

**CITY OF SHREWSBURY
BOARD OF ALDERMEN
WORK SESSION
February 16, 2010**

A Board of Aldermen Work Session was held at 6:00 p.m. this 16th day of February, 2010.

There were present:

Mayor.....Bert L. Gates
AldermanElmer Kauffmann
AldermanEd Purvis
AldermanMike Travaglini
Alderwoman.....Chris Gorman
Alderwoman.....Felicity Buckley
AldermanSam Scherer

There were also present:

City Administrator.....Barry R. Alexander
City Clerk.....Jonathan D. Greever
Director of Finance.....Rick Jett
Director of Parks.....Marc Bernstein
Street Superintendent.....Tony Wagner
Police Chief.....Jeff Keller
Fire Chief.....Bill Fox

Economic Development Overview

Mayor Gates brought the meeting to order, announced that the first item on the agenda was an overview of the proposed economic development, and introduced John Brancaglioni from Peckham Guyton Albers & Viets, Inc. (PGAV) to the Board.

Mr. Brancaglioni discussed the bills on the agenda. He described the mechanics of enacting RSMo Chapter 353 procedures, designating a Watson Road Corridor Master Plan, and implementing RSMo Chapter 523 procedures.

Mayor Gates stated that these steps were a natural progression of the process initiated by the Watson Road Corridor Study that the City previously hired PGAV to conduct.

Alderman Kauffmann asked Mr. Brancaglioni to give a rough estimate of the legal fees for which the City would be responsible through April if the Board decided to not approve the project.

Mayor Gates and Administrator Alexander stated that the City would not be responsible for these costs even in that situation. Alderman Purvis added that the City had no exposure.

Mr. Brancaglioni stated that the City was following a standard municipal process for this type of development.

Mayor Gates then overviewed the bills slated for consideration.

Alderwoman Buckley asked if the designation of the Chapter 353 affected the lower portion of Kenrick Plaza.

Mr. Brancaglioni stated that the “enabling ordinances” applied to the whole area, but that the “blighting analysis” studies applied to only the upper portion of Kenrick Plaza.

Alderwoman Buckley asked if the City would be able to do a blighting study on the lower portion in the future and Mr. Brancaglioni said that it could do so by separate action.

Mayor Gates reiterated that the inclusion of the lower portion was not necessary for the currently proposed project.

Alderman Purvis added that the City would not want Phase II related issues to stall the rest of the project. He then asked Mr. Brancaglioni to speak about the blighting criteria and financial aspects of the project.

Mr. Brancaglioni stated that there was a specific set of criteria that, if met, would qualify an area for a Chapter 353 designation. This set of criteria includes a combination of statute and case law. He added that the site appeared to qualify for several of these criteria, including building obsolescence, structure deterioration, and environmental issues. He added that in order to qualify the area as blighted, the finding must show that the site poses a social and economic liability.

Alderman Kauffmann asked about the length of Wal-Mart’s typical lease-agreement and Mr. Brancaglioni said that if Wal-Mart chose to lease, they typically signed either a 10 or 15 year lease, with extension options in five year increments, up to 25 years.

Alderman Kauffmann asked why Wal-Mart did not include a food section at the Kirkwood site, and Mr. Brancaglioni said that it was due to room constraints.

Ordinances

(Three-Party Agreement between the City of Shrewsbury, PGAV, and G.J.Grewe)

Mayor Gates introduced Bill No. 2581, a proposed Ordinance authorizing the Mayor to enter into a contract between PGAV, acting as consultants to the City of Shrewsbury; G.J. Grewe, the developer; and the City of Shrewsbury, wherein G.J. Grewe is responsible for fees and expenses according to the delineated scope of services. Upon motion made by Alderman Travaglini, seconded by Alderman Purvis and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title the first time. Mayor Gates opened the Bill for discussion. Upon no discussion a motion was made by Alderman Travaglini, seconded by Alderman Scherer, and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title only the second and final time. Alderman Travaglini then made a motion that Bill No. 2581 be adopted to become Ordinance No. 2577. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, “Aye”; Alderman Purvis, “Aye”; Alderman Travaglini, “Aye”; Alderwoman Gorman, “Aye”; Alderwoman Buckley “Aye” and Alderman Scherer “Aye”.

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2581 was adopted as Ordinance No. 2577.

(Letter of Engagement between the City of Shrewsbury, Gilmore & Bell, P.C., and G.J.Grewe)

Mayor Gates introduced Bill No. 2582, a proposed Ordinance authorizing the Mayor to enter into a letter of engagement between Gilmore & Bell, P.C., acting as special counsel to

the City of Shrewsbury; G.J. Grewe, the developer; and the City of Shrewsbury, wherein G.J. Grewe is responsible for fees and expenses according to the delineated scope of services. Upon motion made by Alderwoman Gorman, seconded by Alderwoman Buckley and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title the first time. Mayor Gates opened the Bill for discussion. Upon no discussion a motion was made by Alderman Purvis, seconded by Alderman Travaglini, and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title only the second and final time. Alderwoman Gorman then made a motion that Bill No. 2582 be adopted to become Ordinance No. 2578. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Purvis, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderwoman Buckley "Aye" and Alderman Scherer "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2582 was adopted as Ordinance No. 2578.

(Adoption of a Master Plan for the Watson Road Corridor)

Mayor Gates introduced Bill No. 2583, a proposed Ordinance confirming the adoption of a Master Plan for the Watson Road Corridor. Upon motion made by Alderman Purvis, seconded by Alderman Scherer and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title the first time. Mayor Gates opened the Bill for discussion. Upon no discussion a motion was made by Alderman Purvis, seconded by Alderman Scherer, and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title only the second and final time. Alderman Purvis then made a motion that Bill No. 2583 be adopted to become Ordinance No. 2579. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Purvis, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderwoman Buckley "Aye" and Alderman Scherer "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2583 was adopted as Ordinance No. 2579.

(Adoption of RSMo Chapter 353 Procedures)

Mayor Gates introduced Bill No. 2584, a proposed Ordinance of the City of Shrewsbury, Missouri, adopting procedures to implement the Urban Redevelopment Program contemplated in Chapter 353 of the Revised Statutes of Missouri, as amended. Upon motion made by Alderman Purvis, seconded by Alderman Travaglini and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title the first time. Mayor Gates opened the Bill for discussion. Alderman Purvis asked if the 15 days designated for the City Administrator's review, as stated on page 6 of the proposed Ordinance, was a standard timeframe. Mayor Gates gave the floor to Mr. Spykerman, attorney from Gilmore & Bell, P.C. Mr. Spykerman stated that this timeframe was standard and should present a sufficient amount of time to perform the necessary review. Upon no further discussion a motion was made by Alderman Purvis, seconded by Alderman Travaglini, and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title only the second and final time. Alderman Purvis then made a motion that Bill No. 2584 be adopted to become Ordinance No. 2580. Alderman Travaglini seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye";

Alderman Purvis, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderwoman Buckley "Aye" and Alderman Scherer "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2584 was adopted as Ordinance No. 2580.

(Adoption of Chapter 523 Relocation Plan and Policy)

Mayor Gates introduced Bill No. 2585, a proposed Ordinance establishing a relocation plan and policy for the City of Shrewsbury, Missouri, in accordance with Chapter 523 of the Revised Statutes of Missouri. Upon motion made by Alderman Purvis, seconded by Alderman Scherer and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title the first time. Mayor Gates opened the Bill for discussion. Upon no discussion a motion was made by Alderman Purvis, seconded by Alderman Scherer, and unanimously passed, and in accordance with Section 79.130 as approved by the General Assembly of the State of Missouri, the Bill was read by Title only the second and final time. Alderman Purvis then made a motion that Bill No. 2585 be adopted to become Ordinance No. 2581. Alderman Scherer seconded the motion and upon roll call, the following vote was recorded: Alderman Kauffmann, "Aye"; Alderman Purvis, "Aye"; Alderman Travaglini, "Aye"; Alderwoman Gorman, "Aye"; Alderwoman Buckley "Aye" and Alderman Scherer "Aye".

There being a majority of votes in favor, the Mayor declared the motion passed and that Bill No. 2585 was adopted as Ordinance No. 2581.

Administrator Alexander congratulated the Board on making this significant move forward, and Alderman Purvis added that it put the City in a position to make redevelopment decisions.

Alderman Kauffmann stated that he thought the TIF was too much money.

Mayor Gates asked him why he would make that decision this early in the process given the fact that there were no definitive numbers for this part of the project.

Alderman Kauffmann stated that \$27 million was too much for the proposed redevelopment.

Mayor Gates asked why he would make this statement without knowing firm numbers.

Alderman Kauffmann stated that he didn't know what else a developer would have to do to the site outside of grading the terrain and moving the tower's guy wires.

Mayor Gates stated that this response seemed to indicate that Alderman Kauffmann would take a position to stop the project. Alderman Kauffmann responded that he would not oppose a plan, but that it would not matter if he did oppose it, since only a two-thirds vote was necessary to pass it.

Mayor Gates said that if Alderman Kauffmann was going to say "no", then he needed to say "no" now. He added that making these remarks without having actual data didn't make much sense. Mayor Gates stated that he would oppose a plan that presented numbers that were not favorable to the City, but that until these numbers came out, it was disingenuous to say that they were "too high."

Pool Schedule/Operating Options

Parks Director Bernstein stated that the Board had several decisions to make regarding pool hour scheduling and operating procedures. The items to discuss included the regular season hours, the "school schedule" (the first week and last three weeks of the season), and the holiday schedule. Director Bernstein presented scheduling information for neighboring community pools to provide comparison. Providing context, he told the Board that Webster Groves and St. Michael's schools would be out prior to Memorial Day.

Director Bernstein recommended that the pool open the Saturday before Memorial Day. He added that in 2009, the pool was closed from Monday through Thursday during the "school schedule." To open from 4 p.m. until close during the four weeks of the "school schedule" would cost an additional \$6,998. Director Bernstein added that opening only a portion of the pool during this time would cut down on costs.

Mayor Gates asked if opening part of the pool would make it difficult for the staff to keep users out of the closed portions. Director Bernstein answered that a guard would enforce this from the gate.

Alderwoman Gorman stated that this option could work if the parents stayed with the young children.

Alderman Purvis stated that many complaints arose from the August schedule. Director Bernstein said that pool users who complained to the staff, after hearing the rationale behind the schedule reduction due to budget constraints, were understanding.

Alderman Kauffmann stated that he heard more complaints from adults, who would presumably use the "comp pool." Alderwomen Gorman and Buckley stated that this issue could be assuaged by opening the "comp pool" at 4 p.m. during the "school schedule."

Alderwoman Buckley proposed that the pool open fulltime the first week of the "school schedule" and close the last week of the "school schedule" in late Fall.

Alderman Scherer stated that he liked the idea of only the "comp pool" being open at times.

The Board agreed to expand the regular schedule to include the first week of the "school schedule" and reduce the open hours in the last weeks of the "school schedule."

Alderman Scherer asked how much scheduling flexibility Director Bernstein would have if, late in the season, the weather was unusually warm. Director Bernstein stated that he had no flexibility, since the pool management company would not be able to reassign its resources at that time.

Regarding the holiday schedule, Director Bernstein informed the Board that Shrewsbury's pool stayed open later than any of the comparative pools.

Alderman Purvis said he would be interested in knowing how many people used the pool on holiday evenings and stated that it would be nice to close a bit earlier in order to allow the workers to enjoy the end of the holiday.

Mayor Gates proposed a 6 p.m. close time on holidays, and the Board agreed.

Alderwoman Gorman asked about opening the pool at noon instead of 11 a.m. on Saturdays and Sundays. Alderwoman Buckley stated that the pool was full by 11 a.m. and Alderman Purvis stated that the previous decision to move the time to 11 a.m. had been popular. The Board decided to leave the opening time on these days at 11 a.m.

Recycling Cart Distribution Procedure

Mayor Gates asked Superintendent Wagner to discuss how he intended to distribute the recycling carts.

Superintendent Wagner stated that he first needed the City to create the letter that would inform the residents of the reason for receiving the cart. He added that he would put the letter on the inside of the cart lid and that he would distribute the carts as best he could. He said that since he only had a four man crew, he would only be able to get them out a few at a time.

Mayor Gates stated that he wanted to encourage as many people to use the carts as possible.

Alderwoman Buckley asked if it would be possible to allow residents to come pick them up from the storage facility, and Superintendent Wagner said that although he had no problem with this, the carts' size would make this method difficult.

It was generally agreed upon that there needed to be a more definitive plan in place, and that residents picking up the carts themselves might create too much chaos.

Alderman Kauffmann stated that there were not enough carts to supply every household and asked how many the City was short. Administrator Alexander answered that the City wasn't short by much.

Mayor Gates stated that there would be a number of people who didn't want the carts. He recommended that the letter be crafted and the carts be distributed as soon as possible.

Alderwoman Gorman asked if the letter could include a list of recyclable material, and Mayor Gates said that the City would add this list to the letter.

Alderman Kauffmann asked if the residents could put out both the red recycling container as well as the new, large recycling container.

Administrator Alexander stated that if the resident filled up the large one first, they would rarely need to use the small container. Alderman Travaglini added that filling up the large container in a week's time would be unlikely.

Alderman Kauffmann stated that some elderly residents may want to fill up the small one first, and Mayor Gates stated that for these residents, the small one may be all that they ever need. Mayor Gates added that these may be the same individuals who would give back the large carts.

Alderman Kauffmann asked if it was fine to put both containers out, and Mayor Gates said that it was fine.

Superintendent Wagner stated that the City had a great trash crew that had shown a willingness to help. He added that it had been mentioned previously that the small, red containers would be picked up but that several hundred would be retained in case a resident really needed the smaller one.

Alderman Kauffmann stated that no one had answered his question on the number of households compared to the number of carts.

Assistant Greever answered that the City had 1,394 carts, and he gave a rough household estimate in the 1,400's. He added that the City already had a list of residents who preemptively stated that they did not want the cart.

Alderman Kauffmann asked how many people were on this list, and Assistant Greever answered that approximately 12 were on the list.

Alderman Kauffmann asked what would happen if the City did not have enough carts for those who wanted them.

Superintendent Wagner stated that the City would have to purchase the extra carts, since these additional carts would not be covered by the grant.

Administrator Alexander stated that this scenario was unlikely.

Alderman Travaglini asked if the City could add a list of recyclable material on the City's website. Mayor Gates stated that this was a good idea.

Old/New Business

Alderwoman Buckley stated that a water pipe on her street had broken and asked if it had been permanently fixed. Superintendent Wagner stated that it had been temporarily fixed, and that it was scheduled to be permanently fixed at a later date.

Alderwoman Buckley asked if the City should have a landscape ordinance in place before any proposed redevelopment occurred. She said that Kirkwood had a similar ordinance. Mayor Gates asked that she procure several examples for the Board to consider.

Mayor Gates and Administrator Alexander reiterated that the City still had full control over what it wanted to do with any proposed redevelopment.

Alderwoman Buckley asked if it would be better for the City to not pursue this proposed ordinance and Administrator Alexander said that if the ordinance was enacted, the City would run the risk of upsetting many of its residents due to its equal application component.

Mayor Gates stated that the City would evaluate all of the aspects of a proposed redevelopment project, including those involving aesthetic appeal.

~~Alderwoman Gorman stated that she had heard that Value Village was moving to upper Kenrick Plaza, and was concerned about Mr. Grewe's representation in this particular relocation.~~

Administrator Alexander stated that Value Village had decided to exercise its contractual option to relocate.

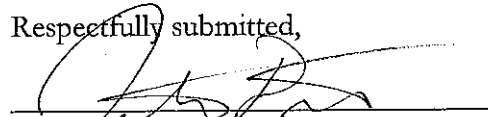
Alderman Purvis added that he had heard that Value Village had chosen to relocate due to increasing rent charges. Administrator Alexander stated that this was correct.

Alderwoman Buckley stated that she wanted to make the businesses in the community feel that the Board was also looking out for their interests, and Administrator Alexander answered that Value Village's interests would be protected.

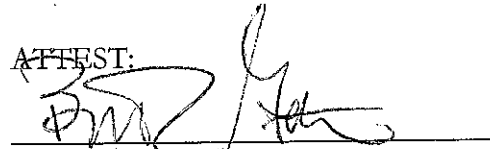
Adjournment

Alderman Travaglini made a motion to adjourn the Work Session. Alderman Scherer seconded the motion. The Work Session adjourned at 7:10 p.m.

Respectfully submitted,



Jonathan D. Greever,
City Clerk/Assistant to the City Administrator

ATTEST:


Bert L. Gates,
Mayor