



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY
NOVEMBER 18, 1996

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

A roll call was taken with the following results:

PRESENT

Mayor Jack Leonard
Councilmember Barry Flachsbart
Councilmember Colleen Hilbert
Councilmember Larry Grosser
Councilmember Barry Streeter
Councilmember Dan Hurt
Councilmember Alan Politte
Councilmember Mike Cullen
Councilmember Linda Tilley

ABSENT

None

The Pledge of Allegiance was led by Girl Scout Troop #504 from Green Trails Elementary School: Carmela Mondello, Allison McGraw, Margo Pevnick and Melissa Bennett. Also in attendance was Troop Leader Julie Mondello.

Pastor Jeff Perry from St. Louis Family Church led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the November 4, 1996, City Council meeting were submitted for approval. A motion was made by Councilmember Politte, seconded by Councilmember Streeter, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Jack Leonard announced that he has received applications from individuals who desire to serve on the Chesterfield Transportation Committee. Appointments are scheduled to be made at the next City Council meeting, Dec. 2, 1996.

Mayor Leonard next presented Certificates of Recognition to the Boy Scouts and Girl Scouts who participated in "Scouts in Government Day."

COMMUNICATIONS AND PETITIONS

Cheryl Lamprecht, Chairperson of the Board of Police Commissioners, gave a brief presentation on the activities of the Board.

Royce Engle, who resides at 135 Ridgecrest, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Kevin Kinealy, who resides at 14842 Rutland Circle, expressed his opposition to the Sverdrup Timberlake Crossing development.

Clayton Hathaway, who resides at 112 High Valley Drive, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Karl Daubel, who resides at 15022 Willow Lake Court, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Lee Wall, who resides at 14759 Plumas, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Roger Echelmeier, who resides at 14590 Ansonborough Court, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Howard S. Gleason, who resides at 47 Witmer Drive, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Emanuel Frank, who resides at 200 Ambridge Court, expressed his opposition to the TIF and Sverdrup's Timberlake Crossing development.

Charles Scheidt, 2199 Sycamore Hill Court, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Denise Griggs, who resides at 1609 Tradd Court, expressed her opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Stuart Kupler, who resides at 14777 Plumas Drive, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Betty Hathaway, who resides at 112 High Valley Drive, expressed her opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Alan Rutledge, who resides at 1589 Yarmouth Point Drive, expressed his opposition to the TIF, but supported Sverdrup's Timberlake Crossing development.

David Banks, who resides at 1593 Yarmouth Point Drive, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Allan Sheppard, who resides at 826 Judson Manor, expressed his opposition to the TIF regarding Sverdrup's Timberlake Crossing development.

Vera Bannen, who resides at 14589 Ansonborough Court, expressed her opposition to the TIF, but supported Sverdrup's Timberlake Crossing development.

Luis Lizarribar, who resides at 1635 Timberlake Manor, expressed his opposition to the TIF, but supported Sverdrup's Timberlake Crossing development.

Robin DeTurk, who resides at 1609 Chalmers Drive, expressed his opposition to the TIF, but supported Sverdrup's Timberlake Crossing development.

Mark Raisher, who resides at 1506 Woodroyal West, expressed his opposition to the TIF, but supported Sverdrup's Timberlake Crossing development.

Mike Flavin, who resides at 16917 Crystal Spring, Vice-President of the Chesterfield Economic Development Corporation, explained how the TIF works and supported at TIF District for this development.

Phil Schreiber, who resides at 14480 Callaway Court, member of the Parkway School District Board, expressed, on behalf of Parkway School District, support for the TIF.

Bruce Ellerman, Chief Financial Officer of the Parkway School District, discussed how the TIF will positively affect the District's budget.

(Councilmember Hilbert joined the meeting at this time - 8:25 p.m..)

Chris Miget, who resides at 1619 Sunny Wind Court, expressed his support for the TIF which would sustain the Parkway School District's budget.

Eric Winschel, who resides at 1678 Ansonborough Drive, expressed his support for the TIF District.

Carl Tisone, associate of the U.S. Ice Sports Complex, expressed his support for the TIF District.

Julie Kimble, Developer from Opus and representing United Healthcare, P.O. Box 150, Minneapolis, MN 55440, expressed her support for the TIF District and the Timberlake Crossing development.

John Klos, Administrator of the Chesterfield Fire Protection District, said he was available to answer any questions regarding the CFPD's position on the TIF.

Tom Zorumski, 155 Firwood, Webster Groves, MO, President and Chief Executive Officer of United Healthcare of the Midwest, expressed his support for the TIF District and Sverdrup's development.

Joel Wexelman, architect of the Sverdrup development, answered questions with regard to the Timberlake Crossing Development.

Dick Feldman, Vice-President of Sverdrup Investments, expressed his support for the TIF District and the Timberlake Crossing Development.

Due to the large number of individuals in attendance at this meeting, a motion was made by Councilmember Streeter, seconded by Councilmember Grosser, to suspend the rules of Council and consider the adoption Bill Nos. 1320, 1321, 1322, 1323 and 1324. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL NO. 1320	DESIGNATES A PORTION OF THE CITY OF CHESTERFIELD A REDEVELOPMENT AREA; APPROVING A REDEVELOPMENT PLAN; AND APPROVING REDEVELOPMENT PROJECTS UNDER THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT ACT; AND MAKING CERTAIN FINDINGS RELATED THERETO (PLANNING COMMISSION RECOMMENDS APPROVAL)
---------------	---

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for the first reading of Bill No.1320. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1320 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, to suspend the rules of Council to have both the first and second readings of this proposed ordinance at this Council meeting. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Hilbert voted "NO") and the motion was declared passed.

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for a second reading of Bill No.1320. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1320 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1320, with the following results: Ayes - None. Nays - Flachsbart, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Whereupon Mayor Leonard declared Bill No.1320 **DEFEATED**.

Due to the defeat of Bill No. 1320, Bill Nos. 1321 and 1322 will not be considered for adoption. The petitioner, Sverdrup Investment, had previously requested that Bill Nos. 1323 and 1324 be withdrawn, if the TIF was not approved.

Mayor Leonard called for a 15 minute recess. A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, to call for a recess. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was recessed at 9:05 p.m. (Councilmember Hilbert left the meeting at this time.)

The meeting reconvened at 9:20 p.m. Mayor Leonard proceeded with the regular agenda.

COUNCIL COMMITTEE REPORTS

Planning and Zoning

Councilmember Barry Streeter, Chairperson of the Planning and Zoning Committee, reported that Bill Nos. 1316, 1318, 1319, 1325 and 1326 will be considered for adoption under the Legislation portion of the agenda.

Councilmember Streeter next reported that the Planning Commission recommends that City Council receive and file the petition for P.Z. 24-96, St. Luke's Episcopal-Presbyterian Hospitals (Surrey Place). A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, to receive and file the petition for P.Z. 24-96. A voice vote was taken with an affirmative result (Councilmember Flachsbart "Abstained") and the motion was declared passed.

Councilmember Streeter next reported that the petitioner, The Jones Company, has requested approval of a Density Development Procedure for Wildhorse Meadows development. Councilmember Flachsbart requested that Resolution No.210 be modified in order to tie the resolution to the plat map. City Attorney Doug Beach stated that Section 2, sub-Section 3 could be modified by marking the plat as Exhibit A and by incorporating it in this section, the resolution and Exhibit A could be tied together. A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter, to amend Resolution No. 210 by marking the plat map as Exhibit A, which will tie the map and the resolution together. A voice vote was taken with an affirmative result and Resolution No. 210 was amended. A motion was made by Councilmember Streeter, seconded by Councilmember Flachsbart, to adopt Resolution No. 210, as amended. A voice vote was taken with a unanimous affirmative

result and the motion was declared passed. Resolution No. 210 was adopted.

Councilmember Streeter announced that the next meeting of this Committee has been scheduled for Nov. 21 at 8:00 a.m.

Public Works/Parks

Councilmember Alan Politte, Chairperson of the Public Works/Parks Committee, announced that the next meeting of this Committee has been scheduled for Nov. 25 at 7:30 p.m.

Public Health and Safety Committee

Councilmember Linda Tilley, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee has been scheduled for Nov. 20 at 8 a.m.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that bids were recently sought for the purchase of a survey instrument/data collector known as a "total survey station." Only one proposal was received, as submitted by Seiler Instrument and Manufacturing, totaling \$15,965. The budget for this purchase, as contained within the FY1996 budget, is \$17,700. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson in recommending acceptance of the bid submitted by Seiler Instrument and Manufacturing, totaling \$15,965. A motion was made by Councilmember Politte, seconded by Councilmember Flachsart, to purchase the total survey station from Seiler Instrument for a cost of \$15,965. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that a total of \$132,960 has been made available by City Council during FY1996 for sidewalk reconstruction throughout the City. Previously this year, City Council awarded a contract, totaling \$75,000 to J. S. Aubuchon Concrete Company. Mr. Geisel is now recommending that the original contract be increased by a total of \$57,960 and that the department be authorized to utilize this contract to complete existing identified repairs city-wide, above and beyond the list of the original contract awarded with this firm. If so, the total amount of this contract will equal the amount appropriated by City Council for this purpose. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson in recommending approval to amend the current contract with J. S. Aubuchon Concrete Company by a total amount of \$57,960. A motion was made by Councilmember Politte, seconded by Councilmember Cullen, to amend the contract with J. S. Aubuchon Concrete Company by a total cost of \$57,960. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently opened for approximately 154,200 lineal feet of contractual street striping. He joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson in recommending award of this contract to the low bidder, Park Mark, totaling \$9,868. The FY1996 budget contains \$9,500 for this purpose; however, according to Mr. Geisel, sufficient funds exist within his budget to cover these additional dollars. A motion was made by Councilmember Politte, seconded by Councilmember Flachsbart, to award the contract for street striping to Park Mark, totaling \$9,868. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL #1315 **PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN WELLINGTON ESTATES SUBDIVISION IN THE CITY OF CHESTERFIELD (SECOND READING - PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL)**

A motion was made by Councilmember Politte, seconded by Councilmember Cullen, for a second reading of Bill No.1315. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1315 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1315, with the following results: Ayes - Flachsbart, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1315 approved, passed it and it became **ORDINANCE NO. 1204**.

LEGISLATION - PLANNING COMMISSION

BILL NO. 1316 **AMENDS THE CITY OF CHESTERFIELD ZONING ORDINANCE BY CHANGING THE BOUNDARIES FROM "R-1A" TO "NU" NON-URBAN FOR A 65 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 1,000 FEET NORTH OF LADUE ROAD (P.Z. 23-96, CITY OF CHESTERFIELD) (PLANNING COMMISSION AND PLANNING AND ZONING COMMITTEE RECOMMEND DENIAL)**

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for the first reading of Bill No. 1316. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1316 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, for a second reading of Bill No.1316. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1316 was read for the second time. A roll call vote was taken for

passage and approval of Bill No.1316 , with the following results: Ayes - None. Nays - Flachsbart, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Whereupon Mayor Leonard declared Bill No.1316 **DEFEATED**.

BILL NO. 1318 AMENDS ST. LOUIS COUNTY ORDINANCE NO.7030
AUTHORIZING A PLANNED ENVIRONMENT UNIT (PEU)
WITHIN THE "R-3" 10,000 SQUARE FOOT RESIDENCE
DISTRICT, LOCATED ON THE WEST SIDE OF BAXTER
ROAD, NORTH OF CLAYTON ROAD (P.C. 116-73 R.W. BEAL
& COMPANY, INC. - WOODFIELD SUBDIVISION) (PLANNING
COMMISSION AND PLANNING AND ZONING COMMITTEE
RECOMMEND APPROVAL)

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for the first reading of Bill No. 1318. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1318 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, for a second reading of Bill No.1318 . A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1318 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1318, with the following results: Ayes - Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Abstained - Flachsbart. Whereupon Mayor Leonard declared Bill No.1318 approved, passed it and it became **ORDINANCE NO. 1205**.

BILL NO. 1319 AMENDS CITY OF CHESTERFIELD ORDINANCE NO.175 AND
REPEALS CITY OF CHESTERFIELD ORDINANCE NO. 259
AND ESTABLISHES AN AMENDED "C-8" PLANNED
COMMERCIAL DISTRICT ORDINANCE FOR A 3.068 ACRE
TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE
BOULEVARD AT SWINGLEY RIDGE DRIVE (P.C. 1-88
ARTHUR DeSHETLER) (PLANNING COMMISSION AND
PLANNING AND ZONING COMMITTEE RECOMMEND
APPROVAL)

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for the first reading of Bill No. 1319. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1319 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, for a second reading of Bill No. 1319. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1319 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1319, with the following results: Ayes - Flachsbart, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1319 approved, passed it and it became **ORDINANCE NO. 1206**.

BILL NO. 1325

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "R-3" 10,000 SQUARE FOOT RESIDENCE DISTRICT TO "C-8" PLANNED COMMERCIAL DISTRICT AND AMENDS ST. LOUIS COUNTY ORDINANCE NOS. 12,341, 12,561 AND 12,821 AND ESTABLISHES A "C-8" PLANNED COMMERCIAL DISTRICT ORDINANCE FOR A 2.9 ACRE TRACT OF LAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CHESTERFIELD PARKWAY NORTH AND CONWAY ROAD (P.Z. 13-96 A & O INVESTMENTS, LTD.) (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for the first reading of Bill No. 1325. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1325 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for a second reading of Bill No. 1325. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1325 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1325, with the following results: Ayes - Flachsbart, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1325 approved, passed it and it became **ORDINANCE NO. 1207.**

BILL NO. 1326

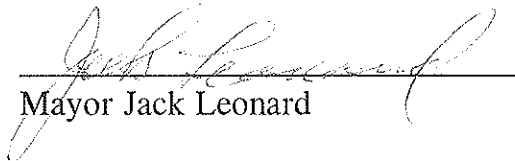
PROVIDES FOR THE APPROVAL OF THE RESUBDIVISION PLAT OF LOT 23 OF BRAEFIELD SUBDIVISION; NORTH SIDE OF OLIVE BOULEVARD, EAST OF WEST DRIVE (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Streeter, seconded by Councilmember Cullen, for the first reading of Bill No. 1326. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1326 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for a second reading of Bill No. 1326. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1326 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1326, with the following results: Ayes - Flachsbart, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1326 approved, passed it and it became **ORDINANCE NO. 1208.**

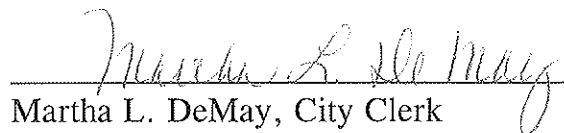
ADJOURNMENT

Mayor Leonard entertained a motion to reconvene into Executive Session. A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, that the meeting be adjourned and to reconvene into Executive Session. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 9:35 p.m.



Mayor Jack Leonard

ATTEST:



Martha L. DeMay, City Clerk