



RECORD OF PROCEEDING

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

SEPTEMBER 3, 2014

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

President Pro Tem Elliot Grissom announced that Mayor Nation would not be attending tonight's Council meeting, so he would be serving as Acting Mayor.

President Pro Tem Grissom 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

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

ABSENT

Mayor Bob Nation

APPROVAL OF MINUTES

The minutes of the August 4, 2014 City Council meeting were submitted for approval. Councilmember Greenwood made a motion, seconded by Councilmember DeGroot, to

approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro Tem Grissom announced that the next meeting of City Council has been scheduled for Monday, September 15, at 7 p.m.

President Pro Tem Grissom recognized a Boy Scout in attendance and invited him to stay after the meeting, to ask any questions he may have.

COMMUNICATIONS AND PETITIONS

Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, spoke giving detailed information about site development plan approval for the Schoettler Grove project, specifically the emergency gate. He also gave an update on Bill No. 2989 (P.Z. 01-2014, Chesterfield Valley NE Interchange [CVPBA III]).

Mr. Mike Doster, DosterUllom, LLC, 16090 Swingley Ridge, spoke in support of Bill No. 2989 (P.Z. 01-2014, Chesterfield Valley NE Interchange [CVPBA III]).

Mr. Dean Wolfe, Wolfe Properties LLC, 7711 Bonhomme Avenue, Clayton, stated he was available to answer questions related to Bill No. 2991 (P.Z. 05-2014, 18626 Olive Street Road [Simon Woodmont Development, LLC]).

APPOINTMENTS

President Pro Tem Grissom nominated Mr. John Walters, 15204 Kempwood Drive (Ward III), for re-appointment to the Police Personnel Board. Councilmember Casey made a motion, seconded by Councilmember Hurt, to approve this re-appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Walters' three-year term will expire September 3, 2017.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Derek Grier, Chairperson of the Finance and Administration Committee, reported that Bill No. 2988 (Disclosure of Conflicts for Certain Municipal Officials) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Grier reported that Bill No. 2990 (Refinancing of 2009 Certificates of Participation) will be considered for adoption under the "Legislation" portion of the agenda. He asked that City Administrator Herring provide some additional information. Mr. Herring commented that he was very pleased to report that the refinancing had gone even better than anticipated and that, as a result of the support by City Council for this

process, the City would save over \$700,000 in interest, over the remaining life of this debt. He further commented that Moody's had assigned a Aa1 bond rating to this refinancing, which is the highest rating possible for Certificates of Participation and that Moody's had reaffirmed the City's Aaa bond rating. Chesterfield is the only City in Missouri with a Aaa bond rating, as assigned by Moody's. Councilmember Grier commended Mr. Herring and the entire financial team assigned to this project.

Councilmember Grier made a motion, seconded by Councilmember Greenwood, to approve the proposed 2015 City Council meeting schedule. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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, reported that Bill No. 2989 (P.Z. 01-2014, Chesterfield Valley NE Interchange [CVPBA III]) will be considered for adoption 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 read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve Site Development Plans for the proposed Schoettler Grove Development. A voice vote was taken with an affirmative result (Councilmembers Greenwood and DeGroot voted "No") and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve a transfer of funds, not to exceed \$50,000, from General Fund Fund Reserves, for City Hall Fountain Repair. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 2992 (P.Z. 13-2014, City of Chesterfield [Unified Development Code – Article 3]) will be read for the first time 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 read for the first time under the "Legislation" portion of the agenda.

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Bar Louie, 103 Chesterfield Valley Drive, is requesting a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Fults made a motion, seconded by Councilmember Grier, to approve issuance of a new liquor license to Bar Louie. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Harpo's Bar and Grill, 136 Hilltown Village Center, is requesting a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Hurt made a motion, seconded by Councilmember DeGroot, to approve issuance of a new liquor license to Harpo's Bar and Grill. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Schnucks, 141 Hilltown Village Center, is requesting a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Hurt made a motion, seconded by Councilmember Grier, to approve issuance of a new liquor license to Schnucks. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending approval of a contract for 2014 Accessible Sidewalk Ramp Improvements, to be funded by the Community Development Block Grant (CDBG) process, which is administered by St. Louis County. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Concrete Design, in an amount not to exceed \$41,900, which equals the total allocation of CDBG funds provided to the City. Councilmember Casey made a motion, seconded by Councilmember Flachsbart, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending approval of a contract for a project to rehabilitate the Concession/Restroom Structure "B" at the Chesterfield Valley Athletic Complex (CVAC). Based upon review of information provided by Director of Public Services Mike Geisel, Mr. Herring joined with him in recommending award of a contract to C. Rallo Construction, in an amount not to exceed \$488,700. The funding for this project will come from \$150,000 contained within the FY2014 Budget and designated for this purpose, coupled with \$338,700 from Parks Construction Funds, previously set aside from bond proceeds. Councilmember Flachsbart made a motion, seconded by Councilmember Fults, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending approval of a contract for the pavilion and fishing dock portion of the River's Edge Park development/construction project. Based upon review of information provided by Director of Public Services Mike Geisel, Mr. Herring joined with him in recommending award of a contract to Schneider Construction Services, in an amount not to exceed \$105,000. Approximately 90% of that cost will be covered by grant funds secured from the Municipal Parks Grant Commission, and the remaining 10% (\$9,500) will come from the Parks Sales Tax Fund. Councilmember Flachsbart 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. 2988 RE-ADOPTS THE PROCEDURE ESTABLISHED IN ORDINANCE NO 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS (**SECOND READING; FINANCE AND ADMINISTRATION COMMITTEE**)

Councilmember Grier made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 2988. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2988 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2988 with the following results: Ayes – Grissom, Flachsbart, Fults, DeGroot, Greenwood, Hurt, Casey and Grier. Nays – None. Whereupon President Pro Tem Grissom declared Bill No. 2988 approved, passed it and it became **ORDINANCE NO. 2806**.

BILL NO. 2990 AUTHORIZES THE CITY OF CHESTERFIELD, MISSOURI TO ENTER INTO A LEASE PURCHASE TRANSACTION, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF REFUNDING THE OUTSTANDING CERTIFICATES OF PARTICIPATION (CITY OF CHESTERFIELD, MISSOURI, LESSEE), SERIES 2009A AND THE TAXABLE CERTIFICATES OF PARTICIPATION (CITY OF CHESTERFIELD, MISSOURI, LESSEE) (BUILD AMERICA BONDS – DIRECT PAYMENT TO CITY), SERIES 2009B; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION

**THEREWITH (SECOND READING; F&A COMMITTEE
RECOMMENDS APPROVAL)**

Councilmember Grier made a motion, seconded by Councilmember Greenwood, for the second reading of Bill No. 2990. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2990 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2990 with the following results: Ayes – Flachsbart, DeGroot, Greenwood, Grier, Casey, Grissom, Hurt and Fults. Nays – None. Whereupon President Pro Tem Grissom declared Bill No. 2990 approved, passed it and it became **ORDINANCE NO. 2807**.

**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.
(FIRST READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first 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 first time.

**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.
(FIRST READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first 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 first time.

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. **(FIRST READING;
PLANNING/PUBLIC WORKS COMMITTEE
RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first 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 first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 2989 REPEALS CITY OF CHESTERFIELD ORDINANCE
NUMBER 2715 TO MODIFY DEVELOPMENT CRITERIA FOR
A 6.172 ACRE TRACT OF LAND ZONED “PC” PLANNED
COMMERCIAL DISTRICT LOCATED NORTH OF US
HIGHWAY 40/INTERSTATE 64, IMMEDIATELY EAST OF
ITS INTERSECTION WITH BOONES CROSSING (P.Z. 01-2014
CHESTERFIELD VALLEY NE INTERCHANGE CVPBA III –
17U620172, 17U620183) **(SECOND READING; PLANNING
COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 2989. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2989 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 2989 with the following results: Ayes – DeGroot, Flachsbart, Casey, Grissom, Fults and Grier. Nays – Hurt and Greenwood. Whereupon President Pro Tem Grissom declared Bill No. 2989 approved, passed it and it became **ORDINANCE NO. 2808**.

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). **(FIRST READING;
PLANNING COMMISSION RECOMMENDS APPROVAL;
PLANNING/PUBLIC WORKS COMMITTEE
RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS
DETAILED IN THE ATTACHED GREEN SHEET)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first 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 first time.

Councilmember Hurt made a motion, seconded by Councilmember Fults, to accept the green sheet amendment related to Bill No. 2991. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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}) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first 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 first time.

ADJOURNMENT

There being no further business to discuss, President Pro Tem Grissom adjourned the meeting at 7:35 p.m.

Mayor Bob Nation

President Pro Tem Elliot Grissom
Presiding Officer

ATTEST:

Vickie J. Hass, City Clerk