City of Chesterfield

RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY
JANUARY 17, 1995

The meeting was called to order at 7:00 P.M.

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Jack Leonard	Councilmember Barry Flachsbart
Councilmember Colleen Hilbert	
Councilmember Bill Devers	
Councilmember Ed Levinson	
Councilmember Dan Hurt	
Councilmember Alan Politte	
Councilmember Mike Cullen	
Councilmember Linda Tilley	

The Pledge of Allegiance was led by Girl Scout Troop #1258 from Parkway Central Middle School: Elizabeth Pund, Liz Borges, Alana Stillwell, Michelle Ruff, Jenny Williams and Sara Wratten. Also in attendance were Troop Leaders Penny E. Henrickson, Anne Meyer and Nicole Smith.

Reverend Ralph Green from Antioch Baptist Church led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the January 4, 1994, City Council meeting were submitted for approval. A motion was made by Councilmember Levinson, seconded by Councilmember Hilbert, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The minutes of the January 10, 1995, Special City Council meeting were submitted for approval. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to approve the minutes. A voice vote was taken with an affirmative result (Councilmember Hurt "Abstained") and the motion was

declared passed.

INTRODUCTORY REMARKS

Mayor Jack Leonard stated that the municipal election is scheduled for Tuesday, April 4, 1995, and that candidate filing for this election ends January 31, 1995, at 5:00 P.M.

Mayor Leonard next presented Citizen Recognition Awards to Ms. Faith Martens for her time, effort and dedication to passage of the City's first Bond Issue November, 1994, and to Mr. Benton Taylor for his many years of civic service to the Chesterfield community.

COMMUNICATIONS AND PETITIONS

Ms. Betty Hathaway, who resides at 112 High Valley Drive, expressed her concerns regarding the proposed sales tax issues that will appear on the February 7 ballot.

COUNCIL COMMITTEE REPORTS

Finance and Administration

Councilmember Colleen Hilbert, Chairperson of the Finance and Administration Committee, reported that the Committee voted unanimously to recommend approval of the "Question and Answer" information mailer regarding the $.0025 and $.0050 sales taxes to be sent to residents prior to the February 7 election. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to approve sending the sales tax information mailer to residents within the community prior to the February 7 election. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to approve a transfer of $1,500 from the Contingency Fund to cover the cost of printing and mailing the informational brochure. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hilbert announced that the next meeting of this Committee has been scheduled for February 13, 1995, at 5:30 P.M.

Public Works/Parks

Councilmember Ed Levinson, Chairperson of the Public Works/Parks Committee, reported that Councilmember Hurt, Chairperson of the Planning and Zoning Committee, requested that the agenda item regarding the Public Works Maintenance facility be discussed/acted upon under Councilmember Levinson's report. Councilmember Levinson stated that, due to the fact that the Public Works Maintenance Department must vacate its current facility prior to March 1, the Public Works/Parks Committee of City Council had voted unanimously to recommend that a transfer of $170,000 be authorized from Fund Reserves, to cover the cost of purchase and installation of a metal building, to be used for the

relocation of the vehicle maintenance division of the City, onto City-owned property, just south of Chesterfield Airport Road. This recommendation was brought to the full City Council, at the special City Council meeting, held Tuesday, January 10. Again, this action was taken due to the need to have this building fabricated and shipped to Chesterfield as soon as possible. Following review/discussion, City Council voted unanimously (6-0) at that special City Council meeting to authorize the purchase/installation of this building. It was noted that no contract could be signed for this purchase until the supplier submits a performance bond and until City Council specifically votes to authorize the City Administrator to do so.

Councilmember Hurt noted that, subsequent to the special City Council meeting held January 10, much discussion had been held informally, regarding the advisability of the City submitting any plans for construction of a metal building to the Planning Commission for review/approval. This was discussed in detail during the Work Session, just prior to tonight's Council meeting. A motion was made by Councilmember Levinson to proceed, as recommended by the Public Works/Parks Committee, to build the temporary facility on the recently-purchased Public Works site and to meet, as advertised in advance, on January 18, 1995, to award a contract for the construction of this facility. The motion died for lack of a second. A motion was then made by Councilmember Hilbert, seconded by Councilmember Tilley, to reconsider the motion of the January 10 meeting which approved authorization to enter into contracts to construct a temporary facility on the recently-purchased Public Works facility property, at a cost not to exceed $170,000 and the amount to be transferred from Fund Reserves. Discussion ensued. Councilmember Levinson stated his concern that this was an emergency situation due to the fact that the Public Works Department must vacate the facility by March 1. He also noted the necessity of the Public Works Department to be able to maintain all City vehicles with no down time and expressed his desire to move forward with the project. Councilmember Cullen stated his position that the situation was not an emergency situation and we should proceed with the process of review that has been proposed. Councilmember Hilbert called for the question to reconsider the motion and action taken at the January 10 special Council meeting. A roll call vote was taken with the following results: Ayes - Hilbert, Devers, Hurt, Politte, Cullen, Tilley. Nays - Levinson. The motion was declared passed. Councilmember Hilbert then made a motion to approve funds and direct Staff to develop an RFP to solicit architectural firms for preparation of a site plan. These plans will be submitted to City Council for approval at a future meeting prior to submission to the Planning Commission for their review/approval. The motion was seconded by Councilmember Politte. A roll call vote was taken with the following results: Ayes - Hilbert, Devers, Hurt, Politte, Cullen, Tilley. Nays - Levinson. The motion was declared passed. A motion was then made by Councilmember Levinson to direct the transfer of $50,000 from Fund Reserves for the cost of renting a temporary facility, to cover the cost of a temporary move for the Public Works Department and for improvements to that facility, as necessary. The motion was seconded by Councilmember Cullen for the purpose of discussion. Mr. Herring suggested that the only action required at tonight's meeting was to specifically authorize Staff to negotiate a lease for a facility to house the Street and Vehicle Maintenance Divisions of the Public Works Department. That lease would then be forwarded to City

Council for review/approval. At that point, additional funds could be transferred, as needed, to cover the additional cost of the lease, the cost of the move and the cost of any improvements required for this new facility. Additional discussion followed. Councilmember Levinson amended his motion to state that Staff be directed to negotiate a lease agreement, not to exceed six months, with options for extending the lease agreement for additional 3 month increments, for a temporary facility for the Public Works Department. Cost should be identified to modify such a temporary location to enable the City to establish a maintenance facility at the proposed location, as well as costs for the move from the current facility to the temporary facility. The total cost for the lease and all other expenses will require City Council approval. A roll call vote was taken with the following results: Ayes - Hilbert, Devers, Levinson, Hurt, Politte, Cullen, Tilley. Nays - None. The motion was declared passed. Additional discussion ensued regarding the need for City Council to review the work prepared by the consultant, prior to its submission to the Planning Commission.. A motion was made by Councilmember Politte, seconded by Councilmember Hilbert, to submit the proposed site plan to the Public Works/Parks Committee of City Council for review/approval, prior to submission to City Council. This will include the recommendation as to the type and size of a building to be constructed. This motion was approved 5 - 2, with Councilmember Tilley and Cullen voting "No".

Councilmember Levinson announced that the next meeting of this Committee has been scheduled for January 30, 1995, at 5:30 P.M.

Planning and Zoning

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee, reported that Bill #'s 1020, regarding a boundary adjustment plat, and #1021, regarding a resubdivision plat, will be considered for adoption under the Legislation portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for January 26, 1995, at 5:30 P.M.

Public Health and Safety

Councilmember Linda Tilley, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee has been scheduled for January 23, 1995, at 7:00 P.M.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that the Chesterfield Community Development Corporation, which serves as the City of Chesterfield Industrial Development Authority, has requested passage of Resolution #176 which would designate the CCDC as the "local body charged with conducting a Public Hearing in connection with the possible issuance of additional bonds in an amount not to exceed $750,000.....regarding Midco Products Company, Inc." City Council approved a similar request in May, 1994, involving the

issuance of $2.8 million for the same development. If Resolution #176 is adopted, CCDC will conduct a Public Hearing on February 8, 1995. Thereafter, Mayor Leonard would be authorized and directed to execute the "Certificate of Approval" for this project. A motion was made by Councilmember Levinson, seconded by Councilmember Devers, to adopt Resolution #176. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

There was no new business.

LEGISLATION - PLANNING COMMISSION

BILL #1020 PROVIDES FOR THE APPROVAL OF THE RESUBDIVISION PLAT FOR ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT, P.B. 205, PG. 84 (FRICHTEL PROPERTY), LOCATED ON THE WEST SIDE OF WILSON ROAD, NORTH OF FALLING LEAVES DRIVE (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, for the first reading of Bill #1020. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #1020 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for a second reading of Bill #1020. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #1020 was read for the second time. A roll call vote was taken for passage and approval of Bill #1020, with the following results: Ayes - Hilbert, Devers, Levinson, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill #1020 approved, passed it and it became ORDINANCE #986.

BILL #1021 APPROVES RESUBDIVISION PLAT OF LOT C101F OF PARCEL C101F OF "CHESTERFIELD VILLAGE AREA A - PHASE - PLAT 1" (CHESTERFIELD MALL); SOUTHWEST QUADRANT OF 1-64/U.S. HIGHWAY 40)/61 INTERSECTION OF CLARKSON ROAD (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, for the first reading of Bill #1021. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #1021 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Devers, for

a second reading of Bill #1021. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill #1021 was read for the second time. A roll call vote was taken for passage and approval of Bill #1021, with the following results: Ayes - Hilbert, Devers, Levinson, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill #1021 approved, passed it and it became ORDINANCE #987.

ADJOURNMENT

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, that the meeting be adjourned and that City Council go into Executive Session to discuss personnel matters (RSMo 610.021(3). A roll call vote was taken with the following results: Ayes - Hilbert, Devers, Levinson, Hurt, Politte, Cullen, Tilley. Nays - None. The meeting was adjourned at 8:05 P.M.

Mayor Jack Leonard

ATTEST:

Martha L. DeMay, City Clerk