



## RECORD OF PROCEEDING

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

**AUGUST 21, 2017**

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The meeting was called to order at 7:05 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 Barbara McGuinness  
Councilmember Ben Keathley  
Councilmember Guy Tilman  
Councilmember Dan Hurt  
Councilmember Randy Logan  
Councilmember Tom DeCampi  
Councilmember Michelle Ohley

**APPROVAL OF MINUTES**

The minutes of the August 7, 2017 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 7, 2017 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **COMMUNICATIONS AND PETITIONS**

Ms. Jeannie Aumiller, McBride Homes, stated that she was available to answer questions related to Bill No. 3163 (P.Z. 02-2017 Fienup Farms [McBride & Son]) and Bill No. 3164 (P.Z. 03-2017 Fienup Farms [McBride & Son]).

Mr. David Altman, 30 Ridge Crest Drive, spoke in support of the River Valley Drive Closure.

Mr. Michael Christman, 6 River Bend Drive, spoke in support of the River Valley Drive Closure.

### **INTRODUCTORY REMARKS**

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, September 6, 2017, at 7 p.m.

Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to suspend the rules in order to address Item X-C (Bid Recommendation – River Valley Drive Closure). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for the River Valley Drive Closure Project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending that City Council accept the low bid as submitted by Krupp Construction and to authorize the City Administrator to enter into a contract for this work in an amount not to exceed \$178,000 for the River Valley Drive Closure Project. Funds in the correct amount have previously been transferred for this project. Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tilman, Flachsbart, Ohley, Logan, Keathley, DeCampi, McGuinness and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve the proposed River Valley Drive Closure Gate Policy (Public Works Policy No. 37). This policy addresses the operation of the emergency access gate which provides the closure to through traffic. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **APPOINTMENTS**

Mayor Nation nominated Mr. M. Peri Periasamy for appointment to the Finance & Administration Citizens Advisory Committee. Councilmember Logan made a motion, seconded by Councilmember Hurt, to appoint Mr. Periasamy to the Finance and Administration Citizens Advisory Committee for a term of three years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

[Councilmember McGuinness stepped out of the meeting at 7:26 p.m.]

Mayor Nation nominated Mr. Bud Gruchalla for re-appointment to the Architectural Review Board. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to re-appoint Mr. Gruchalla to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. Doug DeLong for re-appointment to the Architectural Review Board. Councilmember Tilman made a motion, seconded by Councilmember Keathley, to re-appoint Mr. DeLong to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

[Councilmember McGuinness returned to the meeting at 7:28 p.m.]

Mayor Nation nominated Ms. Lauren Strutman for re-appointment to the Public Works Board of Variance. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to re-appoint Ms. Lauren Strutman to the Public Works Board of Variance for a term of five years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COUNCIL COMMITTEE REPORTS**

### **Planning/Public Works Committee**

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3163 (P.Z. 02-2017 Fienup Farms [McBride & Son]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman reported that Bill No. 3164 (P.Z. 03-2017 Fienup Farms [McBride & Son]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to grant a time extension of 18 months for 18626 Olive Street Rd (P.Z. 05-2014). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, August 24, at 5:45 p.m.

#### **Finance and Administration Committee**

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

#### **Parks, Recreation & Arts Committee**

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, reported that art installation of "The Flow" is progressing at Central City Park, and should be complete soon.

#### **Public Health & Safety Committee**

Councilmember Barry Flachsbart, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

#### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that City Council has previously approved multiple contracts for the City's capital street reconstruction program. As work has progressed throughout the year, one contractor has lagged and is willing to reduce their contractual scope of work such that it can be transferred to another existing City contract. Accordingly, Staff recommends that work be shifted from one contract to another, simply removing previously authorized street replacement from two contracts and adding that same amount of work to another approved contractor. Mr. Geisel joined with Director of Public Works/City Engineer Jim Eckrich in recommending that the existing contracts for street reconstruction be amended as follows: increase the existing contract with Amcon Municipal Concrete by \$550,000 and simultaneously reduce the contracts for E. Meier and Marschuetz Construction by \$350,000 and \$200,000 respectively. The proposed work will be completed within the aggregate contract amounts previously approved by City Council and there is no additional expenditure of City funds. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Tilman, Hurt, Flachsbart, Keathley, DeCampi, Ohley, Logan and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for professional engineering design services related to the replacement of the stone arch culvert on Old Chesterfield Road. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending that City Council authorize the City Administrator to execute a contract for professional engineering design services with Oates Associates, Incorporated in an amount not to exceed \$145,000. This project is fully funded by the ½ cent sales tax for Streets and Sidewalks. Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, McGuinness, Ohley, Tilman, Hurt, Flachsbart, Keathley and Logan. Nays – None. Whereupon Mayor Nation declared the motion passed.

[Bid Recommendation for River Valley Drive Closure Project was discussed after “Introductory Remarks” portion of the agenda.]

Mr. Geisel reported that the 2017 budget contained funding for codification of the City’s ordinances. Staff has obtained a proposal from General Code, the company that currently administers, maintains, and publishes the City’s Code of Ordinances, for a Codification update. Mr. Geisel joined with City Clerk Vickie Hass and City Attorney Chris Graville in recommending that City Council accept the proposal for codification services as submitted by General Code and authorize the City Administrator to execute the contract for services at a cost not to exceed \$20,000. The 2017 Budget includes adequate funds for this effort. Councilmember Flachsbart made a motion, seconded by Councilmember Keathley, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Logan, Tilman, Keathley, Flachsbart, Ohley, Hurt, DeCampi and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the City’s contract for services provided by Gamble & Schlemeier, Ltd. is set to expire on August 30, 2017. Mr. Geisel provided a proposed contract for the upcoming year and requested that City Council provide direction relative to the continuation of this contract. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve the contract extension with Gamble & Schlemeier, in an amount not to exceed \$40,000, and authorize a transfer in that amount from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Tilman, Ohley, Flachsbart, Logan, McGuinness, Keathley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

### **UNFINISHED BUSINESS**

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to receive and file the CBIZ report for non-uniformed employees; incorporate the compensation adjustment for those individual employees who have been identified to be below market as described in the memorandum of July 26 from the City Administrator; and simultaneously direct Staff to prepare analysis and recommendations for the update and

revision of the City's Salary Administration policies for review and consideration by the F&A Committee of the Whole, and then by the entire City Council.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to amend the motion by removing the incorporation of the compensation adjustment for those individual employees who have been identified to be below market until the report can be reviewed globally; and to direct Staff to prepare an analysis of the CBIZ Report, rather than providing recommendations. Discussion ensued. Councilmember Flachsbart called the question on the amendment, and the motion to call the question died due to lack of a second.

A roll call vote was taken on the amendment to remove the incorporation of the compensation adjustment for those individual employees who have been identified to be below market until the report can be reviewed globally; and to direct Staff to prepare an analysis of the CBIZ Report, rather than providing recommendations, with the following results: Ayes – DeCampi, Keathley and McGuinness. Nays – Flachsbart, Tilman, Ohley, Logan and Hurt. Whereupon Mayor Nation declared the motion to amend failed.

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to amend the original motion by making the compensation adjustment for those individual employees identified to be below market, effective the first full pay period after September 1. A roll call vote was taken with the following results: Ayes – Hurt, Tilman, Flachsbart and Logan. Nays – Keathley, Ohley, McGuinness and DeCampi. Mayor Nation voted "Aye" to break the tie and declared the motion to amend passed.

A roll call vote was taken on the main motion as amended, to receive and file the CBIZ report for non-uniformed employees; incorporate the compensation adjustment for those individual employees who have been identified to be below market as described in the memorandum of July 26 from the City Administrator, effective the first full pay period after September 1; and simultaneously direct Staff to prepare recommendations for the update and revision of the City's Salary Administration policies for review and consideration by the F&A Committee, and then by the entire City Council, with the following results: Ayes – Logan, Flachsbart, Tilman and Hurt. Nays – McGuinness, Ohley, Keathley and DeCampi. Mayor Nation voted "Nay" to break the tie and declared the motion, as amended, failed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to receive and file the CBIZ Report, refer it to the F&A Committee, and concurrently direct Staff to perform further analysis of the entire CBIZ data as it may be applicable to changes in administration of the City's pay plan.

Councilmember Logan made a motion, seconded by Councilmember Tilman, to amend the motion to refer the CBIZ Report to the F&A Committee-of-the Whole.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to suspend the rules and take up the "Legislation – Planning Commission" portion of the agenda before continuing the CBIZ discussion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **LEGISLATION – PLANNING COMMISSION**

**BILL NO. 3163      AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E-1" ESTATE ONE ACRE DISTRICT FOR A 223.02 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD APPROXIMATELY 3,250 FEET EAST OF ITS INTERSECTION WITH KEHRS MILL ROAD AND 4,400 FEET WEST OF ITS INTERSECTION WITH BAXTER ROAD (P.Z. 02-2017 FIENUP FARMS {MCBRIDE & SON} 18U640049, 18U630028, 18U330454, 17U310093, 17U320070 & 17T110201) (SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3163. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3163 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3163 with the following results: Ayes – Keathley, Tilman, Logan, McGuinness, Flachsbart, Ohley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3163 approved, passed it and it became **ORDINANCE NO. 2970**.

**BILL NO. 3164      AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "E-1" ESTATE ONE ACRE DISTRICT TO A "PUD" PLANNED UNIT DEVELOPMENT FOR A 223.02 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD APPROXIMATELY 3,250 FEET EAST OF ITS INTERSECTION WITH KEHRS MILL ROAD AND 4,400 FEET WEST OF ITS INTERSECTION WITH BAXTER ROAD (P.Z. 03-2017 FIENUP FARMS {MCBRIDE & SON} 18U640049, 18U630028, 18U330454, 17U310093, 17U320070, & 17T110201) (SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Tilman made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3164. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3164 was read for the second time.

Councilmember Hurt made a motion, seconded by Councilmember Tilman, to approve the blue sheet amendment for Bill No. 3164. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A roll call vote was taken for the passage and approval of Bill No. 3164 with the following results: Ayes – Logan, DeCampi, Hurt, Keathley, Ohley, McGuinness, Tilman and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3164 approved, passed it and it became **ORDINANCE NO. 2971**.

[Returned to “Unfinished Business” to continue the CBIZ Report discussion.]

Councilmember McGuinness made a second motion to amend the motion to refer the CBIZ Report to the Council Committee-of-the-Whole, allowing Staff plenty of time to provide the information. The motion died due to lack of a second.

[Councilmember Flachsbart left the meeting at 8:59 p.m.]

A roll call vote was taken on the amendment to refer the CBIZ Report to the F&A Committee-of-the Whole, with the following results: Ayes – Hurt, McGuinness, DeCampi, Tilman, Keathley, Ohley and Logan. Nays – None. Whereupon Mayor Nation declared the motion to amend passed.

A roll call vote was taken on the main motion as amended, to receive and file the CBIZ Report, refer it to the F&A Committee-of-the-Whole, and concurrently direct Staff to perform further analysis and provide recommendations of the entire CBIZ data as it may be applicable to changes in administration of the City’s pay plan, with the following results: Ayes – DeCampi, Hurt, Keathley, McGuinness, Tilman, Logan and Ohley. Nays – None. Whereupon Mayor Nation declared the motion, as amended, passed.

## **NEW BUSINESS**

Councilmember Ohley inquired about directing Staff to prepare a report that identifies issues and concerns related to the redevelopment of the Chesterfield Mall property and the impacts on the surrounding Chesterfield Village area. This should be considered by the City in anticipation of, and prior to, submission of any specific petition for redevelopment. Discussion ensued and it was determined that the intent of this request was to start a dialogue and have an overall concept of what uses may be appropriate for the Chesterfield Mall redevelopment. Mayor Nation instructed Staff to amend the upcoming Planning/Public Works Committee agenda to include this directive.

**ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 9:35 p.m.

Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie J. Hass  
Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: 9/18/17