing the CID over the TIF area, it allows the TIF to be significantly shortened so the revenue could go back to the taxing districts as soon as possible. He explained that CIDs are used all over the area, including Illinois, where it is available under a different name.

Mayor Buckley stated that anyone who wanted to make a statement regarding the CID was welcome to approach the podium at that time.

Carol Zale of 7330 Sutherland approached the podium and thanked the Board for keeping the redevelopment project moving and stated that she believed the area needed to be improved.

Garen Miller of 5115 St. Charles Place spoke in affirmation of the project, stating that the people wanted to maintain police and fire protection, the City Center, the pool, and the way of life in Shrewsbury. He stated that if this is the only project and the only way this could be guaranteed, the project had his full support.

Marilyn Beck, resident of the Affton School District, approached the podium and stated that the decisions the Board made had a long-lasting effect on the Affton School District. She stated that they stood to lose over three million dollars, and she believed the children were the ones to lose out. She stated that the TIF Commission had not agreed with the TIF, and she did not understand why the City would not take that recommendation.

David Stokes with the Show-Me Institute approached the dais and passed out printed copies of his testimony to the Board members. He stated that he had done some additional research since the TIF Commission hearing, and he had found that if the City of Shrewsbury would join the County-wide pool instead of being a point-of-sale city, it would cost the City \$193,000 per year, which is 3% of the City's budget. He stated that this could be made up with spending cuts or by raising taxes. He stated that being part of the pool would allow the City to stop participating in subsidies that allow companies to move around to different areas and to benefit from development no matter where it takes place in the County. He noted the updated data and urged the Board to wait for even more current data to be released.

There being no further speakers, Mayor Buckley closed the public hearing.

### Hear Citizens

Mayor Buckley stated that anyone who wanted to speak could still fill out a speaker card.

Craig Diliberto of 5483 Crathes Ct. approached the podium and asked the Aldermen to consider before they voted if they would purchase a home in Kenrick with a Wal-Mart so close. He asked if they would like to sit on their patio and look at the back of a Wal-Mart or hear the noise of trucks backing up and unloading. He asked if they would feel safe living or walking in the area behind a Wal-Mart and stated that if residents could walk to Wal-Mart, then the Wal-Mart customers could also walk to their neighborhood. He asked if the Board members would be willing to take less money to sell their homes because of the Wal-Mart or if it was fair for children to suffer because TIF money was going to Wal-Mart. He stated that the Board's votes could affect their positions as Aldermen or Mayor.

Tracy Ring, representative of the owners of Lower Kenrick Plaza, stated that the owners of Lower Kenrick are not opposed to the development under consideration, nor are they opposed to the use of TIF financing. He stated that the owners of Lower Kenrick have concerns with the site plan that has been presented, and do not support it. He stated that Lower Kenrick has no direct access to Watson Road, and its only access is through the internal streets of Upper Kenrick and Trianon Parkway around the back of the site. He stated that many years ago, with the understanding that Lower Kenrick depended upon Upper Kenrick for access, there were put in place some mutual access easements. He stated that the properties were also subject to some use restrictions, one of which prevents any one owner from building a fence or barrier between the two properties. He stated that the site plan seems to include a retaining wall between the two sites that is approximately 20 feet high with another 6 foot high fence on top of that, and he believed this violated the rights granted in the declaration of record. He further stated that the retaining wall would be blocking the bridge between the two parcels and would take away the easements granted to the owners of Lower Kenrick.

Mr. Ring asked if the City or developer contemplated the use of eminent domain and to what extent. He stated that the developer is on record as saying that condemnation would not be required, but it seemed clear to Mr. Ring that eminent domain was a foregone conclusion. He stated that the while the site plan might solve some of the problems with Upper Kenrick, it created new problems for Lower Kenrick, specifically the easements being vacated. Also, the site plan does not show new easements for Lower Kenrick, and with no easements shown, there was no guarantee of access or of that bridge remaining open, leaving one remaining point of access through Kenrick Manor and Trianon Parkway, which would not reduce traffic flow through Kenrick Manor. He stated that in order to access Lower Kenrick, patrons would be required to drive in front of the Wal-Mart, which he stated was a hazard to pedestrians and drivers, and begged the question of whether or not the bridge could handle that traffic.

Mr. Ring stated that the lack of direct access from Trianon Parkway would impose a burden upon Lower Kenrick due to the traffic of people cutting through there. He stated that the site plan does not address the demolition and removal of the bridge that would be replaced by the retaining wall, and he questioned who was responsible for that and who would be bearing that cost. He stated that the owners of Lower Kenrick do not want to bear that cost. He stated that the owners of Lower Kenrick are fully supportive of a redevelopment to remediate the blight and whatever financing tools might be needed to accomplish that, but they did not support a plan that adversely impacted the value of their property and the traffic flow across Lower Kenrick. He stated that the site plan proposed is in conflict with the

property rights of Lower Kenrick which are critical to its use and value and the site plan could contribute to blight factors at Lower Kenrick.

Mr. Ring concluded by stating that the owners of Lower Kenrick have reached out to the City and the developers, but no solutions have been offered or entertained. He stated that they would like to hear the City's or the developer's thoughts on these matters.

Sandy Odenwald of 7316 Sutherland approached the podium and thanked everyone who worked on the project, and stated that she believed everyone should consider what would benefit Shrewsbury as a whole community, and the City needs retail to save City services. She stated that Kenrick Plaza has been declining for too many years and Wal-Mart is the only business that wants to develop the area. She suggested forgetting about the TIF, because developments don't happen without them and that it would be naïve to think the development would happen without one or that Shrewsbury could change Wal-Mart's structure, employment policies, or insurance practices. She stated that it would be better if a different store came to the City, but they were not interested and the City needed to work with the business that was interested. She addressed the concerns about the loss of money to the Affton School District, and stated that she didn't believe they were currently getting much from the area, so it would be an improvement. She stated that Shrewsbury used to be thriving, and the residents needed to work to keep it alive and welcoming so services could continue and children would want to come back and live in Shrewsbury. She urged the Board not to listen to those who did not live in the City and not to choose to be a pooled-revenue City. She stated that the Kenrick Plaza area had always been retail and she wanted to maintain the Shrewsbury she knows and loves.

Trudy Odenwald of 7316 Sutherland approached the podium and stated that she had lived her entire 14 years in Shrewsbury and she believed she had the best childhood imaginable because she lived in Shrewsbury. She stated that knowing everyone makes the City warm and inviting, and that she loved the pool, park program, Dragonfly, rec center, and especially the police and firemen who take care of her grandparents. She stated that she hoped that someday she could move back here and give her children the same experience and she and her siblings have had.

Greg Lauter of 5009 DeVille approached the podium and thanked the Board, first as part of the Centennial committee for their support as the committee has tried to highlight Shrewsbury through their events the Aldermen have attended and for their support in sponsoring banners. He further thanked the Board for their hard work in asking tough questions and addressing all of the development issues that have arisen as this project moved forward. He stated that despite the negativity they have encountered, he appreciated that they continued to put themselves out there and make Shrewsbury a better community and helping guide the City into the future.

Ed Hrebec of 7554 Kirky Ct. approached the podium and asked if it was a fact that PowerHouse Gym was going to be removed at the request of Wal-Mart. Mayor Buckley answered that it was not and Lower Kenrick is not part of the project. Mr. Hrebec asked if his question and the answer went on record and he was told that it did.

Margaret Smith of 7333 Sutherland approached the podium and stated that the time that the Mayor and Aldermen have spent working to improve the blighted area was appreciated. She stated that while some were against the development, she felt that it was in the best interest of Shrewsbury to get Wal-Mart, which will enable the City to keep its municipal services. She stated that she has used the ambulance many times, and she would not want to live in Shrewsbury without those services. She stated that when the Metrolink station came to the end of her street, she was not happy about it, but she did not expect progress to stop just for her. She reiterated her appreciation for the Mayor and majority of the Board.

Susan Favazza of 5428 Chapelford Ln. approached the podium and stated that she owns a business that is in another CID area, and stated that both the CID and TIF are financed by tax money, and the children of the Affton School District would be short-changed because of this. She stated that she believed that within a year or two, property tax rates would be raised also. She stated that she would love for Shrewsbury to be united, but it is not, as some people are in the Affton School District and some are in Webster Groves School District, and noted that a previous speaker had mentioned not being able to correct the problems of Wal-Mart, which she sees as an admission that a problem exists. She mentioned the elderly residents of Our Lady of Life who were against the project, as were the people who live closest to the development, as well as the Affton School District. She stated that there are many people who are very unhappy, and she hoped that the Board would ensure that the TIF was paid off in a short period of time, because Watson Road would not support a Wal-Mart, and the store would be gone in five to seven years when the TIF is over. She stated that the Board members were voting against the citizens that put them on the Board.

Eileen Dorsey of 7420 Williamsburg Colonial Lane approached the podium and stated that she did not admit to living in Shrewsbury anymore because of the way the Board was treating her. She stated that she had spoken at many meetings for her friends and neighbors, and stated that most of them are afraid to get up in front of the Board. She asked the Board not to vote their greed, but to vote their conscience, and to consider all of the residents, and not just themselves. She stated that the residents of St. Joseph do not want the Wal-Mart, nor do the people of Our Lady of Life or the nursing home. She asked the Board if sacrificing the education and lives of children and the lives of the elderly was worth keeping the pool open.

Kathy Winfrey of 7810 Bluebird Meadow Lane approached the podium and noted that some questions are being answered and others were not, and stated that she found that to be the way the project had been handled all along; the easy questions were answered but the hard ones were ignored. Mayor Buckley answered that she was happy to answer any questions, but the Board had been accused of not allowing people to make their statements if they answered them directly. She stated that she would be happy to address any specific questions Ms. Winfrey might have. Ms. Winfrey replied that one person had a long list of questions, none of which had been addressed, nor had most of the other questions that had been asked. She stated that she had recently become aware that non-residents had been prevented from speaking at public meetings, specifically other merchants in the area who do not live in Shrewsbury, and she stated that the people did not have all of the information, such as what Dierbergs felt about the proposal and how they see it affecting their business. She asked on what basis the Board was rejecting the recommendation of the TIF Commission, because they had been asked to study the issue, and by rejecting their recommendation, the Board was sending a signal that they did not value the work of the Commission. Mayor Buckley answered that the TIF Commission is advisory, and is required by state statute, meaning that the Board did not request that. She stated that the TIF Commission did not give any recommendation, nor any suggestions regarding what needed to be done for the future or what their concerns were. She stated that they had to consider what was best for the community.

John Clones of 7336 Woodlawn Colonial approached the podium and stated that he had just moved to the community last June from Fenton, and stated that he is against Wal-Mart. He stated that he was a union worker, and that Wal-Mart enters small towns and destroys the economy. He stated that they are not fair, they are going to affect traffic, and they are going to hurt the City. He asked if anyone had tried to get Fred's to come to Shrewsbury. He stated that the TIF Commission had voted against it, and those Aldermen who voted for the project would lose his vote, and he asked the Board to look at what was happening in Ellisville. He asked the Board to find a retailer who would not be hurting Dierbergs and Shop 'n' Save, and stated that Wal-Mart is not a good company, and he did not believe this was what "the old man" envisioned. He noted that there was a Wal-Mart in Maplewood already, suggested the Board not vote for the project, and reiterated that he would not vote for any Aldermen who voted to approve the Wal-Mart.

Mary Nordmann of 5017 Lenox Avenue approached the podium and stated that she understood that times felt desperate and that the Aldermen had a great deal invested in the project, but Wal-Mart has a history of taking TIF funds and then vacating the area in ten to fifteen years. She stated that if she is still in Shrewsbury, she would be going through this whole process again. She stated that the amount being received from having Wal-Mart in town was not worth the trouble and inconvenience, as well as the closing of Trianon Parkway, and alienating the constituency. She stated that she would not vote for any Aldermen who voted for the project as they are not representing her interests. She urged the Board to reconsider this short-term solution to a long-term problem.

Maureen Hoock of 7312 Melbourne approached the podium and thanked the Board for the CERT training that was beginning that week, and stated that it was a wonderful program. She stated that she found it interesting that many of the people at the meeting were against the project, and she hoped the Board did not feel like most of Shrewsbury was against the project, because she did not believe that they were. She stated that most people trust the Aldermen and did not feel the need to come to the meetings. She stated that she came to the meeting to say thank you to the Board and stated that they had her support.

Penny Rhodes of 5375 N. Kenrick Parke Drive approached the podium and asked about the traffic due to the closing of Trianon Parkway. She stated that the traffic light on Kenrick Parke Drive and Laclede Station Road had no left turn signal, and if there were two or three cars at the light, they were lucky to get through it. She asked if there were any plans to do any improvements or adjustments to that intersection. Lee Cannon of Crawford, Bunte, and Brammeier approached the podium and stated that he was the traffic engineer who studied the impact of that closing. Mr. Cannon stated that he wanted to clarify that part of Trianon Parkway was called Cardinal Glennon Court. He stated that closing Trianon Parkway at Kenrick Manor would reduce the traffic on Kenrick Manor and would change the traffic

movement such that the traffic on Laclede Station Road would be going straight to Watson Road instead of turning on to Kenrick Manor, so that signal would be operating much better for the residents.

Bill Winfrey of 7810 Bluebird Meadow Lane approached the podium and stated that he and his family had been in Shrewsbury for around twenty years, and had moved here because it was a beautiful, quiet, serene community to raise their family. He stated that he has many concerns and is totally opposed to the project on many fronts. He stated that his family business was involved with the redevelopment project on Hanley Road, and the project was not handled fairly or openly, and in the end, they were brushed aside and not compensated appropriately. Mr. Winfrey stated that his property is alongside Laclede Station Road, and he is concerned about the traffic. He stated that while projects are going on, there are a lot of heavy vehicles travelling that road and making a great deal of noise, and he was concerned about deliveries coming in for Wal-Mart. He stated that he was concerned about property values, as his research indicated that Wal-Mart tended to drive down surrounding property values. He stated that he is concerned about security, as he had heard that a significant number of the arrests in Maplewood are at Wal-Mart. He stated that he hoped the Board would consider his thoughts and vote against moving ahead with this project. He stated that he wasn't sure the City should be in business with Wal-Mart, and he believed that Wal-Mart would vacate the area in five to ten years. He reiterated his request that they reconsider based on the suggestions of the people who voted the Aldermen in.

Tom Duda of 5410 Somerworth Lane approached the podium and commented on the fact that Trianon Parkway would be closed, and those in the Kenrick Manor subdivision would have to choose alternate and inconvenient routes to go to places like Dierbergs and the BP Station. He stated that those people would have a significant amount of mileage added to their drive, and gave examples of the places he believed those people would choose to go outside of Shrewsbury rather than deal with the added distance. He asked if the Board had really considered the fact that those in Kenrick Manor would likely be choosing to shop elsewhere outside of Shrewsbury. He stated that there were 1.8 additional miles to get to Dierbergs. He asked the Board to keep in mind the additional expense in terms of gasoline usage.

John Brancaglione approached the podium and stated that he had been asked to provide some commentary regarding the Special Use Permit related to the planned development zoning. He stated that there were a variety of factors currently that represent detriments to the health, safety, morals, and general welfare of the people of the City. He stated that anyone who has visited the site and viewed the conditions would see that there are significant issues, which are summarized in the TIF Redevelopment Plan, and even back to the Watson Corridor Study from 2007/2008. He stated that in his opinion, the site plan should represent major improvement by eliminating those negative conditions and the blight on the property. He also noted that there were other issues with other properties along Watson Road that were also pointed out in the Watson Corridor Study.

Mr. Brancaglione stated that the continued decline of the property would lead to lost revenue for the taxing districts it is in, as it has over the past few years. He stated that certain tax revenues would accrue to the taxing districts outside of those captured by the TIF if the project is developed. He stated that the existing site conditions that are causing problems would be mitigated, and traffic access control, site lighting and building elevations would be improved. He stated that the existing conditions represent fire hazards, some of the buildings appear to have been vandalized, occupied by vagrants, and used for illicit activities. Other buildings were not built to current codes, making them a danger, and the new buildings would be built to all of those codes.

Mr. Brancaglione stated that the character of the neighborhood would be improved by eliminating the blighted area, and excessive vacancy, which project a negative impression of the area. He stated that the value and desirability of the surrounding properties would be enhanced, and Lower Kenrick would be enhanced as well. He stated that the surrounding residential area would benefit from an improved buffer to the commercial area, better elevation, better site lighting, and improved landscaping. He reminded the Board that the project was replacing retail that had loading docks and less controlled lighting due to older design parameters. He stated that the development would provide a safer and more aesthetically pleasing environment. He further stated that traffic conditions along Watson Road should improve, and noted that when Kenrick Plaza opened and during its productive years, the traffic counts were significantly higher than they are now, and this was in part due to the draw of Crestwood Plaza from St. Louis City down Watson Road. He reiterated that this would replace retail with retail, and the likelihood that Watson Road would not be able to handle the traffic was very small.

Mr. Brancaglione further pointed out that the square footage of the site plan is less than the retail square footage that is currently at the site. He also stated that one access point to the site was being eliminated, increasing traffic safety by. He stated that the combination of factors he had stated represent a significant improvement for the general welfare of the community. He stated that the proposed buildings and use would be harmonious with the surrounding area, and the land use was not changing. He noted that the development would bring more shopping choices to the area for the citizens and surrounding residents.

Mr. Brancaglione stated that the proposed development would not consume any greater loads of any of the public utilities, especially when compared to the previous use of the site and considering the fact that newer retail stores are more efficient in their utility use. He again pointed out that the square footage was going down. Mr. Brancaglione stated that when doing the Watson Corridor Study, they looked at utility use, and found there should be no problem with this area supporting the utility use.

Mr. Brancaglione stated that PGAV Planners would recommend that the Board should provide an affirmative finding in the consideration of the Special Use Permit for the proposed development.

### Ordinances

#### **(Bill No. 2704)**

Mayor Buckley introduced Bill No. 2704, a bill designating a redevelopment area, approving a TIF district, and approving a redevelopment plan and project. A motion was made by Alderman Scherer, seconded by Alderman Kopff, 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 discussion. There being no further discussion, a motion was made by Alderman Scherer, seconded by Alderman Kopff, 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. The Mayor opened the floor for discussion. Alderwoman Wiecher stated her objection to the second reading of the bill happening at the same meeting as the first. She stated that although Mayor Buckley claimed it was not in the spirit of the law, the legislature found it appropriate to provide for two separate readings at two separate meetings. Mayor Buckley asked Alderwoman Wiecher to explain what the spirit of the law was, and Alderwoman Wiecher answered that it was to have one reading at one meeting, wait an appropriate amount of time, and have a second reading at a second meeting. She noted that this was a special meeting and not the regularly scheduled Board meeting. Mayor Buckley stated that the spirit of the law was to make certain that the community was advised as to what actions the Board was taking, and as this project has been on the table for two and a half years, the residents have had numerous opportunities to address the situation. She stated that waiting for a second meeting would be a burden on everyone, and considering that it had been on the table for over two years, she did not see any reason to believe that two weeks would change anything, and it would be a gesture without meaning. She stated that it would not be a service to the community to put the vote off another two weeks, and it was the wisdom of the law that allowed the City to choose to have two readings at the same meeting. She noted that there were times when two readings were done at separate meetings when it was appropriate, but she believed that the community was well-advised of what was being considered at the meeting. She asked if there was any further discussion, and Alderwoman Wiecher requested that the conversation continue. She stated that she believed that having two readings at one meeting was for emergency provisions only, and as this was not an emergency, it was not appropriate. Mayor Buckley stated that legal counsel had been consulted, and the law did not require an emergency situation for two readings to be held in the same meeting.

Alderman Scherer made a motion that Bill No. 2704 be adopted to become Ordinance No. 2695. Alderman Kopff seconded the motion and upon roll call, the following vote was recorded. Alderman Kauffmann, "Nay"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderwoman Wiecher, "Nay".

Before stating his vote, Alderman Kauffmann made a statement that this was a very controversial issue, and in the past, when there was a controversial issue, such as allowing trucks to remain on the street overnight or the pit bull issue, the citizens were allowed to vote on it. He stated that he understood that there could not be a binding vote on the issue due to the TIF, but he would have liked to have had a non-binding vote by the citizens to see where they stood on this issue. He stated that the project began three years ago as a proposed strip mall, and now there is only one guaranteed

retail store, and a theater that will remain open for the time being. He stated that due the concerns stated by the citizens in attendance, especially those of Lower Kenrick, he was voting "nay".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2704 was adopted as Ordinance No. 2696.

**(Bill No. 2705)**

Mayor Buckley introduced Bill No. 2705, a bill approving the redevelopment agreement and district project agreement. Mayor Buckley asked if there was any discussion. There being no discussion, a motion was made by Alderman Scherer, seconded by Alderman Kopff, 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. Alderwoman Wiecher noted that in this instance, the public had not had a chance to see this agreement, and although the Board has been meeting about it and discussing it, the final version had only been received that afternoon. She stated that she did not believe it had been available for public viewing before that day, and felt the second reading should be held at a subsequent meeting. There being no further discussion, a motion was made by Alderman Scherer, seconded by Alderman Kopff, 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. 2705 be adopted to become Ordinance No. 2697. Alderman Kopff seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Nay"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderwoman Wiecher, "Nay".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2705 was adopted as Ordinance No. 2697.

**(Bill No. 2706)**

Alderman Travaglini made a motion to amend the agenda to reflect the updated title of Bill No. 2706 and Bill No. 2707. Alderwoman Gorman seconded the motion, and the motion passed unanimously.

Mayor Buckley introduced Bill No. 2706, a bill granting a special use permit to Kenrick Developers, L.L.C for the redevelopment of proposed lots two (2) and three (3) of the Kenrick Plaza Shopping Center. Mayor Buckley asked if there was any discussion. There being no discussion, a motion was made by Alderman Travaglini, seconded by Alderman Kopff, 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. Alderwoman Wiecher noted that the Bill stated that the permit would not adversely affect the character of the neighborhood, and noted that the Board of Aldermen felt it would probably be necessary to engage more police officers, and she believed that would adversely affect the character of the neighborhood. Mayor Buckley stated that increased police presence is necessary with any increase in retail. There being no further discussion, a motion was made by Alderman Travaglini, seconded by Alderman Kopff, 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. 2706 be adopted to become Ordinance No. 2698. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Nay"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderwoman Wiecher, "Nay".

**(Bill No. 2707)**

Mayor Buckley introduced Bill No. 2707, a bill approving a petition to establish the Kenrick Plaza Community Improvement District, establishing the District as a political subdivision of the State of Missouri, finding that the District is located in a blighted area, appointing an initial Board of Directors for the District, directing the City Clerk to notify the Missouri Department of Economic Development of the creation of the District, and directing City Officials to take certain actions relating thereto. Mayor Buckley asked if there was any discussion. There being no discussion, a motion was made by Alderman Scherer, seconded by Alderman Kopff, 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. Alderwoman Wiecher stated that a CID is an additional sales tax, and

studies show that additional sales tax has an inordinate impact upon the poor. She stated that in Shrewsbury, there are many lower income people, especially those on fixed incomes who are retired, and she felt it was unfortunate that the City would be instituting an additional sales tax. There being no further discussion, a motion was made by Alderman Scherer, seconded by Alderman Kopff, 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. 2707 be adopted to become Ordinance No. 2699. Alderman Kopff seconded the motion and upon roll call, the following vote was recorded. Alderman Kauffmann, "Abstain"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderman Scherer, "Aye"; Alderman Kopff, "Aye"; and Alderwoman Wiecher, "Nay".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2707 was adopted as Ordinance No. 2699.

### **Message from the Mayor**

Mayor Buckley stated that she had been taking notes during the citizens' statements so she could answer them at this point. She stated that she understood she was not going to be able to change anyone's mind, but she hoped she could provide some food for thought. She noted the suggestion that if the City went to the shared pool system, it would only lose \$193,000 per year, which is only 3% of the budget. She stated that this amount represents raises to the employees of the community, and would be more than two years of raises to firefighters, police officers, and other employees. She stated that the idea that someone would come to the meeting and state we would only lose \$193,000 without ever coming to a budget meeting or without knowing how our community works or how our services are supported is offensive. She noted the question of buying a home near a Wal-Mart, and stated that in response to that concern, she randomly chose some other Mayors around the area as well as in places like Mississippi and Texas to contact regarding Wal-Mart developments, and the responses she got were positive. She stated that if she could have asked them how their blight was working, and noted that blight is not a good thing, and is a cancer that could destroy a neighborhood just as readily as anything else. She stated that Wal-Mart would help the community by generating the revenue that the community needed to keep going. She challenged those in attendance to research broken-window syndrome, and what can happen in a blighted area. She stated that some have acted as if the blight is not an issue, but that it is, and is not necessarily a result of poor management, but rather a result of a change in the times. She stated that the building is antiquated, and the codes could be fully enforced, but there would still be empty buildings on the property that are not helping anyone.

Mayor Buckley noted that one of the questions was if this Wal-Mart was needed. She stated that it was necessary, and that only two people have come to budget meetings which are an integral part of making this decision. She stated that the Board has done an excellent job with the budget, but if it continues in the same way, the reserves are going to be depleted, and the City has tightened its belt, but the next step is going to have to be to cut services, but that would not get rid of the blight.

Mayor Buckley addressed the statement about the residents of Our Lady of Life and the St. Joseph apartments all being opposed to the project, and stated that she has had two separate meetings with them and received a great deal of positive feedback. She recognized that there are those on either side of the issue, but stated that to say that all of the residents were against it was unfair.

Mayor Buckley stated that using TIF assistance when it was not appropriate would prevent reaching full economic potential, but failing to use assistance when it was appropriate, as with a piece of property that is blighted in the way Kenrick Plaza is, does not do the School District, the County, or the City any favors. She stated that she was excited to see the project going forward, and thanked the Board of Aldermen for all of the time and work they had put in on this project. She stated that as a citizen, she was grateful that they took the steps necessary to protect the community's services and rid the community of blight, and as Mayor, she appreciated their support, guidance, wisdom, and fortitude. She stated that the Board of Aldermen, without exception, were all there not for the glitz, glamour, money, or accolades, but rather because they cared enough to serve their community, which many people do not want to do. She stated that she had not chosen this Board, but rather the community did, and it was through the election that the community had a voice. She stated that they have all given of their time, and they deserve to be treated respectfully and each of them is owed a debt of gratitude regardless of the issue.

### **Old Business**

None

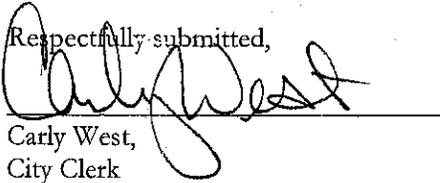
**New Business**

Alderman Travaglini made a motion to strike the closed session from the agenda. Alderwoman Gorman seconded the motion, and it was unanimously passed.

**Adjournment**

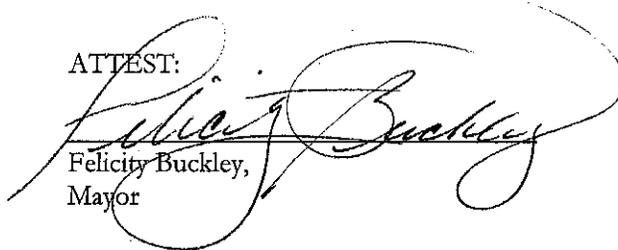
Alderman Travaglini made a motion to adjourn the meeting. Alderwoman Gorman seconded the motion and it was unanimously passed. The regular meeting adjourned at 8:19 p.m.

Respectfully submitted,



Carly West,  
City Clerk

ATTEST:



Felicity Buckley,  
Mayor