



RECORD OF PROCEEDING

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

AUGUST 15, 2016

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 Barbara McGuinness
Councilmember Bridget Nations
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Bruce DeGroot

APPROVAL OF MINUTES

The minutes of the August 1, 2016 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Nations, 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 July 27, 2016 Executive Session meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Nations, to approve the July 27 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 1, 2016 Executive Session meeting were submitted for approval. Councilmember Nations made a motion, seconded by Councilmember Logan, to approve the August 1 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to suspend the rules and move “Introductory Remarks” prior to “Communications and Petitions” on the agenda. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation stated that he was pleased to announce the City Council and Mayor have finished the interview and selection process for the position of City Administrator. Mr. Michael O. Geisel will be appointed as City Administrator effective Monday, August 22, 2016.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, September 7, at 7 p.m., but there may be a Special City Council meeting scheduled for Monday, August 22.

COMMUNICATIONS AND PETITIONS

Ms. Teresa Crossland, 800 N. Lindbergh Blvd., St. Louis, stated she was present to answer questions pertaining to (P.Z. 07-2015 Monsanto Chesterfield Campus).

Mr. Tim Peel, 2203 Rebecca Lynn Court, spoke in support of extending the existing Transportation Development District (TDD) sales tax in the Valley to support Chesterfield Hockey.

Mr. Mike Murphy, 1084 Nooning Tree, spoke in support of extending the TDD in the Valley to support Chesterfield Hockey.

Mr. Bill Kirchner, 1844 Cabinwood Court, spoke in support of extending the TDD in the Valley to support Chesterfield Hockey.

Mr. Ganesh Krishnamurthy, 1077 Arbor Grove Court, asked Council to consider providing a space for Cricket pitch at a reduced rate in order to grow the sport.

Mr. Harish Ponnappureddy, 1095 Nooning Tree Drive, asked Council to consider providing a space for Cricket pitch at a reduced rate in order to grow the sport.

Former Councilmember Mike Cullen, 1310 Bentley Place, spoke in support of extending the TDD in the Valley to support Chesterfield Hockey.

Mr. Kelly Chase, 16984 Bottlebrush Court, spoke in support of extending the TDD in the Valley to support Chesterfield Hockey.

Councilmember Logan made a motion, seconded by Councilmember Flachsbart, to suspend the rules and move the first item under “New Business” (TDD Support for Chesterfield Hockey) to immediately follow “Communications and Petitions”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS – TDD Support for Chesterfield Hockey

Mayor Nation explained a request has been received from the hockey community consisting of the Staenberg Group and the Chesterfield Hockey Association, to extend the Chesterfield Valley Transportation Development District (TDD) by up to 15 years. He briefly explained the TDD is a separate political entity of the state that was voted on in 2005 and created in 2006. The purpose of the TDD is to pay for transportation related projects within the specified area, and is currently set to expire in 2031. There are four voting board members on the Valley TDD committee: Mayor Nation, City Administrator Mike Geisel and two representatives from St. Louis County. Mayor Nation went on to explain the purpose for this item being on the Council agenda was simply to share the information as a matter of transparency and get a sense of the level of support, or non-support, from Councilmembers. Chesterfield City Council does not vote on this issue, and the TDD is completely separate from the City of Chesterfield’s finances.

Mayor Nation explained that if the Board would vote in favor of extending the TDD, ballots would be sent to registered voters in the area. If approved, the current sunset would be extended by up to 15 years (approximately 2046) and the debt issued would be subordinate, which means the interest rate associated with that debt would be considerably higher than if there were no underlying debt. Councilmember Flachsbart clarified that the TDD would only cover qualified transportation related expenses, and those are defined very clearly by the state.

In order to get a sense of Council’s position on this issue, Mayor Nation asked each Councilmember for their opinion. Most Councilmembers were supportive of the TDD extension. Councilmembers Hurt and McGuinness stated they would like additional information, but were generally supportive of the extension. Councilmember DeCampi inquired about economic impact and a proposed business plan. He then stated that since detailed information was not available, he was not supportive of the TDD extension at this time.

APPOINTMENTS

Mayor Nation nominated Ms. Barb Whitman, 1942 Ridge Lake (Ward III), for re-appointment to the Board of Adjustment. Councilmember Hurt made a motion, seconded by Councilmember Tilman, to approve this re-appointment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Ms. Whitman's new five-year term will expire August 1, 2021.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3105 (Chesterfield Parkway Bridge) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Hurt reported that Bill No. 3106 (Wilson Road Culvert Replacement) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Hurt reported that Bill No. 3107 (P.Z. 07-2015 Monsanto Chesterfield Campus) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt reported that Bill No. 3108 (P.Z. 10-2015 Kemp Auto Museum) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember Flachsart, to approve Resolution No. 425 which adopts the Operation and Maintenance Program for the Department of Public Works. This Operation and Maintenance manual is required to maintain compliance with the City's MS-4 permit related to the Clean Water Act. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

Finance and Administration Committee

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, reported that Bill No. 3104 (Conflict of Interest Policy) will be considered for adoption under the "Legislation" portion of the agenda.

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

REPORT FROM THE CITY ADMINISTRATOR

Acting Co-City Administrator Mike Geisel reported that Edison Operations, LLC dba Edison Express, located at 158 Long Road, has requested a new liquor license, to sell all kinds of liquor in the original package and Sunday sales. Mr. Geisel 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 DeGroot made a motion, seconded by Councilmember Nations, to approve issuance of a new liquor license to Edison Express. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff had received bids for 2016 Sidewalk Construction Contract "C". Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Amcon Municipal Concrete, in an amount not to exceed \$179,000. This project is within budget and fully funded by a combination of grant funds and City funds from the Capital Improvement Sales Tax proceeds. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff had sought competitive pricing for the replacement of the HVAC unit at the Public Works Facility. The unit being replaced is the original equipment installed with the construction of the facility and is well past its service life. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Murphy Mechanical for the replacement of the Public Works HVAC unit at a cost not to exceed \$32,000. The full amount of this project is budgeted within the Capital Projects fund. Councilmember Hurt 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. Geisel reported that Staff had received bids for sediment removal from the lake within the Village of Greentrails. This project was authorized and directed by the Council pursuant to settlement of litigation with the developers of the Brunhaven subdivision. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the proposal submitted and reviewed by Muck Miners in an amount not to exceed \$75,000 which corresponds to the value of the mediated settlement. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

Councilmember Flachsbart made a motion, seconded by Councilmember McGuinness, to suspend the rules and proceed with “Legislation” to be followed by the two remaining items under “New Business”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

**BILL NO. 3104 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)**

Councilmember DeGroot made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3104. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3104 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3104 with the following results: Ayes – Nations, Hurt, McGuinness, DeCampi, Logan, Flachsbart, Tilman and DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3104 approved, passed it and it became **ORDINANCE NO. 2906**.

**BILL NO. 3105 AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A
CONTRACT WITH SAINT LOUIS COUNTY FOR
CONSTRUCTION OF STREET LIGHTING AND SIDEWALKS
ALONG CHESTERFIELD PARKWAY EAST IN CONJUNCTION
WITH THE CHESTERFIELD PARKWAY PEDESTRIAN
BRIDGE PROJECT (SECOND READING)**

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3105. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3105 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3105 with the following results: Ayes – DeCampi, Logan, Tilman, Hurt, Flachsbart, DeGroot, Nations and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3105 approved, passed it and it became **ORDINANCE NO. 2907**.

**BILL NO. 3106 AUTHORIZES CONDEMNATION OF CERTAIN INTERESTS IN
REAL PROPERTY LOCATED IN THE CITY FOR THE
PURPOSE OF SECURING A PERMANENT DRAINAGE
EASEMENT AND TEMPORARY CONSTRUCTION
EASEMENT NECESSARY FOR THE CONSTRUCTION AND
IMPROVEMENT OF WILSON ROAD (FIRST READING)**

Councilmember Hurt made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3106. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3106 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3107 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “C8” PLANNED COMMERCIAL DISTRICT TO “UC” URBAN CORE DISTRICT FOR A 200.2 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD PARKWAY WEST, APPROXIMATELY 2,000 FEET EAST OF CITY CENTER DRIVE (P.Z 07-2015 MONSANTO CHESTERFIELD CAMPUS[C-8 TO UC]—17S210094,17S230025, 17S230014,17S230036 & 17S240057) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3107. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3107 was read for the first time.

BILL NO. 3108 AMENDS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT WITH A “MAA” MUSEUM AND ARTS OVERLAY DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 5.104 ACRE TRACT LOCATED NORTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CHESTERFIELD COMMONS DRIVE (P.Z 10-2015 KEMP AUTO MUSEUM [16955 CHESTERFIELD AIRPORT ROAD.]-17T140211) **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3108. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3108 was read for the first time.

NEW BUSINESS

TDD Support for Chesterfield Hockey was discussed earlier in the meeting, following “Communications and Petitions”.

Councilmembers McGuinness and Tilman suggested scheduling a training session on the Missouri Sunshine Law. Councilmember Flachsbart stated that Interim City Attorney Chris Graville would be well qualified to present that information at the next regularly scheduled City Council meeting during the “New Business” section of the agenda. Mr. Graville agreed that he could cover a “Top 10” list of things to know about the Missouri Sunshine Law with feedback and questions, in approximately 10-15 minutes. This item will be placed on the agenda for the next meeting.

Councilmember McGuinness stated that she would like Council to review all marketing expenditures and contributions, rather than having them approved at the Committee level. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to bring forward possible revised policies, for consideration to require expenditures to be approved by full Council, rather than at the committee level. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

ADOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:40 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk