



AGENDA

CHESTERFIELD CITY COUNCIL MEETING

**Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 19, 2007
7:00 PM**

- I. CALL TO ORDER** – Mayor John Nations
- II. PLEDGE OF ALLEGIANCE** – Girl Scout Troop #1591- Shenandoah Elementary
- III. MOMENT OF SILENT PRAYER** – Mayor John Nations
- IV. ROLL CALL** – City Clerk Judy Naggiar
- V. APPROVAL OF MINUTES** – November 5, 2007
- VI. INTRODUCTORY REMARKS** – Mayor John Nations
 - A. Thursday, November 22 & Friday, November 23** – Thanksgiving Holiday – **City Hall Closed**
 - B. Monday, December 3** – Next City Council Meeting (7pm)
 - C. Tuesday, Dec. 18, 2007 (8AM)** - Qualifying period begins re: April 8, 2008 Municipal Election
- VII. COMMUNICATIONS AND PETITIONS** – Mayor John Nations
- VIII. APPOINTMENTS** – Mayor John Nations
- IX. COUNCIL COMMITTEE REPORTS**
 - A. Finance and Administration Committee** – Chairperson Bruce Geiger, Ward II
 - 1. Proposed 2008 City Council meeting schedule**

(Continued)

2. Recommended 2007 Budget Adjustments

3. Resolution No. 344 - Approves merger of the Chesterfield IDA with the County IDA

4. Recommendations - Closure of Valley Tax Increment Financing District

A. [Bill No. 2593](#) - Authorizes pre-payment of Levee District Notes and execution of Escrow Agreement **(FIRST READING)**

B. [Bill No. 2594](#) - Authorizes dissolving of the Chesterfield Valley Tax Increment Financing District **(FIRST READING)**

5. Recommendation for adoption of Community Improvement District (CID) policy

B. Planning and Public Works Committee– Chairperson Connie Fults, Ward IV

1. [Bill No. 2585](#) - Authorizes City Administrator to sign contract for the Planning and Design of the extension of Route 141 **(SECOND READING)**

2. [Bill No. 2587](#) - Authorizes the City Administrator to execute a Surface Transportation Program Agreement with the Missouri Highways and Transportation Commission re: the reconstruction of Stablestone Dr./Green Trails Dr. North **(FIRST READING)**

3. **Bill No. 2588** - Pertains to the acceptance of Public Streets within Tara Estates Subdivision **(FIRST READING)**

4. [Bill No. 2586](#) - P.Z. 32-2007, MPD Investments, LLC **(FIRST READING)**
(GREENSHEET AMENDMENT)

5. **St. Luke's Hospital - Parcel B (Outpatient Services)** - Approval of amended site development section plan **(VOICE VOTE REQUIRED)**

6. [Bill No. 2589](#) - P.Z. 29-2007 - Elbridge Payne Office Park (1281 Chesterfield Parkway East) **(FIRST READING)**

7. [Bill No. 2590](#) - P.Z. 42-2007 - Spirit Valley Business Park II (18730 Olive Street Road) **(FIRST READING)** **(GREEN SHEET AMENDMENT)**

8. [Bill No. 2591](#) - Landmarks Preservation Committee **(FIRST READING)**

9. [Bill No. 2592](#) - Approves Minor Subdivision Plat - Long Road Crossing, Lot "B" **(FIRST AND SECOND READINGS)**

10. Next Meeting – Wednesday, November 21 (5:30pm)

X. REPORT OF THE CITY ADMINISTRATOR – Michael G. Herring

- A. Liquor License Request** – Applebee’s Neighborhood Grill & Bar, 17392 Chesterfield Airport Rd.
- B. Recommendation** - Contract Extension - Soda Exclusivity (CVAC)
- C. Bid Results** - Parks Maintenance/Administration Facility
- D. Recommendation** - Change Order Re: Professional Services - Central Park Master Plan
- E.**

XI. NEW BUSINESS

- A.**

XII. LEGISLATION

- A. [BILL NO. 2585](#)** APPROVES AN INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN ST. LOUIS COUNTY, THE CITY OF MARYLAND HEIGHTS AND THE CITY OF CHESTERFIELD REGARDING THE PLANNING AND DESIGN OF THE EXTENSION OF ROUTE 141. **(SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE)**
- B. [BILL NO. 2587](#)** AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A SURFACE TRANSPORTATION PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION REGARDING THE RECONSTRUCTION OF STABLESTONE DR./GREEN TRAILS DRIVE NORTH **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE)**
- C. BILL NO. 2588** PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN TARA ESTATES SUBDIVISION IN THE CITY OF CHESTERFIELD **(FIRST READING; PLANNING AND PUBLIC WORKS COMMITTEE)**

(Continued)

D. [BILL NO. 2593](#)

AUTHORIZES THE PRE-PAYMENT OF THE OUTSTANDING PRINCIPAL OF THE \$13,464,651 MONARCH-CHESTERFIELD LEVEE DISTRICT IMPROVEMENT NOTE, SERIES 2002; AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT BY AND BETWEEN THE CITY, THE MONARCH-CHESTERFIELD LEVEE DISTRICT AND WELLS FARGO BANK, AS ESCROW AGENT; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER SAME; AUTHORIZING WELLS FARGO BANK TO TRANSFER FUNDS FOR THE AFOREMENTIONED ESCROW DEPOSIT; AND AUTHORIZING CERTAIN FURTHER ACTIONS. **(FIRST READING; FINANCE & ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**

E. [BILL NO. 2594](#)

AN ORDINANCE DISSOLVING THE CHESTERFIELD VALLEY AREA TAX INCREMENT FINANCING DISTRICT, THE SPECIAL ALLOCATION FUND AND THE TAX INCREMENT ALLOCATION FINANCING ASSOCIATED THEREWITH; ALLOCATING AND AUTHORIZING THE TRANSFER OF MONEYS IN SAID SPECIAL ALLOCATION FUND TO THE ST. LOUIS COUNTY COLLECTOR FOR DISTRIBUTION IN ACCORDANCE WITH THE TIF ACT; AND AUTHORIZING CERTAIN FURTHER ACTIONS. **(FIRST READING; FINANCE & ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**

XIII. LEGISLATION - PLANNING COMMISSION

A. [BILL NO. 2586](#)

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C-8" PLANNED COMMERCIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR AN 8.3 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 AND WEST OF BOONE'S CROSSING, AT 17U520148 AND 17U520159 (P.Z. 32-2007, MPD INVESTMENTS, LLC.) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED "GREENSHEET")**

B. [BILL NO. 2589](#)

REPEALS THE ST. LOUIS COUNTY ORDINANCE NUMBER 8,800 TO ALLOW FOR AN AMENDMENT TO THE INTERNAL PARKING SETBACK, FOR A 14 ACRE TRACT OF LAND ZONED "C-8" PLANNED COMMERCIAL DISTRICT LOCATED AT THE INTERSECTION OF CHESTERFIELD PARKWAY EAST AND ELBRIDGE PAYNE RD. (1281 CHESTERFIELD PARKWAY EAST) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL)**

(Continued)

- C. [BILL NO. 2590](#) AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “NU” NON URBAN DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR A 27.4-ACRE TRACT OF LAND LOCATED SOUTH OF OLIVE STREET ROAD AND WEST OF WARDENBURG [P.Z. 42-2007 SPIRIT VALLEY BUSINESS PARK II (18730 OLIVE STREET ROAD)]
(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ATTACHED “GREENSHEET”)
- D. [BILL NO. 2591](#) REPEALS THE CITY OF CHESTERFIELD ORDINANCE 1719 AND REPLACING IT WITH A NEW ORDINANCE WITH LANGUAGE RELATIVE TO THE MEMBERSHIP OF THE LANDMARKS PRESERVATION COMMITTEE AND REFERENCES TO CITY OF CHESTERFIELD PERSONNEL AND DEPARTMENTS **(FIRST READING – PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
- E. [BILL NO. 2592](#) PROVIDES FOR THE APPROVAL OF A MINOR SUBDIVISION FOR LOT B OF LONG ROAD CROSSING SUBDIVISION, AN 8.999 ACRE TRACT OF LAND ZONED “PC” PLANNED COMMERCIAL DISTRICT, LOCATED WEST OF THE INTERSECTION OF LONG ROAD AND CHESTERFIELD AIRPORT ROAD. **(FIRST AND SECOND READINGS – PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of actions, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.