City of Chesterfield

RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY
MARCH 16, 1998

The meeting was called to order at 7:00 P.M.

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Nancy Greenwood	None
Councilmember Barry Flachsbart	
Councilmember Allan Sheppard	
Councilmember Barry Streeter	
Councilmember Larry Grosser	
Councilmember Dan Hurt	
Councilmember Alan Politte	
Councilmember Linda Tilley	
Councilmember Mary K. Brown	

The Pledge of Allegiance was led by Girl Scout Troop #2215 from Greentrails Elementary School: Katya Syskin, Jamee Palmer, Aly Meier, Lauren Walter, Erin Emerick and Lauren Rubin. Also in attendance was Troop Leader Susan Palmer.

Mayor Greenwood led those in attendance in a moment of silent prayer.

APPROVAL OF MINUTES

The minutes of the March 2, 1998, City Council meeting were submitted for approval. A motion was made by Councilmember Grosser, seconded by Councilmember Tilley, to approve the minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nancy Greenwood reminded those in attendance that the municipal election will be held Tuesday, April 7 and urged everyone to exercise their right to vote.

Mayor Greenwood announced that the City of Chesterfield has received certification from the Missouri Department of Conservation as a Tree City USA.

Mayor Greenwood presented a proclamation to the American Association of University Women in recognition of National Women's History Month.

Councilmember Mary Brown announced that Lafayette High School's basketball team came in second in the State championship for boys' basketball.

COMMUNICATION AND PETITIONS

Millie Hill, who resides at 46 Witmer Drive, gave an update regarding the activities for "Celebrate Chesterfield."

Leon Klearman, who resides at 14465 Eddington Drive, expressed opposition to Bill No. 1516, regarding TIF notes for the Chesterfield Valley Redevelopment Project.

Mayor Greenwood announced that Bill No. 1515 has been referred to the Public Health and Safety Committee for further discussion and Bill No. 1517 has been withdrawn by the petitioner.

Clayton Hathaway, who resides at 112 High Valley Drive, expressed opposition to Bill No. 1516, regarding TIF notes for the Chesterfield Valley Redevelopment Project.

Joan Schmelig, who resides at 17405 Wild Horse Creek Road, thanked Councilmember Alan Politte for his many years of service to the community.

Royce Engle, who resides at 135 Ridgecrest Drive, representing the Chesterfield Association for Informed Residents (CAIR), expressed opposition to Bill No. 1516 and requested the vote be postponed.

Councilmember Dan Hurt commended Councilmember Politte for his many years of service to the community and his dedication to securing parkland for the City.

Councilmember Politte made a motion that the agenda be adjusted to address Bill No. 1516 prior to his leaving the meeting. The motion was seconded by Councilmember Hurt. A voice vote was taken with a unanimous result and the motion was declared passed.

BILL NO. 1516 AUTHORIZES THE ISSUANCE OF UP TO $4,400,000 ORIGINAL PRINCIPAL AMOUNT TAX INCREMENT FINANCING NOTES

(CHESTERFIELD VALLEY REDEVELOPMENT PROJECT) OF THE CITY OF CHESTERFIELD, MISSOURI, FOR THE PURPOSE OF PAYING A PORTION OF THE REDEVELOPMENT PROJECT COSTS IN CONNECTION WITH THE CHESTERFIELD REDEVELOPMENT PLAN; PRESCRIBING THE FORM AND DETAILS OF SAID NOTE AND THE COVETANTS AND AGREEMENTS MADE BY THE CITY TO FACILITATE AND PROTECT THE PAYMENT THEREOF; AND PRESCRIBING HAVING OTHER MATTERS RELATING THERETO (**FIRST READING** – FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

A motion was made by Councilmember Tilley, seconded by Councilmember Grosser, for the first reading of Bill No. 1516. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Sheppard voted "No") and the motion was declared passed. A motion was made by Councilmember Flachsbart, seconded by Councilmember Sheppard, to amend a portion of the language in Section 202 of Bill No. 1516. A voice vote was taken with a negative result (Councilmembers Flachsbart and Sheppard voted "Yes") and the motion was declared defeated. Bill No. 1516 was read for the first time, as submitted.

COUNCIL COMMITTEE REPORTS

Public Health and Safety Committee

Councilmember Barry Flachsbart, Chairperson of the Public Health and Safety Committee, reported that Bill No. 1515 regarding no left turns from westbound Olive Boulevard into Hog Hollow Center has been referred to Committee for further review.

Councilmember Flachsbart announced that an informational forum regarding the Page Avenue Extension has been scheduled for March 30 at 7 p.m. Those speaking in favor of the project are Richard Fleming, President and Chief Executive Officer of the Regional Commerce and Growth Association and Freeman McCullah, Vice President of Infrastructure for RCGA. Those speaking on behalf of the St. Louis County Municipal League, in opposition to this project, will be the Honorable Bert Gates, Mayor of the City of Shrewsbury, and Tim Fischesser, Executive Director of the St. Louis County Municipal League. Mayor Greenwood will preside over the meeting.

Councilmember Flachsbart recognized Councilmember Linda Tilley, who expressed her concerns regarding the "Celebrate Chesterfield" parade route. She noted that the Executive Committee of the 10th anniversary event had voted unanimously to approve the parade route on Olive Boulevard. Councilmember Tilley added that after discussions with the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic, the Parade Committee was advised that this route would create traffic disruptions. A motion was made by Councilmember Tilley, seconded by Councilmember Politte, that the Parade Committee at its next meeting consider only a parade route on Chesterfield Parkway and keep the parade route off the Clarkson/Olive corridor. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Public Works/Parks Committee

Councilmember Barry Streeter, Chairperson of the Public Works/Parks Committee, announced that the next meeting of this Committee has been scheduled for March 17 at 5:30 p.m.

Planning and Zoning Committee

Councilmember Mary Brown, Vice Chairperson of the Planning and Zoning Committee, gave the report on behalf of Councilmember Dan Hurt, Chairperson of this Committee. She reported that Bill No. 1517 had been withdrawn by the petitioner. Bill Nos. 1518 – 1520 will be considered for adoption under the Legislation portion of the agenda.

Councilmember Brown announced that the next meeting of this Committee has been scheduled for April 23 at 5:30 p.m.

(Councilmember Politte left at this time.)

Finance and Administration Committee

Councilmember Linda Tilley, Chairperson of the Finance and Administration Committee, reported that the Committee recommends that Council approve the extension of the City's contract with the Chesterfield Community Development Corporation (CCDC) for professional services provided by Lee McKinney for six months. The contract covers the services of Mr. McKinney for the period May 1 through October 31, 1998, and is paid entirely from TIF funds. A motion was made by Councilmember Tilley, seconded by Councilmember Grosser, to adopt Resolution No. 234 which extends the contract with CCDC for the services of Lee McKinney from 5/1/98 to 10/31/98. A voice vote was taken with an affirmative result (Councilmember Flachsbart and Sheppard voted "No") and the motion was passed, by a vote of 5 – 2.

Councilmember Tilley next reported that the Committee recommends that Council approve the proposed policy manual regarding the use of City letterhead. All proposed policy/position letters, other than those sent to area legislators, should first go to a Council Committee and then be forwarded to the full Council for a vote. Councilmember Brown stated that it is too restrictive and would not allow the Mayor, when necessary, to respond in a timely manner for matter of urgency. She made a motion to amend the policy that when it is necessary for reasons of timeliness for the Mayor to send correspondence, prior to a Council or Committee meeting, Councilmembers shall be notified by memo and/or by phone call with an appropriate amount of time to respond. Councilmember Tilley seconded the motion. A voice vote was taken with an affirmative result (Councilmember Sheppard voted "No") and the motion was declared passed. Councilmember Tilley made a motion to approve the policy regarding the use of City letterhead, as amended, that all proposed policy/position letters of policy, other than those sent to area legislators, will first go to a Council Committee and then be forwarded to the full Council for a vote. However, for reasons of timeliness for the Mayor to send correspondence on City letterhead, prior to a Council or Committee

meeting, Councilmembers shall be notified by memo and/or phone call with an appropriate amount of time to respond. The motion was seconded by Councilmember Grosser. A voice vote was taken with an affirmative result (Councilmember Sheppard voted "No") and the motion was declared passed.

Councilmember Tilley next reported that the Committee recommends that the current vehicle replacement policy manual be revised to reflect that the City Administrator will receive the Chief's one-year old car every year. Each year the City Administrator will rotate his 2-year old car to either the Director of Planning or the Director of Finance and Administration based on the age of their car. The dollars currently appropriated in the City Administrator's budget would be transferred to the Police budget for the purchase of another patrol vehicle. Councilmember Sheppard made a motion to amend this proposed policy revision by stating that the City Administrator's vehicle can be used in any manner as deemed appropriate by the City Administrator. It was seconded by Councilmember Flachsbart. A voice vote was taken with a unanimous affirmative result and the motion was declared passed, as amended.

A motion was then made by Councilmember Tilley, seconded by Councilmember Brown, to revise the vehicle replacement policy to reflect that the City Administrator will receive the Chief's one-year old car every year. Each year the City Administrator will rotate his 2-year old car to either the Director of Planning or the Director of Finance and Administration based on the age of their car; however, the City Administrator's former vehicle can be used in any manner as deemed appropriate by the City Administrator. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that bids were recently sought for the printing of four issues per year of the Chesterfield Citizen newsletter for a three-year period. Based upon a review of the information, Mr. Herring joined with Director of Finance and Administration Jan Hawn in recommending approval of the low bid submitted by Western Press, amounting to a total of $33,750 for the next three years. The actual cost of $11,000 for 1998 is well within the budget of $24,000 established for printing and postage associated with the Chesterfield Citizen newsletter for 1998. A motion was made by Councilmember Flachsbart, seconded by Councilmember Tilley, to accept the bid submitted by Western Press for a total three-year contract of $33,750. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently sought for grounds maintenance services including mowing, litter pick-up and related services within the median of Clarkson Road, south of Highway 40/I-64, as well as the four quadrants located at the intersection of Highway 40/I-64 and Clarkson Road. Additionally, alternate bids were sought for additional mowing, herbiciding and fertilizing, additional litter pick-ups and additional special mowings. It was noted that the FY1998 Budget contains $23,000 for grounds maintenance and $5,000 for herbiciding/fertilizing/watering for a total allocation of $28,000. Having reviewed the proposal submitted by Director of Public Works/City Engineer Mike Geisel, Mr. Herring joined with him in recommending award of a contract to Contemporary Landscape, in an amount not to exceed $25,000, which is below the total budgeted amount

for these services. This authorization would include $17,972 for regular mowing of the islands and the quadrants noted above, as well as additional funding to cover alternate services needed throughout the year. A motion was made by Councilmember Brown, seconded by Councilmember Grosser, to authorize the City Administrator to enter into a three-year contract with Contemporary Landscape, in an amount not to exceed $25,000 for the first year (1998). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently sought for pool furniture, to be used at the City's new aquatic facility. The FY1998 Budget provides $50,000 for pool furniture and concession equipment. Based upon the information provided, Mr. Herring joined with Mr. Geisel in recommending approval of the low bid submitted by Taylor and Associates, in an amount not to exceed $34,290. A motion was made by Councilmember Grosser, seconded by Councilmember Streeter, to approve the low bid submitted by Taylor and Associates, in an amount not to exceed $34,290. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently sought for the purchase of a photo ID system. This system will be used to enable production of photographic ID cards, which will, in turn, be used by individuals obtaining same for entry to our pool. Additionally, it will be used for the creation of season passes and resident cards for various recreational programs and events. It was noted that the FY1998 Budget provides a total $19,500 for equipment and supplies associated with this operation. Mr. Herring joined with Mr. Geisel in recommending approval of the low bid submitted by Data Card Systems, totaling $17,218. A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, to approve the low bid submitted by Data Card Systems, totaling $17,218. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that in conjunction with the "Celebrate Chesterfield" event, which celebrates the 10th Anniversary of the incorporation of the City of Chesterfield, bids were recently sought for the purchase of street banners and mounting hardware, which will be used to commemorate this event. The FY1998 Budget provides for $60,000 for materials/supplies related to this event and the more detailed itemized event budget provides for $10,500 for this specific purchase. Mr. Herring joined with Mr. Geisel in recommending that the bid submitted by Four Seasons Banner Company, totaling $8,350 be approved. A motion was made by Councilmember Streeter, seconded by Councilmember Brown, to accept the bid submitted by Four Seasons Banner Company, totaling $8,350. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently sought for the provision of supplemental inspection services for Public Works' projects/developments during 1998. The budget provides $20,000 for this expense. He joined with Mr. Geisel in recommending approval of the proposal submitted by Terracon Consultants, whose fees for soil testing would be $232.00 and $.40/mile (based upon an eight-hour day) and whose fees for concrete testing would be $192.00, plus $.40/mile ((based upon an eight-hour day). The budget established

for these services would not be exceeded and purchase orders for work provided by Terracon Consultants would be issued on an as-needed basis only. A motion was made by Councilmember Flachsbart, seconded by Councilmember Grosser, to accept the proposal submitted by Terracon Consultants, whose fees for soil testing would be $232.00 and $.40/mile (based upon an eight-hour day) and whose fees for concrete testing would be $192.00, plus $.40/mile ((based upon an eight-hour day). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that bids were recently sought for engineering services to provide surveying, computer-aided drafting and design and other related special services concerning the future reconstruction of Old Baxter Road and River Valley Drive. Having reviewed the information, he joined with Mr. Geisel in recommending that the proposal submitted by Doering Engineering, Inc. be approved by City Council and that authorization be given to Mr. Herring to enter into a contract, not to exceed $25,000 for this purpose. The 1998 budget for "R" and "S" projects include $250,000 for professional services, with $150,000 of this amount already allocated for inspection services. A motion was made by Councilmember Flachsbart, seconded by Councilmember Tilley, that authorization be given Mr. Herring to enter into a contract with Doering Engineering, Inc., in an amount not to exceed $25,000 for engineering services. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

BILL NO. 1517 APPROVES A CHANGE IN ZONING DESIGNATION FROM "C-8" PLANNED COMMERCIAL DISTRICT, ESTABLISHED BY CITY OF CHESTERFIELD ORDINANCE NO. 1148, TO "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.9 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY TWO HUNDRED (200) FEET WEST OF CHESTERFIELD PARKWAY NORTH, AND ON THE WEST SIDE OF CHESTERFIELD PARKWAY NORTH, APPROXIMATELY ONE HUNDRED AND EIGHTY (180) FEET SOUTH OF OLIVE BOULEVARD (P.Z. 36-95, LEO B. PELLIGREEN, JR. AND MARILYN A. HENSKE/SOONER INVESTMENT GROUP AND P.Z. 2-98, RED LION BEEF CORPORATION, D.B.A. LION'S CHOICE) (PLANNING COMMISSION RECOMMENDS DENIAL)

Councilmember Hurt reported that this bill has been withdrawn by the petitioner. A motion was made by Councilmember Flachsbart, seconded by Councilmember Sheppard, that City Council support the petitioner's withdrawal with prejudice. This means that the petitioner cannot submit a project with a fast food use within the next 12 months. A voice vote was taken with an affirmative result (Councilmember Streeter and Grosser voted "No")and the motion was declared passed.

BILL NO. 1518 APPROVES A CHANGE IN ZONING DESIGNATION FROM "C-8" PLANNED COMMERCIAL DISTRICT, ESTABLISHED BY CITY OF CHESTERFIELD ORDINANCE NO. 1148, TO "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.9 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY TWO HUNDRED (200) FEET WEST OF CHESTERFIELD PARKWAY NORTH, AND ON THE WEST SIDE OF CHESTERFIELD PARKAY NORTH, APPROXIMATELY ONE HUNDRED AND EIGHTY (180) FEET SOUTH OF OLIVE BOULEVARD (P.Z. 36-95, LEO B. PELLIGREEN, JR. AND MARILYN A. HENSKE/SOONER INVESTMENT GROUP AND P.Z. 2-98, RED LION BEEF CORPORATION, D.B.A. LION'S CHOICE) (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart, for the first reading of Bill No. 1518. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1518 was read for the first time.

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1518. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1518 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1518, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1518 approved, passed it and it became **ORDINANCE NO. 1383.**

BILL NO. 1519 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT, TRUST INDENTURES, WARRANTY DEEDS AND ESCROW AGREEMENT FOR THE ESTATES AT BAXTER POINTE SUBDIVISION, LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF BAXTER ROAD (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart, for the first reading of Bill No. 1519. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1519 was read for the first time.

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1519. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1519 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1519, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1519 approved, passed it and it became **ORDINANCE NO. 1384.**

BILL NO. 1520 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT, TRUST INDENTURES, WARRANTY DEEDS AND ESCROW AGREEMENT FOR BAXTER POINTE VILLAS SUBDIVISION, PLAT 1, LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF BAXTER ROAD (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Brown, seconded by Councilmember Flachsbart, for the first reading of Bill No. 1520. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1520 was read for the first time.

A motion was made by Councilmember Brown, seconded by Councilmember Grosser, for a second reading of Bill No. 1520. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1520 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1520, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1520 approved, passed it and it became **ORDINANCE NO. 1385.**

ADJOURNMENT

Mayor Greenwood reminded those in attendance that there would be no meeting on the first Monday in April. Next meeting is scheduled for April 20.

Mayor Greenwood entertained a motion to adjourn the meeting. A motion was made by Councilmember Flachsbart, seconded by Councilmember Sheppard that the meeting be adjourned. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The meeting was adjourned at 8:50 p.m.

_____
Mayor Nancy Greenwood

ATTEST:

_____
Martha L. DeMay, City Clerk