

**MINUTES OF THE PUBLIC HEARING-REGULAR MEETING OF THE
BOARD OF ALDERMEN OF TWIN OAKS,
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, JANUARY 18, 2017**

PUBLIC HEARING

The Public Hearing regarding the Big Bend Square Development was reopened and called to order by Mayor Fortune at 7:05 p.m.

Mayor Fortune welcomed those in attendance and reminded everyone that this was a continuation of the Public Hearing from January 4, 2017. Mayor Fortune briefly introduced Tim Breece of Propper Development. He opened the floor to any questions concerning the proposed development at Big Bend Square.

Questions from the residents included a concern on the flow of traffic behind the existing retail stores when deliveries are being made during morning rush hour, if balconies will be included, police coverage and the use of solar panels on both the apartments as well as the existing retail. A concern was raised as to parking for the retail stores. It was recommended that the residents of the apartments have stickers on their cars so they are not able to occupy the parking for the retail establishments. A question was asked concerning the rent at the existing retail stores, if it will be raised as a result of the development.

Mr. Breece responded to the above questions stating that all of the units will have balconies. They learned from their other development, Alinia, that balconies are a popular feature. The road behind the existing retail will be widened to allow for employee parking and will allow room for deliveries. There will be security cameras on the property which will allow for 24 hour, 7 day a week security. Solar panels are a part of Propper Development's business and they are very interested in including solar panels in the Big Bend Square development. Solar panels will be included on the apartment building and they would consider the existing retail. Mr. Breece stated that the rent will remain the same at the existing retail and will not be raised due to the development. Finally, Mr. Breece agreed with the idea of resident stickers and having designated areas for resident parking.

A question concerning website deals being offered at their other locations, if this was altering the rental price to potential customers. The property management team from the Alinia location spoke to this matter and stated that any of the deals being offered would not lower the rent.

Resident Mary Lou Knox spoke of concerns that she and her husband Ben, who have been longtime residents of Twin Oaks, had concerning the development. These questions included the height of the building blocking the view within the City, connection to the park, drainage from Big Bend Square as well as the amount of green space. Mr. Breece

spoke to all of these issues stating that the view of the Church will not be obstructed. He gave a brief overview of the drainage from the center and that green space is being increased as a result of the development.

There were additional questions from the residents which included occupancy inspections, how they will be handled, the exterior look of the building, if more brick could be incorporated and cable service. Mr. Breece stated that the goal for the outside look of the building is stone and brick. AT&T and Charter will provide service for the residents of the apartments. It also came up what other ways the City has marketed the property. Mayor Fortune said we did not hire our own firm but when we sent out an RFP for development last year we did not receive one response.

There being no further questions Mayor Fortune asked for a motion to close the Public Hearing at 8:20 p.m. Alderman Whitmore moved to close the Public Hearing, seconded by Alderman Eisenhauer.

The regular meeting of the Twin Oaks Board of Aldermen was called to order at 8:25 pm. Roll Call was taken:

Mayor: Russ Fortune-yea

Aldermen: Jeff Graves – yea
Dennis Whitmore – yea

Lisa Eisenhauer – yea
Tim Stoeckl – yea

Also Present: Paul Rost, City Attorney
Kathy Runge, City Administrator/Clerk

Permanent records are kept of all minutes and ordinances. Each ordinance is read a minimum of two times by title, unless otherwise noted.

APPROVAL OF THE AGENDA

Mayor Fortune asked if there were any changes to the agenda. Hearing none, Mayor Fortune approved the agenda by acclamation.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune decided to request approval of the consent agenda's items separately. Mayor Fortune asked if there were any changes to the January 4, 2017 Board of Aldermen Workshop Meeting Minutes. Alderman Eisenhauer motioned to approve the Minutes, seconded by Alderman Graves. The motion passed by a roll call vote with Alderman Whitmore abstaining.

Mayor Fortune asked if there were any changes to the January 4, 2017 Board of Alderman Public Hearing and Regular Meeting Minutes. Alderman Eisenhower motioned to approve the Minutes, seconded by Alderman Graves. The motion passed by a roll call vote.

Mayor Fortune asked if there were any changes to the Bills for Approval from January 5, 2017 to January 18, 2017. Alderman Stoeckl motioned to approve the Bills for Approval, seconded by Alderman Whitmore. The motion passed by a roll call vote.

REPORT OF COMMITTEES/COMMISSIONS/CONTRACTORS

Park Report: Cindy Slama, Park Chairman, reviewed the Park Meeting Agenda from their meeting of January 12, 2017. The Committee submitted a park planning grant which will be coming before the Board this evening.

The bands for the summer concerts are in the process of being contacted. There will be three concerts this summer with bands playing at the June and July concerts. A DJ is planned for the August concert.

The committee is reviewing the landscape plan from Mary DeWeese and prioritizing how they would like to proceed.

An Eclipse 2017 Committee has been formed to plan the events for the August 21, 2017 eclipse to be held in the park. The Committee will be headed by Ray Slama.

December Financials: Jeff Blume, Financial Advisor, reviewed the Financial Statements for December, 2016 with the Board. Discussion ensued. The Board accepted the Financial Statements as submitted.

PRELIMINARY CITIZEN COMMENTS

There were no preliminary citizen comments.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Resolution 17-01-A Resolution Approving The Preliminary Development Plan Submitted By Haley Holdings Seven LLC., For A Mixed-Use Development (PD-MxD) And Associated Conditional Use Permit For The Big Bend Square Shopping Center: Mayor Fortune reviewed the 25 restrictions set out in the Resolution. Mayor Fortune asked for any comments from the Board. Alderman Whitmore stated that Proper Development

has been very patient with the City through this process. He stated that it was impressive that no money was being requested from the City for this project.

Alderman Stoeckl stated that he appreciated the way that Propper answered all of the questions posed to them very honestly.

Mayor Fortune seconded the comments which were made. He thanked the developer as well.

Mayor Fortune asked for a motion to accept Resolution 17-01. Alderman Stoeckl motioned to approve Resolution 17-01, seconded by Alderman Graves and the motion passed on a roll call vote as follows: Alderman Eisenhauer-no, Graves-yea, Stoeckl-yea, Whitmore-yea.

NEW BUSINESS

Resolution 17-02-A Resolution Authorizing An Application For A Park Planning Grant With The Municipal Park Grant Commission: Mayor Fortune asked for a motion to approve Resolution 17-02. Alderman Eisenhauer motioned to approve Resolution 17-02, seconded by Alderman Whitmore. The motion passed on a roll call vote as follows: Alderman Whitmore-yea, Stoeckl-yea, Graves-yea and Eisenhauer-yea.

Intersection Preparation for Spring: Mayor Fortune gave an overview of the landscaping project at the intersection. He stated that the plan is to do the south side of the intersection and if successful they will move to the other side next year.

Honeysuckle Removal Between the Pond and Church Property: Mayor Fortune stated that the area of concern is behind the dam area in the park. If this situation is not addressed the honeysuckle will kill the trees in this area.

Administrator Runge reviewed the bids that have been received. Her recommendation, after reviewing the bids with John Williams, Public Works, is Native Landscapes. Attorney Rost will prepare an ordinance for the next Board meeting.

SPECIAL DISCUSSION

Attorney's Report: Attorney Rost thanked the Board members for their patience with the Resolution 17-01's passage.

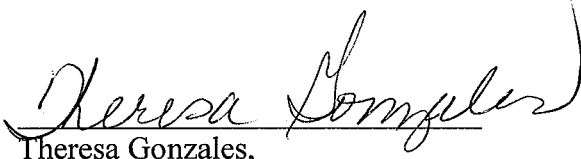
Mayor and Aldermen Comments: Mayor Fortune clarified the fact that Resolution 17-01 approved only the preliminary documents for the Big Bend Square Development. The next step is for Propper Development to submit final development plans to the City.

FINAL CITIZEN COMMENTS

Jeff Blume informed the Board that the Budget for 2017 has been posted on the website and that it reflects the passage of the salary ordinance.

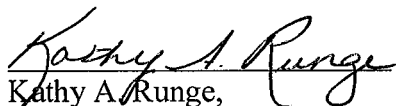
ADJOURNMENT

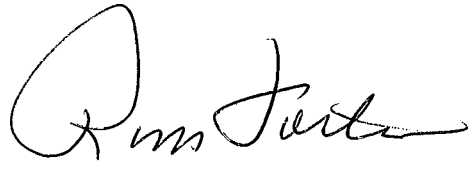
There being no further business, Trustee Eisenhower motioned to adjourn the regular meeting at 9:20 p.m., seconded by Trustee Graves and the motion passed with the unanimous consent of the Board of those present.

Drafted By: 
Theresa Gonzales,
Administrative Assistant

Date of Approval: 2-1-17

ATTEST:


Kathy A. Runge,
City Administrator/Clerk


Russ Fortune,
Mayor, Board of Aldermen