

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ALDERMEN OF TWIN OAKS,
VIRTUAL MEETING
ST. LOUIS COUNTY, MISSOURI
WEDNESDAY, FEBRUARY 17, 2021**

The meeting of the Twin Oaks Board of Aldermen was called to order at 7:00 pm. Roll Call was taken:

Mayor: Russ Fortune – yea

Aldermen: April Milne – yea
Dennis Whitmore – yea

Lisa Eisenhauer – yea
Tim Stoeckl – yea

Also Present: Frank Johnson, City Clerk
Paul Rost, City Attorney

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, Alderman Stoeckl motioned to approve the Agenda, seconded by Alderman Milne. The motion passed by a voice vote.

APPROVAL OF THE CONSENT AGENDA

Mayor Fortune asked if there were any changes to the Consent Agenda consisting of the February 3, 2021 Regular Session Minutes, the February 3, 2021 Work Session Minutes, the Bills List from January 31, 2021 to February 12, 2021 and the Credit Card List from December 1, 2020 to December 31, 2020. Alderman Milne had a question concerning a charge on the Credit Card list. Alderman Eisenhauer motioned to approve the Consent Agenda seconded by Alderman Whitmore. The motion passed by voice vote of four yes, zero no.

REPORTS OF COMMITTEES/COMMISSIONS/CONTRACTORS

Park Report: Cindy Slama, Park Chairman, stated that the Park Committee voted to pursue the decorative wagon for the Park. They are still discussing the size wagon and placement. Once the weather clears the Committee will go to the Park to decide on the size and location of the wagon. Alderman Milne asked for clarification on the wagon, what the purpose and what type of material the wagon would be made of.

The Committee discussed purchasing bird and bat houses for the Park. No decision was made at this time.

Alderman Whitmore asked if the Committee was considering having the July 3rd fireworks this year. Ms. Slama stated that she did not feel that it was a good idea in light of the situation at this time with the pandemic. She stated that this decision would be left up to the Board. Alderman Milne asked if this was a decision we needed to make at this time. Discussion ensued and City Clerk Johnson will look into when a decision needs to be made. Ms. Slama did state that the Park is considering having a concert in August or September and they are planning on having Family Fun Day.

January Financial Statements: Jeff Blume, Financial Consultant, reviewed the Financial Statements for January 2021 with the Board. He feels that revenues are off to a good start. The Board accepted the financial statements as submitted.

PUBLIC HEARING

The Public Hearing for public comment and consideration of the recommendation of the Planning & Zoning Commission concerning a Preliminary Development Plan for 1100 Meramec Station Road was called to order by Mayor Fortune at 7:22 p.m. Yosef Hawley, Civil Engineer for Aldi was in attendance. He gave a review of what the development will entail.

City Clerk Johnson asked for any questions or comments from the public. There being no questions or discussion, Mayor Fortune closed the Public Hearing at 7:26 p.m.

NEW BUSINESS

Resolution 21-4-A Resolution Of The Twin Oaks Board Of Aldermen Approving An Agreement With Oreo And Botta Concrete Company, LLC for Removing And Replacing Bench Pads In Twin Oaks Park: City Clerk Johnson gave a description of the work to be done. Mayor Fortune asked for any questions concerning Resolution 21-4. Mayor Fortune asked for a motion to approve Resolution 21-4. Alderman Whitmore motioned to approve Resolution 21-4, seconded by Alderman Stoeckl. The motion passed by voice vote of three yes, zero no and one abstention.

Resolution 21-5-A Resolution Of The Board Of Aldermen Of The City Of Twin Oaks Approving A Preliminary Development Plan For A Portion Of The Twin Oaks Center Submitted By Aldi, Inc.: Mayor Fortune asked if the three items which were suggested by the Planning & Zoning Commission were added to the plans. City Clerk Johnson stated that they have been added and are as follows:

- The entire parking lot will be restriped.
- The existing Shop n Save façade shall match the new Aldi's façade. The paint colors have been provided.
- To update the plans to display the areas to be milled and overlay.

City Clerk Johnson reviewed the 3rd Code Review letter received from BFA Engineering.

Alderman Whitmore had three points he would like to discuss concerning the exterior of the building. He stated that the building currently has a contrasting brick strip that runs around each side. He would like to see this added to run in the front of the building on the proposed Aldi façade.

Secondly, the Aldi sign has brick on each side, he would like to see the brick continued on the top and bottom of the sign as well.

Finally, the paint samples which have been provided that will be used on the unoccupied portion of the building do not seem to match. Yosef Hawley, Civil Engineer for Aldi stated that these colors are to neutralize that portion of the building. Alderman Whitmore was also concerned with the future of the unoccupied portion of the building and what those colors will be.

Discussion ensued on these points. Alderman Milne stated that she did not have any issues with what has been proposed by Aldi for the exterior look. Other members of the Board were in agreement.

Mayor Fortune stated that Aldi requested that the delivery hours in place at this time be removed. Mayor Fortune reminded the Board that the previous developmental plans for Shop n' Save prohibited delivery between the hours of 12:00 a.m. and 6:00 a.m. He is opposed to doing away with this restriction at this point. He felt if they were to consider this they would need to go back to the Manchester residents that back up to the retail space since this was promised to them at the time Shop n' Save was built. Discussion ensued. The Board was in agreement to keep the delivery hours as they are. Aldi representatives were also in agreement with the Board's decision.

Alderman Milne inquired about the cart enclosure. The enclosure that is proposed on the plans are posts installed along the front of the building. Discussion ensued as to the various options at other Aldi's which include a full enclosure or a half brick wall to block the view of the carts. Alderman Eisenhower was not in favor of the full enclosure. Discussion ensued on the various options. The Board agreed to have the half brick wall constructed. Aldi was in agreement with this change to the plans.

Mayor Fortune asked for a motion to approve Resolution 21-5. Alderman Milne motioned to approve Resolution 21-5 with the addition of the half brick cart screen, seconded by Alderman Eisenhower. The motion passed by voice vote of four yes and zero no.

Proclamation: Mayor Fortune stated that Schnuck's will be honoring their employees on February 22, 2021 proclaiming the day as Supermarket Employee Day. They had asked the City to issue a Proclamation stating that February 22, 2021 as Supermarket Employee Day.

Alderman Whitmore motioned to make February 22, 2021 Supermarket Employee Day, seconded by Alderman Eisenhower and the motion passed on a voice vote.

Once the Proclamation is ready, Mayor Fortune will take and present to the employees.

DISCUSSION ITEMS

There were no Discussion Items at this time.

ATTORNEY'S REPORT

Attorney Rost stated that the Missouri Legislature is looking at legislation on the Use Tax which could have an effect on Twin Oaks. He will continue to monitor the situation.

CITY CLERK'S REPORT

General Updates

Aldi's Development

- The Planning and Zoning Commission recommended approval of the preliminary development application with conditions at their meeting on Jan. 27. Plans and application materials were emailed to the board on 1/28. Conditions:
 - (1) the entire parking lot must be restriped instead of a portion and
 - (2) the remaining Shop n' Save façade be painted to match the color scheme of the Aldi façade.
- Public hearing and Board consideration are scheduled for the Feb. 16th meeting.

Dunkin Donuts Development

- Building permits were issued for the Dunkin Donuts last week, and the developer is now proceeding to construction.

Recreation Agreements

- Staff posted information on the City website on the new recreation agreement with Ballwin as well as the two existing ones with Fenton and Des Peres. Announcement was also shared by email and social media.

Occupancy Fees

- The occupancy application forms and City website have been updated to reflect the new fee.

Debt Service Payment

- Invoice has been received from US Bank for the bi-annual debt service payment. Check will be mailed at the beginning of March.

Project Updates

Electrical Repairs in the Park

- Staff has finished the first draft of the RFP and it has been sent to City Attorney Paul Rost for review.

Condo Curb Repairs

- Oreo & Botta estimates the work will take two days to complete and is looking at scheduling it for April.

Picnic Table Pads

- Staff is also recommending having Oreo & Botta remove and replace six concrete bench pads in the park at a total cost of \$2,875. The pads have settled and are creating trip hazards.

Woodland Oaks Light

- City staff has informed Gerstner Electric that the project is being put on hold for that moment. Because we already had a signed contract with them, however, they had proceeded to purchase the fixture for the light. If Gerstner is unable to use the fixture in another project or does not need to keep it on hand for inventory, then the City will likely be liable to pay for it.
- In that case, the City can either keep it ourselves as a spare replacement in case there's an issue with an existing light, or hold on to it until such time as the City decides to move forward with installing the Woodland Oaks light.

Crescent Road Sidewalk Project

- BFA has completed work on two alternate plans for the sidewalk, based on the discussions at the Jan. 15 work session. This gives the board a total of three possible routes for the sidewalk:
 - Option A: The first option presented to the Board, it is the most expensive due to the relocation of all utility poles in the project area but requires the least amount of ROW acquisition.
 - Option B: This option does not require any utility poles to be moved, but

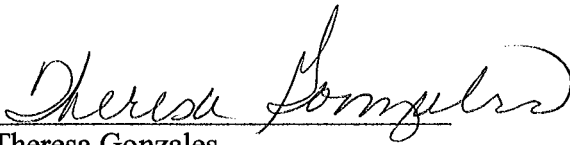
CLOSED SESSION

Alderman Whitmore motioned to go into closed session at 8:38 p.m. to discuss matters pursuant to Section 610.021 (13), seconded by Alderman Milne. The motion passed by roll call vote as follows: Aldermen Eisenhower-yea, Milne-yea, Whitmore-yea and Stoeckl-yea.

ADJOURNMENT

The Board returned to regular session at 9:35 p.m. There being no further business, Alderman Whitmore motioned to adjourn the regular meeting at 8:20 p.m., seconded by Alderman Eisenhower and the motion passed with the unanimous consent of the Board of those present.


Drafted By:



Theresa Gonzales,
Administrative Assistant

Date of Approval:

3-3-2021

ATTEST:


Frank Johnson
City Clerk


Russ Fortune,
Mayor, Board of Aldermen