



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 922 ROOSEVELT PARKWAY NOVEMBER 3, 1997

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

A roll call was taken with the following results:

PRESENT

Mayor Nancy Greenwood
Councilmember Barry Flachsbart
Councilmember Allan Sheppard
Councilmember Barry Streeter
Councilmember Larry Grosser
Councilmember Dan Hurt
Councilmember Alan Politte
Councilmember Linda Tilley
Councilmember Mary K. Brown

ABSENT

None

Mayor Greenwood led those in attendance in the Pledge of Allegiance.

Mayor Greenwood led those in attendance in a moment of silent prayer.

APPROVAL OF MINUTES

The minutes of the October 20, 1997, City Council meeting were submitted for approval. A motion was made by Councilmember Grosser, seconded by Councilmember Tilley, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nancy Greenwood presented a proclamation to Ms. Darcy Capstick, Chairperson of the Citizens Committee for the Environment, in recognition of the 1997 Achievement Award the Committee received from the Missouri Waste Control Coalition.

Mayor Greenwood next presented a proclamation to the Robert Jurotich family in recognition of the Jurotich's adopting a sibling group of four children from Poland.

Mayor Greenwood next presented a proclamation to Ms. Millie Hill and Ms. Faith Martens, Co-Chairpersons for the 10th Anniversary Committee, to officially announce the event, "Celebrate Chesterfield," which will be held June 1998.

Mayor Greenwood recognized Chief of Police Ray Johnson and Sgt. Chris Connelley who presented George Giles, representative from Greenfield Village subdivision, and Gordon White, who accepted the award on behalf of Regina Imboden from Countryside subdivision, with "National Night Out" awards. Greenfield Village received the award for "Best Participation" and Countryside received the award for "Best Program."

COMMUNICATION AND PETITIONS

Michael Bakewell, attorney for the Chesterfield Fire Protection District, 500 N. Broadway, Suite 2000, submitted to Mayor Greenwood the Risk Analysis, Service Delivery Requirements, Resource Impact and Financial Impact/Direct Costs of the Chesterfield Grove and Chesterfield Commons Redevelopment Projects in the Chesterfield Valley Redevelopment Area Tax Increment Financing District.

Bob Affholder, who resides at 1622 Timberlake Manor Parkway, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Gregg Hollabaugh, 656 E. Jefferson Ave., President of the Chesterfield Chamber of Commerce, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Larry Plunkett, President of Sachs Electric, 16300 Justus Post, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Royce Engel, who resides at 135 Ridgecrest Drive, representing RCHA suggested further review of Bill No. 1468 prior to its second reading.

Kent Kehr, who resides at 13334 Fairfield Square, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Frances Capra, 1222 Misty Field Lane, President of Field Pointe Condominium Association, expressed opposition to Bill No. 1468, TIF application for Chesterfield Commons.

Ed Holthaus, who resides at 2623 Highway 109, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Robert Lipsitz, President of Kalimar, Inc., 722 Goddard Ave., expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Charles Scheidt, who resides at 2199 Sycamore Hill Court, expressed opposition to Bill No. 1468, TIF application for Chesterfield Commons.

Tom Walsh, 720 Spirit Forty Park, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Mike Doster, attorney for the developer, 16476 Chesterfield Airport Road, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Craig Conway, 15500 Olive Boulevard, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Jade Gardner Bute, who resides at 1510 Walpole, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Barbara Niemeyer, who resides at 168 Brighthurst Drive, representing Chesterfield Farms, expressed her desire to see that several items of concern be addressed prior to approval of the Chesterfield Commons development.

Bill Kirchoff, who resides at 17627 Wild Horse Creek Road, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Wendy Geckeler, who resides at 26 Chesterfield Lakes, expressed her opposition of the 24-hour retail operation as proposed by the Chesterfield Commons developer.

David Human, Executive Director and General Counsel for the Monarch-Chesterfield Levee District, 231 S. Bemiston, expressed support for Bill No. 1468, TIF application for Chesterfield Commons and the positive impact the development would have on improving the levee.

Betty Hathaway, who resides at 112 High Valley Drive, expressed opposition to Bill No. 1468, TIF application for Chesterfield Commons.

Tom Fleming, representing the Chesterfield Valley 2000 Coalition, expressed support for Bill No. 1468, TIF application for Chesterfield Commons.

Mayor Greenwood recessed the meeting for a ten-minute break.

She reconvened the meeting at 8:38 p.m.

COUNCIL COMMITTEE REPORTS

Planning and Zoning Committee

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee, reported that Bill No. 1467 would be read for the first time and Bill Nos. 1459, 1469 and 1470 would 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 Nov. 6 at 5:30 p.m.

Public Health and Safety Committee

Councilmember Barry Flachsbart, Chairperson of the Public Health and Safety Committee, reported that Bill No. 1464 will be considered for adoption under the Legislation portion of the agenda and Bill No. 1465 will be read for the first time.

Public Works/Parks Committee

Councilmember Barry Streeter, Chairperson of the Public Works/Parks Committee, reported that Bill No. 1466 will be read for the first time and Bill Nos. 1453 and 1471 will be considered for adoption under the Legislation portion of the agenda.

Finance and Administration Committee

Councilmember Linda Tilley, Chairperson of the Finance and Administration Committee, reported that Bill No. 1468 will be read for the first time under the Legislation portion of the agenda.

Councilmember Tilley announced that the next meeting of this Committee has been scheduled for Nov. 5 at 5:30 p.m.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that the Public Works/Parks Committee directed Staff to forward a request for funding to the Valley TIF Commission. The request involved funding to hire a consultant who will prepare hydrologic data, which would be used to update the official Flood Hazard Maps for the Chesterfield Valley by including specific information relative to the installation of stormwater pumps at various locations. The TIF Commission voted to recommend approval of the use of TIF funds to cover the entire \$20,357 cost of this engineering expense. Mr. Herring recommends approval to execute an amended scope of work for professional services with Booker Associates to conduct this engineering analysis and that \$20,357 be transferred to the General Fund from the TIF Special Allocation Capital Account. A motion was made by Councilmember Politte, seconded by Councilmember Flachsbart, to approve the amended scope of work and to transfer \$20,357 from the TIF Special Allocation Capital Account to the General Fund. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

City Attorney Doug Beach introduced Resolution No. 228 regarding the opportunity for the City of Chesterfield to connect to the Chesterfield Village sanitary sewer system adjacent to Chesterfield Parkway. A motion was made by Councilmember Politte, seconded by Councilmember Hurt, to authorize the City Administrator to enter into an agreement with Chesterfield Village, Inc. to connect the sanitary sewer line for the Central City Park into the existing sanitary sewer system. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

BILL NO. 1464 AMENDS ARTICLE II, SECTION 24-17 OF THE CODE OF

ORDINANCES AS ORIGINALLY ESTABLISHED BY
ORDINANCE NO. 137, ORDINANCE NO. 328 AND ORDINANCE
NO. 534, AND AS AMENDED BY ORDINANCE NO. 1226,
REGARDING THE COMPOSITION OF THE POLICE PERSONNEL
BOARD (**SECOND READING** - PUBLIC HEALTH AND SAFETY
COMMITTEE)

A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter, for a second reading of Bill No. 1464. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1464 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1464, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1464 approved, passed it and it became **ORDINANCE NO. 1336**.

BILL NO. 1465 CORRECTS ORDINANCE NO. 53, SECTION 3F, AS AMENDED
BY ORDINANCE NO. 197 RELATIVE TO A PROHIBITION OF
THE ISSUANCE OF LIQUOR LICENSES TO ESTABLISHMENTS
WITHIN 100 FT. OF ANY SCHOOL, CHURCH, OR OTHER
DWELLING (**FIRST READING** - PUBLIC HEALTH AND SAFETY
COMMITTEE)

A motion was made by Councilmember Flachsbart, seconded by Councilmember Brown, for the first reading of Bill No. 1465. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1465 was read for the first time.

BILL NO. 1453 REPEALS ORDINANCE NO. 334 AND 335 (CHAPTER 12 OF THE
CODE OF THE CITY OF CHESTERFIELD) AND REPLACES IT
WITH A NEW CHAPTER 12 AS HEREIN DEFINED (**SECOND
READING** - PUBLIC WORKS/PARKS COMMITTEE
RECOMMENDS APPROVAL)

A motion was made by Councilmember Streeter, seconded by Councilmember Sheppard, for a second reading of Bill No. 1453, as amended. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1453 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1453, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1453 approved, passed it and it became **ORDINANCE NO. 1337**.

BILL NO. 1466 PERTAINS TO THE ACCEPTANCE OF THE PUBLIC STREET
KNOWN AS CHESTERFIELD CENTER EAST IN THE CITY OF
CHESTERFIELD (**FIRST READING** - PUBLIC WORKS/PARKS
COMMITTEE)

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for the first reading of Bill No. 1466. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1466 was read for the first time.

BILL NO. 1471 APPROVES THE INSTALLATION OF FIRE HYDRANTS IN CHESTERFIELD CENTRAL CITY PARK AND CHESTERFIELD GROVE LOCATED WITHIN THE CITY OF CHESTERFIELD **(FIRST AND SECOND READINGS - PUBLIC WORKS/PARKS COMMITTEE)**

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for the first reading of Bill No. 1471. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1471 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Hurt, for a second reading of Bill No. 1471. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1471 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1471, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1471 approved, passed it and it became **ORDINANCE NO. 1338.**

BILL NO. 1468 AUTHORIZES THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE CHESTERFIELD COMMONS SUB-AREA **(FIRST READING - FINANCE AND ADMINISTRATION COMMITTEE)**

A motion was made by Councilmember Tilley, seconded by Councilmember Politte, for the first reading of Bill No. 1468. A roll call vote was taken with the following results: Ayes – Grosser, Streeter, Hurt, Politte, Tilley, Brown. Nays – Flachsbart, Sheppard. The motion was declared passed. Bill No. 1468 was read for the first time.

LEGISLATION - PLANNING COMMISSION

BILL NO. 1459 PROVIDES FOR A BOUNDARY ADJUSTMENT BETWEEN THE CITY OF CHESTERFIELD AND THE CITY OF TOWN AND COUNTRY AND AUTHORIZES CERTAIN ACTIONS TO BE TAKEN WITH REGARD TO SUCH ADJUSTMENT **(SECOND READING - PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)**

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1459. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1459 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1459, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1459 approved, passed it and it became **ORDINANCE NO. 1339.**

BILL NO. 1467 ADOPTS AND ENACTS AMENDMENTS TO THE BUILDING

CODES, ELECTRICAL CODES, EXPLOSIVE CODES,
MECHANICAL CODES, PLUMBING CODES, PROPERTY
MAINTENANCE CODES AND WEIGHTS AND MEASURES
CODE AS AMENDED BY ST. LOUIS COUNTY (**FIRST
READING - PLANNING AND ZONING COMMITTEE**)

A motion was made by Councilmember Hurt, seconded by Councilmember Streeter, to suspend the rules of Council to have only the first reading of this proposed ordinance at this Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion was made by Councilmember Hurt, seconded by Councilmember Streeter, for the first reading of Bill No. 1467. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1467 was read for the first time.

BILL NO. 1469 VACATES A PORTION OF OLD WILD HORSE CREEK ROAD
RIGHT-OF-WAY AND ASSOCIATED UTILITY EASEMENT,
LOCATED IN U.S. SURVEY 126, TOWNSHIP 45 NORTH -
RANGE 4 EAST, A ROADWAY RECORDED IN RECORD BOOK
D, PAGE 8 AND PLAT BOOK 136, PAGE 74 OF THE ST. LOUIS
COUNTY RECORDS (**FIRST AND SECOND READINGS -
PLANNING COMMISSION RECOMMENDS APPROVAL**)

A motion was made by Councilmember Hurt, seconded by Councilmember Streeter, for the first reading of Bill No. 1469. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1469 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Grosser, for a second reading of Bill No. 1469. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1469 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1469, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1469 approved, passed it and it became **ORDINANCE NO. 1340.**

BILL NO. 1470 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT
TRUST INDENTURE AND WARRANTY DEED AND ESCROW
AGREEMENT FOR CLARKSON GROVE III SUBDIVISION,
LOCATED ON THE WEST SIDE OF CLARKSON ROAD AT THE
TERMINUS OF LEA OAK COURT (**FIRST AND SECOND
READINGS - PLANNING COMMISSION RECOMMENDS
APPROVAL**)

A motion was made by Councilmember Hurt, seconded by Councilmember Streeter, for the first reading of Bill No. 1470. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1470 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, for a second reading of Bill No. 1470. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1470 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1470, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1470 approved, passed it and it became **ORDINANCE NO. 1341.**

ADJOURNMENT

Mayor Greenwood entertained a motion to adjourn the meeting. A motion was made by Councilmember Flachsbart, seconded by Councilmember Tilley, that the meeting be adjourned. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 8:55 p.m.

Mayor Nancy Greenwood

ATTEST:

Martha L. DeMay, City Clerk