



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

SEPTEMBER 15, 2014

The meeting was called to order at 7 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember Derek Grier
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the September 3, 2014 City Council meeting were submitted for approval. Councilmember Greenwood made a motion, seconded by Councilmember Grissom, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting, to ask any questions he may have.

Mayor Nation announced the Taste of St. Louis will be held in Chesterfield September 19-21.

Mayor Nation announced the second annual Mayor's Cup football game (Parkway West vs. Parkway Central) will be held at Parkway Central High School on Friday, September 19.

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, October 6, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Bill Remis, DosterUllom, LLC, 16090 Swingley Ridge, spoke regarding Bill No. 2998 (Approves Boundary Adjustment Plat – Four Seasons Plaza). He stated that the petitioner is in agreement if Council chooses to hold this petition until the next City Council meeting in order to allow time to address concerns.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Derek Grier, Chairperson of the Finance and Administration Committee, reported that Bill No. 2999 (Sets Property Tax Rate for 2014) is scheduled for both first and second reading approval under the "Legislation" portion of the agenda.

Councilmember Grier announced that the next meeting of this Committee has been scheduled for Monday, September 22, at 5:30 p.m.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Casey, to approve transfer of a net transfer of \$37,000 from General Fund Fund Reserves for Street Tree Replacement program for fall planting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeGroot made a motion, seconded by Councilmember Fults, to approve Site Development Section Plans for Monarch Center, Lots A&B. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 2996 (P.Z. 14-2014, City of Chesterfield [Wild Horse Creek Road Overlay District Updates]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 2991 (P.Z. 05-2014, 18626 Olive Street Road [Simon Woodmont Development, LLC]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 2992 (P.Z. 13-2014, City of Chesterfield [Unified Development Code – Article 3]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill Nos. 2993, 2994 and 2995 (Amend City’s Model Traffic Ordinance) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Hurt reported that Bill No. 2997 (Approves Boundary Adjustment Plat – Mercy Health Systems) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt reported that Bill No. 2998 (Approves Boundary Adjustment Plat – Four Seasons Plaza) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, September 18, at 5:30 p.m.

Parks and Recreation Committee

Councilmember Bruce DeGroot, Chairperson of the Parks and Recreation Committee, made a motion, seconded by Councilmember Fults, to approve the Chesterfield Valley Athletic Complex Operational Agreement and to authorize/direct the City Administrator to execute same, on behalf of the City. A voice vote was taken with an affirmative result (Councilmember Greenwood voted “No”) and the motion was declared passed.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that, under the “Emergency Procurement” process, as authorized by City Council Policy, he reviewed and gave approval to amend an existing contract with Amcon Construction, which was previously awarded contracts for Capital Improvement Street projects, for both Areas “A” and “B”. This amendment covers the entire cost of remediation of the “water quality basins”, located at the

Chesterfield Valley Athletic Complex, by an amount not to exceed \$140,000. That action now requires formal approval by City Council. Councilmember Flachsbart made a motion, seconded by Councilmember Grier, to approve amendment to the existing contract with Amcon Construction. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff recently sought bids to complete landscaping work at The Reserve at Chesterfield Village, Phase I, left unfinished by the original developer. This work will be funded via a settlement obtained by the City, with Traveler's Casualty and Surety Company. Based upon review of information provided by Planning/Development Services Director Aimee Nassif, Mr. Herring joined with her in recommending award of a contract to Two Alpha Contracting, Inc., in an amount not to exceed \$88,850. The amount of the settlement from Traveler's totaled \$87,500. Staff is proposing to supplement that amount with \$1,350 from the Capital Projects Fund. Councilmember Grissom made a motion, seconded by Councilmember Grier, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 2993 REPEALS AND REPLACES SCHEDULE I ELECTRIC TRAFFIC CONTROL SIGNALS, SCHEDULE IV TURNING AND DIRECTIONAL MOVEMENT RESTRICTIONS, SCHEDULE V THROUGH HIGHWAYS, ROADS OR STREETS, SCHEDULE VI INTERSECTION STOPS, SCHEDULE VII YIELD INTERSECTIONS, SCHEDULE IX PARKING RESTRICTIONS, SCHEDULE XI ONE-WAY ROADS, STREETS AND ALLEYS, SCHEDULE XII REGULATIONS OF THE KINDS AND CLASSES OF TRAFFIC ON CERTAIN ROADS, SCHEDULE XIII PARKING RESTRICTIONS ON CERTAIN PARKING LOTS, AND SCHEDULE XVI PRIORITY SNOW ZONES OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES.
(SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 2993. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2993 was read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 2993 with the following results: Ayes – DeGroot, Grissom, Flachsbart, Casey, Hurt, Greenwood, Fults and Grier. Nays – None. Whereupon Mayor Nation declared Bill No. 2993 approved, passed it and it became **ORDINANCE NO. 2809.**

BILL NO. 2994 REPEALS SCHEDULE II SPEED LIMITS ON STATE HIGHWAYS AND SCHEDULE III SPECIAL SPEED LIMITS ON HIGHWAYS, ROADS OR STREETS, OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES AND COMBINING THE REVISED SCHEDULE II AND III INTO SCHEDULE II, SPEED LIMITS ON HIGHWAYS, ROADS, OR STREETS. (SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 2994. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2994 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2994 with the following results: Ayes – Grier, Hurt, DeGroot, Flachsbart, Fults, Casey, Greenwood and Grissom. Nays – None. Whereupon Mayor Nation declared Bill No. 2994 approved, passed it and it became **ORDINANCE NO. 2810.**

BILL NO. 2995 REPEALS SCHEDULE VIII SCHOOL STOPS, SCHEDULE XIV NO TURN ON RED TRAFFIC SIGNAL, SCHEDULE XV THROUGH TRAFFIC PROHIBITED, AND SCHEDULE XVII DESIGNATED SCHOOL ZONES OF THE CITY OF CHESTERFIELD CODE OF ORDINANCES. (SECOND READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 2995. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2995 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2995 with the following results: Ayes – Casey, Flachsbart, Grissom, Fults, Greenwood, DeGroot, Grier and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 2995 approved, passed it and it became **ORDINANCE NO. 2811.**

BILL NO. 2999 FIXES THE RATE OF TAXATION FOR THE YEAR 2014 AND LEVIES A TAX ON ALL REAL AND PERSONAL PROPERTY MADE TAXABLE BY THE LAW WITHIN THE CORPORATE LIMITS OF THE CITY OF CHESTERFIELD, MISSOURI, FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE GENERAL OBLIGATION BOND ISSUE FOR PARKS; EFFECTIVE WHEN. (FIRST AND SECOND READINGS; FINANCE AND ADMINISTRATION COMMITTEE)

Councilmember Grier made a motion, seconded by Councilmember Grissom, for the first reading of Bill No. 2999. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2999 was read for the first time.

Councilmember Grier made a motion, seconded by Councilmember Grissom, for the second reading of Bill No. 2999. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2999 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2999 with the following results: Ayes – Fults, Greenwood, Casey, Hurt, DeGroot, Flachsbart, Grissom and Grier. Nays – None. Whereupon Mayor Nation declared Bill No. 2999 approved, passed it and it became **ORDINANCE NO. 2812.**

LEGISLATION – PLANNING COMMISSION

BILL NO. 2991 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT FOR A 2.391 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT VALLEY EAST DRIVE (P.Z. 05-2014 18626 OLIVE STREET ROAD [SIMON WOODMONT DEVELOPMENT LLC] – 17W510060). **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 2991. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2991 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2991 with the following results: Ayes – Greenwood, DeGroot, Fults, Hurt, Casey, Grissom and Grier. Nays – Flachsbart. Whereupon Mayor Nation declared Bill No. 2991 approved, passed it and it became **ORDINANCE NO. 2813.**

BILL NO. 2992 AMENDS ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE TO AMEND SECTIONS PERTAINING TO LOT SIZE REQUIREMENTS IN THE R-2 RESIDENCE DISTRICT, STANDARDS WITHIN THE PI DISTRICT AND THE USE TABLE FOR RESIDENTIAL DISTRICTS (LLR DISTRICT SECTION) (P.Z. 13-2014 CITY OF CHESTERFIELD {UNIFIED DEVELOPMENT CODE-ARTICLE 3}). **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 2992. A voice vote was taken with a unanimous affirmative result

and the motion was declared passed. Bill No. 2992 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2992 with the following results: Ayes – Flachsbart, Fults, Greenwood, DeGroot, Hurt, Casey, Grissom and Grier. Nays – None. Whereupon Mayor Nation declared Bill No. 2992 approved, passed it and it became **ORDINANCE NO. 2814.**

Bill No. 2996 AMENDS ARTICLE 2 SECTION 04.B.3 AND SECTION 07 AND ARTICLE 3 SECTION 05C AND SECTION 08 OF THE UNIFIED DEVELOPMENT CODE TO AMEND DEVELOPMENT CRITERIA AND STANDARDS PERTAINING TO THE WILD HORSE OVERLAY DISTRICT (LLR DISTRICT SECTION) (P.Z. 14-2014 CITY OF CHESTERFIELD {WILD HORSE CREEK ROAD OVERLAY DISTRICT UPDATES}). **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED BY THE PROPOSED GREEN SHEET AMENDMENTS)**

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the first reading of Bill No. 2996. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2996 was read for the first time.

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, to approve the green sheet amendment related to Bill No. 2996. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 2997 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR MERCY HEALTH SYSTEMS FOR A 41.714 ACRE TRACT OF LAND ZONED “UC” URBAN CORE DISTRICT LOCATED NORTH OF CHESTERFIELD PARKWAY, EAST OF ELBRIDGE PAYNE ROAD (18S210194 AND 18S210183). **(FIRST AND SECOND READINGS; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the first reading of Bill No. 2997. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2997 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Grissom, for the second reading of Bill No. 2997. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2997 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2997 with the following results: Ayes – Grissom, Hurt, Grier, Greenwood, Casey, Flachsbart, DeGroot and Fults. Nays – None. Whereupon Mayor Nation declared Bill No. 2997 approved, passed it and it became **ORDINANCE NO. 2815.**

Bill No. 2998 PROVIDES FOR THE APPROVAL OF A BOUNDARY
ADJUSTMENT PLAT FOR FOUR SEASONS PLAZA FOR A
16.26 ACRE TRACT OF LAND ZONED “C-2” SHOPPING
DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT
LOCATED SOUTH OF OLIVE BOULEVARD AND WEST OF
WOODS MILL ROAD (16Q220719, 16Q210763, and 16Q220690).
**(FIRST AND SECOND READINGS; DEPT. OF PUBLIC
SERVICES RECOMMENDS APPROVAL)**

Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to hold Bill No. 2998 until the next City Council meeting. A roll call vote was taken to hold Bill No. 2998 with the following results: Ayes – Greenwood, Hurt, Grissom, Fults and Flachsbart. Nays – Casey, DeGroot and Grier. Whereupon Mayor Nation declared the motion passed.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:29 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk