

**CITY OF SHREWSBURY  
BOARD OF ALDERMEN  
WORK SESSION  
June 28, 2011**

A Board of Aldermen Work Session was held at 7:00 p.m. this 28th day of June, 2011 in the Ballroom of the City Center rather than the Aldermanic Conference Room of the City Center to accommodate the anticipated audience size.

There were present:

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

There were also present:

Director of Administration .....	Jonathan D. Greever
City Attorney.....	Michael K. Daming
Director of Parks .....	Marc Bernstein
Police Chief.....	Jeff Keller
Fire Chief .....	Bill Fox
Street Superintendent.....	Tony Wagner

**Roll Call**

Mayor Buckley opened the meeting and Director Greever commenced with the roll call. The entire Board of Aldermen was present.

**Approval of Minutes:**

Mayor Buckley announced that the first item on the agenda was the approval of minutes of the May 19th, 2011 Board of Aldermen Work Session. She opened the floor for discussion. There being no discussion, a motion was made by Alderman Travaglini to pass the minutes of May 19th, 2011 as submitted. Alderwoman Gorman seconded the motion and it was unanimously approved.

**Approval of 2012 Community Development Block Grant Allocation:**

Mayor Buckley stated that the next item on the agenda was the approval for the 2012 CDBG (Community Development Block Grant) funds allocation. She asked if there was any discussion. There being no discussion on the CDBG funds allocation, a motion was made by Alderman Kauffmann to allocate \$15,000 to the CDGB fund for eligible street improvement work and \$5,000 to the HIP fund. Alderman Scherer seconded the motion and it was unanimously approved.

**Hear Citizens:**

Mayor Buckley opened the floor for hear the citizens and stated that this Board of Aldermen work session was structured primarily to hear from citizens with respect to the Kenrick Plaza Redevelopment Project. She further stated that upon adjournment of the work session, there would be three simultaneously held open houses, in which each ward would meet with its respective alderpersons to further discuss the project. The Mayor also advised that the site plan for the Kenrick Plaza Redevelopment Project showed the inclusion of Lower Level Kenrick Plaza, but stated that it would not be a part of the TIF boundary. Additionally, the Mayor introduced Mark Grimm, Special Counsel for the City of Shrewsbury with respect to the Kenrick Plaza Redevelopment, who would be participating throughout the meeting in an advisory capacity.

Mr. Bill Hartrich of 7434 Whitehall Colonial Lane stated that he was pleased that the conceptual site plan had been presented, but was looking forward to a more detailed plan that would better illustrate store fronts, landscaping, and parking.

Mr. Lou Saur of 7354 Whitehall Colonial Lane stated that he had an opportunity to review the plan in detail and found the inclusion of Lower Level Kenrick Plaza, under the management of Gary Grewe, to be a positive addition to the Kenrick Plaza Redevelopment. He then asked if the sewage canal was being removed with the inclusion of Lower Level Kenrick Plaza.

Mayor Buckley replied that this should be addressed with the inclusion of Lower Level Kenrick Plaza.

Mr. Saur ended by stating that he was in favor of a one inclusive development plan for Kenrick Plaza instead of three segmented areas. However, he believed that more work was needed with respect to the number of retail spaces offered, the amount of hardscape, and the terraced retaining wall for the closure of Trianon Parkway.

Mr. Jim Brady of 5330 Kenrick Parke Drive asked if the City's Police Department had independently addressed the possibility of increased crime as a result of a Wal-Mart installation. He asked if this factor had been considered and asked how the City planned to address it.

Police Chief Jeff Keller took the floor and answered that with any development of this magnitude an increase in police related activities could be expected. He further stated that they had independently conducted research with other police municipalities locally and throughout the country to proactively ensure their preparedness in handling these different types of police services. Chief Keller also advised that the City's police department would continue to proactively plan and execute for any additional issues that may surface as the development unfolded.

Mr. Dick Slais of 5312 Kenrick Manor Court asked if any additional retail space would be developed within the Kenrick Plaza Development, and if it was inclusive to the Walmart Project.

Mayor Buckley answered that there would be additional retail space but that it would be developed within the Grewe Project.

Mr. Slais further asked if it was definitive that the Trianon Parkway access to Watson Road would be closed with the Kenrick Plaza Redevelopment.

Mayor Buckley advised that the decision to close Trianon Parkway would be inclusive of any redevelopment of Kenrick Plaza. She further advised that the decision to close Trianon Parkway with the Kenrick Plaza Redevelopment was not initiated by Walmart, but instead resulted from Kenrick Manor residents opposing any additional traffic volume on Kenrick Manor Drive.

Mr. Jim Brady of 5330 Kenrick Parke Drive asked if the terrain with the closure of Trianon Parkway would be leveled to eliminate any of the topographic increases that currently exist.

Mayor Buckley answered that it likely would be leveled at the same depth as the Kenrick Cinema, but since the project had not been fully engineered she was unable to provide those specific measurements.

Ms. Celeste Burke of 7404 Westover Colonial Lane asked if all emergency assisted vehicles would still have access from Watson Road into Kenrick Manor with the closure of Trianon Parkway.

Mayor Buckley responded that all emergency vehicles would have access from Watson Road to Kenrick Manor via a road located directly behind the retail spaces at Lower Level Kenrick Plaza.

Fire Chief Bill Fox took the floor to add that a previous study showed that dispatching emergency vehicles during all scheduled shifts to Kenrick Plaza either via Laclede Station Road to Kenrick Manor Drive, or River De Peres to Watson Road, or Laclede Station Road to Watson Road resulted in relatively equal response times.

Mr. Mark Buss of 7509 Kirky Court asked how the existing guide wires would be handled with the elevation changes proposed in the Kenrick Plaza Redevelopment.

Mayor Buckley responded that she was unable at this time to answer how the existing guide wires would be addressed due to Grewe's ongoing discussions with KDNL.

Ms. Mary Hoffman of 5375 Kenrick Parke Drive asked if Da-Com Corporation would have delivery access to Kenrick Manor Drive with the closure of Trianon Parkway. She also asked if residents would be compensated from tax abatement recipients.

Mayor Buckley responded that there would not be any future tax abatements to compensate Kenrick Manor residents for the closing of Trianon Parkway. She further responded that deliveries for the Da-Com Corporation would have access to Kenrick Manor Drive. The Mayor also advised that the possibility of gate control was discussed as a possible alternative to the Trianon closure. However, she added, this was not viable since Kenrick Manor could not be classified as a private subdivision due to a shared entrance with the Kenrick Villas.

Ms. Sue Leon of 7525 Weil Avenue asked if a traffic study had been conducted on the Trianon Parkway closure with respect to the overflow of traffic onto Weil Avenue and other side streets from Laclede Station Road.

Mayor Buckley stated that the community could anticipate additional traffic on City streets as a result of any redevelopment of Kenrick Plaza. She further stated that the closure of Trianon Parkway addressed the concern over Kenrick Manor Drive's ability to handle the additional traffic from the proposed Kenrick Plaza Redevelopment. Mayor Buckley ended by advising the audience that additional traffic studies related to the Kenrick Plaza Redevelopment would be conducted prior to the project's commencement.

Mr. Craig Diliberto of 5483 Crathes Court asked if the City had pursued CVS Pharmacy about relocating to Kenrick Plaza, and if it would have required a TIF to do so.

Mayor Buckley responded that a junior anchor retail store such as CVS Pharmacy most likely would have pursued a TIF. She also advised that Mayor Gates had approached CVS Pharmacy and Walgreens at a prior convention about relocating to the Kenrick Plaza site. Mayor Buckley further advised that the reason the City's Kenrick Plaza property had not been pursued as a possible location for CVS Pharmacy was due to a lack of traffic support necessary for a junior anchor retail store.

Aldermen Travaglini and Alderwoman Gorman both took the floor and also confirmed that Mayor Gates did have prior conversations with CVS Pharmacy and Walgreens in respect to the Kenrick Plaza Redevelopment and that both corporations had declined the opportunity to develop at Kenrick Plaza.

A tenant of Archbishop May Drive asked if there had been any studies with respect to noise control.

Mayor Buckley answered that there had not been any noise control studies but that the redevelopment plan included strategically placed tiered sound barrier walls throughout the project site.

Alderman Travaglini took the floor and additionally stated that with respect to noise control the redevelopment agreement would encompass specific delivery regulations.

A resident asked what would happen to property values with a Walmart installation.

Mayor Buckley answered that Wal-Mart's have been placed in communities throughout this country and they had not negatively impacted surrounding property values. She further advised that blight areas would adversely impact property values.

Ms. Carol Philipak of 5341 Somerworth Lane asked if negotiations with Walmart included an operating covenant requiring them to stay for a specific amount of time. She also asked if there would be any delivery stipulations within the redevelopment agreement.

Mayor Buckley stated that Alderman Travaglini had previously confirmed that there would be delivery controls within the redevelopment agreement. She also advised that she was currently unable to address the possibility of an operating covenant with respect to a required timeline of occupancy.

A resident of 7400 Whitehall Colonial Lane stated that he believed that the commercial property south of Watson Road and across from the Kenrick Plaza Redevelopment was a more desirable location to install a Walmart.

Mayor Buckley responded that this location was not pursued because the City's attention was directed to an area significantly blighted for a number of years that had become a growing concern for both residents and potential developers.

Ms. Susan Favazza of 5428 Chapelford asked why the City had chosen to use nearly 15 million dollars in public incentives to attract development to Kenrick Plaza when the state of Missouri had to reduce its budget by 174 million dollars resulting in cuts to education and to the poor.

Mayor Buckley responded that many municipalities had used public incentives as an economic tool to encourage development within their community. She further stated that prior to any municipality offering a public incentive for community development, it would first need to determine the level of marketplace interest in the property and secondly understand if the property had any existing issues that would need to be addressed prior to any future development. Mayor Buckley stated that within the past 10 years, potential developers have not been interested in developing the property due to high retail turnover rates, low-to-nonexistent occupancy replacement rates, as well as the presence of several redevelopment impediments on the site which included irregular elevations, guide wires, and an open sewage canal.

Mr. Robert Kilgore of 5406 Somerworth Lane asked if the Board of Aldermen would have the final approval in the Kenrick Plaza Redevelopment.

Mayor Buckley confirmed that the Board of Aldermen would have the final approval of the Kenrick Plaza Redevelopment.

Mr. Kilgore further stated that his understanding from attending a previous Board of Aldermen meeting was that the Mayor had advised that any financial questions with respect to the Kenrick Plaza Redevelopment would be addressed within the work session rather than the individual ward open houses. He further stated that the Mayor had made this decision based on the alderpersons' not being able to answer the complexity of these financial questions.

Mayor Buckley replied that she had not inferred that financial inquiries with respect to the Kenrick Plaza Redevelopment could not be answered by the Board members, but had meant that a forum addressing that topic would be better facilitated in a meeting with Special Counsel Mark Grimm serving in an advisory capacity.

Mr. Robert Kilgore further stated that if the Board of Aldermen did not fully understand the financial aspect of the Kenrick Plaza Redevelopment it should not have the right to make this vote.

Mayor Buckley agreed that if the Board of Aldermen did not understand the financial components of the Kenrick Plaza Redevelopment it should not vote on the matter. The Mayor then reiterated that she had not stated that the Board of Aldermen lacked an understanding of the financial aspect of the Kenrick Plaza Redevelopment.

Aldermen Scherer took the floor and stated that he understood all the financial aspects of the Kenrick Plaza Redevelopment.

Mr. Robert Kilgore asked if Alderman Travaglini and Alderwoman Gorman, representatives of his ward, also had an understanding of the financial components of the Kenrick Plaza Redevelopment.

Alderwoman Gorman answered that she understood it.

Ms. Sandy Odenwald of 7316 Sutherland Avenue asked if the proposed TIF for the Kenrick Plaza Redevelopment would give the City more control of the site plan.

Mr. Mark Grimm, Special Counsel for the City in connection with the Kenrick Plaza Redevelopment, advised that a TIF agreement had not been fully negotiated yet. He further stated that once it was approved, it would provide the City with an opportunity to negotiate every issue that was or was not important with respect to the development. He added that the public incentive mechanism, along with its redevelopment agreement component, would allow the City to exercise additional control over the site plan.

Ms. Sandy Odenwald then stated that she appreciated all the efforts of the City's elected officials in this matter, since the generation of additional revenue was paramount to the continuation of Shrewsbury as a full service city.

Mr. Mike Ryan of 7811 Cardinal Ridge Court asked if the City knew what size the Walmart would be.

Mayor Buckley answered that it would be a 123,000 square foot Walmart.

Mr. Mike Ryan asked if this footprint was similar in size to the smaller Walmarts being placed in urban areas.

Mayor Buckley stated that the projected size of this store would be between the smaller urban footprints and the supercenter footprints.

Ms. Margaret Smith of 7333 Sutherland Avenue stated that she thought the conceptual site plan for the Kenrick Plaza Redevelopment was beautifully presented. She further stated that she was eagerly anticipating the arrival of Walmart.

Mr. Norman Siefert of 7812 Cardinal Ridge Court stated that with Walmart having a standard operating time of twenty four hours/seven days a week, the City should require that all perimeter lights be shielded as well as have a reduced light intensity after 11:00 p.m.

Mayor Buckley advised that Randy Burkett, the City's lighting consultant for the Kenrick Plaza Redevelopment, would be reviewing all lighting installation plans for the site to address these concerns.

Ms. Mary Nordman of 5017 Lenox Avenue stated that she understood the City was still in preliminary discussions with Walmart but asked if the City could provide any estimates on anticipated revenues and expenditures.

Special Counsel Grimm advised that the City had retained a financial advisor to assist in analyzing those questions. He further stated that the advisor's first step in this process was to understand from a pure revenue standpoint what additional revenues would come to the City and secondly what additional cost each department would incur as a result of this project.

Ms. Nordman further stated that there must be some type of estimate of revenues and costs based on past Walmart installations to understand why this would be so beneficial to the City.

Special Counsel Grimm stated that current projections of anticipated revenue generation ranged from \$500,000 to \$800,000.

Mayor Buckley answered that these additional revenues were essential to the City since current revenues continued to decline requiring the City to offset these losses through the reduction of expenditures. Mayor Buckley stated that complex financial analysis would commence soon and that the Board would fully vet these issues soon.

Ms. Ann Riti of 5124 Wilshusen Avenue stated that a family member had been seriously injured and had received the City's 911 services within a few minutes. She further stated that if the City did not complete the Kenrick Plaza Redevelopment, the residents would regret elimination of these City services as a result of cutbacks.

**Mayor's Report**

None

**Old Business**

None

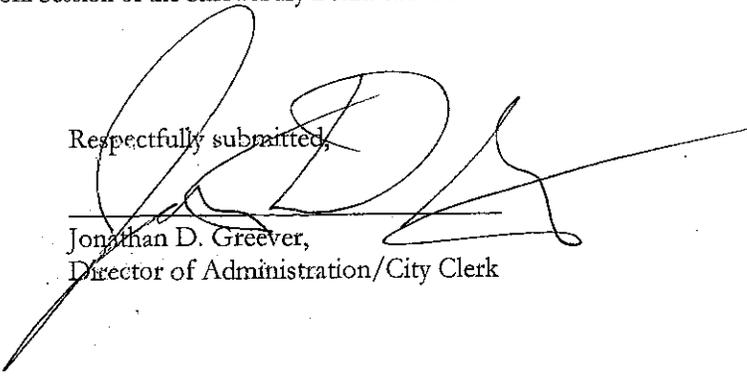
**New Business**

None

**Adjournment:**

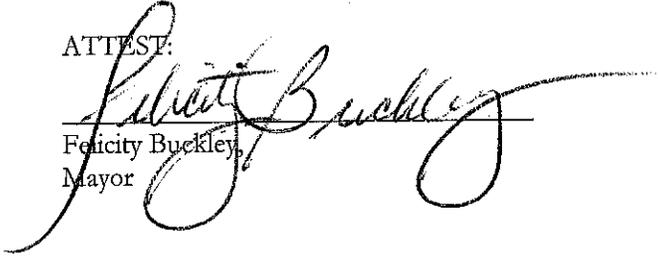
Alderman Travaglini made a motion to adjourn the work session. Alderman Scherer seconded the motion and it was unanimously approved. The work session ended at 8:05 p.m.

Respectfully submitted,



Jonathan D. Greever,  
Director of Administration/City Clerk

ATTEST:



Felicity Buckley,  
Mayor