



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 16052 SWINGLEY RIDGE ROAD

May 1, 2000

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

A roll call was taken with the following results:

PRESENT

Mayor Nancy Greenwood
Councilmember Jane Durrell
Councilmember Barry Streeter
Councilmember John Nations
Councilmember Dan Hurt
Councilmember Mike Casey
Councilmember Mary K. Brown
Councilmember Charles Scheidt

ABSENT

Councilmember Barry Flachsbart

Mayor Greenwood led everyone in the Pledge of Allegiance.

Mayor Greenwood requested those in attendance to join in a moment of silent prayer.

APPROVAL OF MINUTES

The minutes of the April 17, 2000, City Council meeting were submitted for approval. Councilmember Durrell made a motion to approve the City Council minutes. Councilmember Scheidt seconded the motion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Greenwood announced that the Major Transportation Investment Analysis (MITA) meeting has been scheduled for Tuesday, May 2, at the Government Center to provide an opportunity for the residents located in the Daniel Boone Study Area to review the proposed alternatives related to the traffic problems/issues in the area.

Mayor Greenwood next stated that the May/June/July issue of the *Chesterfield Citizen* contains a transportation survey to be filled out by residents and returned to the Government Center for the long range planning purposes. She stressed to those in attendance the importance of completing the survey and returning it to the City.

Mayor Greenwood next recognized Councilmember Dan Hurt, who presented former Councilmember Linda Tilley with a plaque commemorating her 10 years of service to the City of Chesterfield and her dedication to the residents in Ward IV.

COMMUNICATIONS AND PETITIONS

Bill Devers, who resides at 1300 Conway Oaks, represented the Chesterfield Civic Progress and distributed to the Mayor and City Council transportation recommendations developed by Civic Progress, which addresses traffic issues in the area.

Barb Nauert, who resides at 15904 Country Ridge, represented the Clarkson Woods South Subdivision, requested that the home maintenance code to be addressed by the Planning and Zoning Committee and the Planning Department be addressed as soon as possible.

Stephanie Macaluso, who resides at 1514 Pacland Place, expressed concern regarding the increased traffic at the intersection of Kehrs Mill Road and Wild Horse Creek Road.

Dan Mecklenberg, who resides at 2144 Courtleigh Lane, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

John McDonald, who resides at 1332 Amherst Terrace Way, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Councilmember Streeter read a letter from Roger and Curtis Kraus, who reside at 14730 Conway Road, who supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

George Anderson, who resides at 2506 Bopp Road, represented the West County Seventh Day Adventist Church, which owns the property adjacent to the Solomon Consulting project, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Lee Wall, who resides at 14759 Plumas, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Dawn Sackmann, who resides at 836 Woodpoint, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Laura Lueking, who resides at 15021 Conway Road, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Collin Weible, who resides at 1700 Westmeade, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Jay Kirschbaum, who resides at 1520 Woodroyal East Drive, represented Royalwood Subdivision and opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Jason Matthews, who resides at 1798 Westmeade, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Debbie Himmelsbach, who resides at 14829 Conway Road, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Jim Spiller, who resides at 14819 Woodroyal Court, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Bob Boland, who resides at 27 Chesterton Lane, architect for the petitioner for Solomon, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Mike Doster, 16476 Chesterfield Airport Road, attorney for the petitioner, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Allan Sheppard, who resides 826 Judson Manor Drive, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting, and made statements regarding the Hog Hollow Road project.

Lynne Johnson, who resides at 15125 Conway Road, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Richard Anthony, who resides at 16535 Baxter Forest Ridge, supported Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Hefty Hoffman, who resides at 14308 Conway Meadows Court, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Thelma Scherping, who resides at 14814 Woodroyal Court, opposed Bill No. 1804, P.Z. 26-99, Solomon Consulting.

Councilmember Hurt made a motion to suspend the rules and address Bill No. 1804. Councilmember Streeter seconded the motion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

BILL NO. 1804 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "NU" NON-URBAN DISTRICT TO "PC" PLANNED COMMERCIAL DISTRICT FOR A 7.3 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER FORTY ROAD, EAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY EAST, SOUTH OF CONWAY ROAD (P.Z. 26-99, SOLOMON CONSULTING) (**FIRST AND SECOND READINGS – PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 1804. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1804 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Brown, for a second reading of Bill No. 1804. A voice vote was taken with a negative result 3 – 4 (Councilmembers Durrell, Nations, Streeter and Casey voted "No") and the motion was declared defeated. City Attorney Doug Beach noted that Attachment A for Bill No. 1804 does not include recent changes made and that Staff will proceed to make these changes. The second reading will occur at the May 15 City Council meeting.

Mayor Greenwood recessed the meeting at 8:53 p.m.

Mayor Greenwood reconvened the meeting at 9:05 p.m.

APPOINTMENTS

Mayor Greenwood placed the name of Mike Kodner, 216 Whitebrook Court (Ward II), to fill the unexpired term of John Nations as a member of the Planning Commission. Councilmember Streeter made a motion, seconded by Councilmember Nations, to approve the appointment of Mr. Kodner as a member of the Planning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Kodner's term will expire June 2, 2003.

Mayor Greenwood next placed the name of Jerry Fruin, 14552 Gatemont Drive (Ward III), to serve as a member of the Finance and Administration Citizens Advisory Committee. Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve the appointment of Mr. Fruin to the Finance and Administration Citizens Advisory Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Fruin's term will expire June 15, 2003.

Finally, Mayor Greenwood next placed the names of Rudy Stinnett and Steve Domahidy for re-appointment to a three-year term as members of the TIF Commission. Councilmember Nations made a motion, seconded by Councilmember Casey, to re-

appoint Mr. Stinnett and Mr. Domahidy to the TIF Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Their terms will expire May 3, 2003.

COUNCIL COMMITTEE REPORTS

Planning and Zoning Committee

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee, reported that Bill No. 1799 (THF – Chesterfield Commons ordinance amendment), Bill No. 1801 (P.Z. 21-99, Chesterfield Real Estate Investors) and Bill No. 1803 (P.Z. 22-99, Valley Real Estate Investors) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for May 4 at 5:30 p.m.

Public Works/Parks Committee

Councilmember Mary Brown, Chairperson of the Public Works/Parks Committee, reported that Bill No. 1797 (authorizes the City Administrator to accept a grant totaling \$1,959,985 for Highway 340 Enhancement Project) will be considered for adoption and Bill No. 1805, (extends the current contract with Midwest Waste until July 29, 2001), will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Brown announced that the next meeting of this Committee has been scheduled for May 31 at 5:30 p.m.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that the City of Chesterfield contracts with the Chesterfield Community Development Corporation (CCDC) for professional services provided by Mr. Lee McKinney with regard to the 500-year levee and other issues involving the Chesterfield Valley. He stated that Executive Director Keith Riesberg of CCDC had informed him that CCDC had recently voted to extend the current contract for another six (6) months, running from May 1, 2000 – October 31, 2000. City Council can extend this contract via the passage of Resolution No. 261. The cost of this contract remains \$3,500/month and is funded entirely by T.I.F. dollars. Councilmember Brown made a motion, seconded by Councilmember Nations, to extend the current contract with CCDC for another six-month period, running from May 1, 2000 through October 31, 2000. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that Keith Riesberg, Executive Director for the Chesterfield Community Development Corporation (CCDC), has written to request approval for the issuance of Industrial Development Revenue Bonds, to fund a 6,100 sq. ft. addition to the

existing facilities of Friendship Village, located at 15201 Olive Boulevard. Mr. Herring stated that approval for the issuance of these bonds by St. Louis County will constitute no debt or liability to the City of Chesterfield. Friendship Village is solely responsible for the payment of the principle and interest on these bonds. City Council has given administrative approval to a multitude of similar issues in the past. Even though this issue is being handled by St. Louis County, approval by the Chesterfield City Council is necessary since this project is located within our City limits. He further noted that the CCDC will experience no administrative costs nor liability that would normally be associated with such a bond issuance, and that, even though not required, St. Louis County has already committed to splitting the issuance fee, for the Chesterfield portion of this bond issue, with the CCDC. Councilmember Streeter made a motion, seconded by Councilmember Scheidt, to approve issuance of IDRB'S for Friendship Village, as recommended and approved by CCDC. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that the City of Chesterfield has received a liquor license request from Michael's Ristorante, located at 13419 Olive Boulevard, due to a change in ownership. The new owner is requesting to sell all kinds of liquor by the drink for consumption on the premises and Sunday sales. Fees for the license will be prorated to June 30, 2000. This application has been reviewed and approved by the Police and Planning Departments. Councilmember Casey made a motion, seconded by Councilmember Scheidt, to approve issuance of the liquor license. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

Mayor Greenwood stated that the City of Chesterfield has been contact by MoDOT regarding a change in the intersection at Hog Hollow Road and Olive Boulevard. MoDOT is proposing to change the intersection from its current design to a "T" arrangement, due to the fact that this intersection is very dangerous to motorists attempting to exit or enter Hog Hollow Road from Olive Boulevard. It was noted that there is no cost to the City of Chesterfield and it will be of minimal cost to MoDOT to complete this project. Councilmember Durrell made a motion, seconded by Councilmember Brown, to approve MoDOT's request to improve the intersection at Hog Hollow Road and Olive Boulevard, as stated (see attached sheet). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

BILL NO. 1797	AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, TRANSPORTATION ENHANCEMENT FUNDS PROGRAM AGREEMENT, REGARDING THE DESIGN AND CONSTRUCTION OF THE "HIGHWAY 350 ENHANCEMENT PROJECT" (SECOND READING – PUBLIC WORKS/PARKS
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COMMITTEE RECOMMENDS APPROVAL)

Councilmember Brown made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 1797. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1797 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1797, with the following results: Ayes – Scheidt, Brown, Durrell, Casey, Nations, Streeter and Hurt. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1797 approved, passed it and it became **ORDINANCE NO. 1622.**

BILL NO. 1805 GRANTS TO MIDWEST WASTE, AN EXTENSION OF THE SOLID WASTE RENEWAL CONTRACT WITH THE CITY OF CHESTERFIELD THROUGH JULY 29, 2001 (**FIRST READING – PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Brown made a motion, seconded by Councilmember Streeter, for the first reading of Bill No. 1805. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1805 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 1799 AMENDS CITY OF CHESTERFIELD ORDINANCE NO. 1600 FOR A NEW AMENDED ORDINANCE RELATING TO A “C-8” PLANNED COMMERCIAL DISTRICT FOR A TRACT OF LAND LOCATED ON NORTH AND SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD, EAST OF THE INTERSECTION OF BOONE’S CROSSING STREET EXTENSION (P.Z. 24-97 THF CHESTERFIELD DEVELOPMENT, L.L.C./CHESTERFIELD COMMONS (**FIRST AND SECOND READINGS – PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Hurt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 1799. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1799 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Scheidt, for a second reading of Bill No. 1799. A voice vote was taken with an affirmative result (Councilmember Durrell, Nations and Casey voted “No”) and the motion was declared passed. Bill No. 1799 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1799, with the following results: Ayes – Scheidt, Durrell, Brown, Nations, Casey, Streeter and Hurt. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1799 approved, passed it and it became **ORDINANCE NO. 1623 .**

BILL NO. 1801 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “M-3” PLANNED INDUSTRIAL DISTRICT TO “PC” PLANNED COMMERCIAL DISTRICT FOR A 28.8 ACRE TRACT OF LAND LOCATED ON THE SOUTHSIDE OF CHESTERFIELD AIRPORT ROAD, WEST OF BOONE’S CROSSING (P.Z. 21-99, CHESTERFIELD REAL ESTATE INVESTORS L.L.C.) (**FIRST AND SECOND READINGS** – PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Brown, for the first reading of Bill No. 1801. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1801 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Brown, for a second reading of Bill No. 1801. A voice vote was taken with an affirmative result (Councilmember Casey voted “No”) and the motion was declared passed. Bill No. 1801 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1801, with the following results: Ayes - and . Nays - None. Whereupon Mayor Greenwood declared Bill No. 1801 approved, passed it and it became **ORDINANCE NO. 1624**.

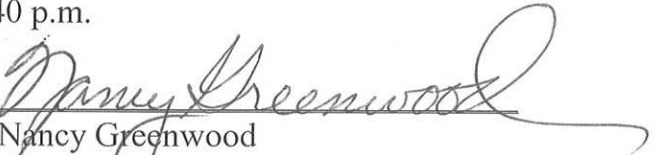
BILL NO. 1803 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “M-3” PLANNED INDUSTRIAL DISTRICT TO “PI” PLANNED INDUSTRIAL DISTRICT FOR A 17.226 ACRE TRACT OF LAND LOCATED SOUTH OF CHESTERFIELD AIRPORT ROAD, WEST OF BOONE’S CROSSING (P.Z. 22-99, VALLEY REAL ESTATE INVESTORS L.L.C.) (**FIRST AND SECOND READINGS** – PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)

Councilmember Hurt made a motion, seconded by Councilmember Brown, for the first reading of Bill No.1803. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1803 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Brown, for a second reading of Bill No.1803. A voice vote was taken with an affirmative result (Councilmember Casey voted “No”) and the motion was declared passed. Bill No. 1803 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1803, with the following results: Ayes – Hurt, Brown, Durrell, Nations, Casey, Scheidt and Streeter. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1803 approved, passed it and it became **ORDINANCE NO. 1625**.

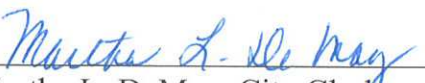
ADJOURNMENT

Mayor Greenwood entertained a motion to adjourn the meeting. Councilmember Casey made a motion to adjourn the meeting. Councilmember Durrell seconded the motion. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 9:40 p.m.



Mayor Nancy Greenwood

ATTEST:



Martha L. DeMay, City Clerk

7-22
FES

Drainage Easement

1560

142
Asphalt

x07

(RELOCATE)

340

33

New R/W

Exst. R/W

STA. 156+00

HOLLOW RD

S.W.B. & G.
Cable Mkr.
Asph. Curb

Guardrail

9-28
MH

9-25
N

9-27
O

112°30'

6" Asph. Curb

Exst. R/W

8" G

Gas Drip

9-26
O

3' TYPE A C & G

(L.I.P.)

STE. 20' W

STE. 20' W

urb

Box

TEMP. ESMT.
6" (CONST.)