

RECORD OF PROCEEDINGS

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY
ON MARCH 6, 1989

The meeting was called to order at 7:30 P.M.

A roll call vote was taken with the following results:

PRESENT

Mayor Fred Steinbach
Councilmember Dick Hrabko
Councilmember Ward Overall
Councilmember Doug Hartman
Councilmember Jade Bute
Councilmember Jack Neiner
Councilmember Barry Flachsbart

ABSENT

Councilmember Charlie Fawcett
Councilmember Bob Frank

The Pledge of Allegiance was led by Mr. Bernhardt, father of Julie Bernhardt of Suburban Journals.

Reverend Carlton Norton from St. John's United Church of Christ led the City Council in prayer.

APPROVAL OF THE MINUTES

The minutes of the February 22, 1989, meeting were submitted for approval. A motion was made by Councilmember Neiner, seconded by Councilmember Hartman, to approve the minutes.

A roll call vote was taken for approval of the Minutes with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. The Minutes were approved.

INTRODUCTORY REMARKS - MAYOR FRED STEINBACH

Mayor Fred Steinbach recognized and welcomed Mrs. Marty DeMay as the new City Clerk.

Mayor Fred Steinbach stated that in keeping with the commitment to the State of Missouri, the City of Chesterfield is forming a Human Rights Commission and three (3) people have been approved by City Council and are as follows:

Mrs. Doris Frazier - Three (3) Year Term
17077 Church Road - Ward IV

532-3352

Rev. Ed Hammer - Two (2) Year Term
14 Windfall Ridge Road - Ward IV
532-9044

Mrs. Kathy Rinaberger - One (1) Year Term
1658 Baxter Road - Ward II
532-6974

Mayor Fred Steinbach deferred comments regarding Chesterfield Community Association to Councilmember Doug Hartman. Councilmember Hartman reported that a meeting had been held with the leaders of this Association as well as Mayor Steinbach, Councilmember Hartman, Councilmember Bute, and City Administrator Herring. The results of this meeting were that the city offered its continued support as well as help with publicity to increase participation in their programs. Everyone agreed to explore possibilities of a special event that will be held in June. A press release will be available the morning of March 7, 1989.

Mayor Fred Steinbach also deferred another announcement to Councilmember Overall. Councilmember Overall explained the great concerns and frustration from residents in his Ward who maintain the Ballwin 63011 zip code, but who live in the City of Chesterfield. Mayor Fred Steinbach announced that Representative Jack Bueckner would be contacted regarding notified this situation.

COUNCIL COMMITTEE REPORTS

Public Works Committee

In Councilmember Fawcett's absence, City Administrator Herring gave the Committee report for Councilmember Fawcett, Chairperson of the Public Works Committee.

City Administrator Herring commended the Public Works Department on the great job they have done during this unusual ice, sleet and snowstorm.

City Administrator Herring next informed Council that bids had been received for garbage collection services. The low bidder, B.F.I submitted a price of \$6.22 / month for residents of Chesterfield. This is approximately \$4.00 - \$5.00 cheaper per month than the rate presently paid by our residents.

However, due to a little known law that became Section 260.247 of the Revised Statutes of Missouri (1988), Chesterfield, as a newly-incorporated municipality, cannot accept bids or award a contract until giving two (2) years notice to all garbage collection firms in Chesterfield of its intent to do so. City Council approves of this course of action, as recommended by the Public Works Committee and City Attorney Doug Beach.

City Administrator Herring explained the procedure for the City of Chesterfield to accept streets

with reference to Ordinance #258. This Ordinance will appear and be voted upon under the Legislation portion of the Agenda as these streets have met the City's standards of construction.

City Administrator Herring next stated that the Public Works Committee has authorized Mr. Herring to write, on behalf of the entire City Council, that the City supports passage of Senate Bill #398. This would establish a Regional Road Planning Authority and would enable cities, on a regional basis, to deal with road construction needs and insure that revenue generated locally would be spent locally.

City Administrator Herring announced that MSD has taken the entire City of Chesterfield as well as the rest of St. Louis County into their Stormwater District. There will be increase in cost to the residents, however, with this increased revenue, MSD will be able to review and analyze all plans that are submitted for construction within the Stormwater District. MSD will have responsibility of maintaining the stormwater systems. They will also catalog, quantify and prioritize stormwater problems throughout the area and ultimately, in the future, will come to the voters with a request to approve a tax increase to fund the cost of fixing these problems.

Planning & Economic Development Committee

Councilmember Hrabko, Chairperson of the Planning and Economic Development Committee, announced that the first meeting of the Citizen's Advisory Committee for the Comprehensive Plan for the City will be held at the Doubletree Hotel and Conference Center, March 8, 1989, at 7:00 P.M. This is the first meeting with the consultant and the Committee of sixty (60) residents that were selected to serve on this committee. These meetings are open to the public.

Councilmember Hrabko stated that a meeting had taken place with the members of the committee and the members of the Homebuilders Association regarding direction signs and location signs for new subdivisions in the City. The Committee is working with the Homebuilders Association on a solution to protect the aesthetics of our area. When a policy has been developed by this Committee, it will be brought before the entire City Council.

Councilmember Hrabko next discussed Bill #259 dealing with the Barnes Skilled Nursing Facility. Elevations and site plans had been approved by the Planning Commission. The Planning and Economic Development Committee reviewed the amended site plan, per Councilmember Bute's request. As a result, additional recommendations were made and this Bill will be held for final adoption at the March 20 meeting.

Councilmember Hrabko stated that the Committee unanimously adopted a policy that the St. Louis County Department of Highways and Traffic will be consulted prior to the release of any escrow funds for subdivision streets, which tie into County arterial roads or portions of a subdivision plat which are adjacent or contiguous to a County arterial road.

Councilmember Hrabko stated that Bill #260, which amends the St. Louis County Ordinance 10,573 to allow for a site expansion for the Monsanto Project, will be considered later in the agenda.

Councilmember Hrabko next discussed Bill #'s 261 - 269. All are scheduled for adoption later in the Agenda. The Committee recommends approval of all bills; however, Bill 267 should be held for final approval until the March 20 Council meeting , to allow for additional review by the Planning and Economic Development Committee.

Councilmember Hrabko commented for informational purposes that it has been brought to the attention of the city, that the United States Department of Housing and Urban Development has received an application for housing for the handicapped for a home located at 15650 Heathercroft. This home would be for the developmentally disabled. The City of Chesterfield has no jurisdiction in this matter. The Committee, however, suggested that the operator of the home be contacted and urged to make contact with the surrounding neighbors and keep them informed.

Finance and Administration

Councilmember Neiner, Chairperson of the Finance and Administration Committee stated that Bill #254 and #255 provide for the appointment of the City Clerk and Deputy City Clerk will be introduced during the Legislative portion.

Councilmember Neiner also stated that Resolution #52, establishing compensation for the City Clerk, will be introduced at the same time.

Public Health and Safety

Councilmember Flachsbart, Chairperson of the Public Health and Safety Committee, announced that his Committee would meet next on March 13, 1989.

Councilmember Flachsbart updated the City Council regarding River Valley Drive. Staff is working on possible solutions of the safety issues involved with this situation. An update from Staff should be forthcoming by the next Council meeting.

Councilmember Flachsbart announced that Mayor Steinbach had signed a Proclamation for the River Bend Reperatory Company. (See Attached).

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Herring informed everyone that the Chamber of Commerce will be sponsoring a Business Roundtable program. The July 25 program will spotlight the City of Chesterfield. Typically, business, individuals, etc. have been asked to contribute financially in the co-sponsorship of these Roundtables. The City Council supported this program, but felt public funds should not be used to help finance this program. Therefore, Mayor Steinbach and the Councilmembers will do whatever they can to solicit some private monies to cover the cost of the City's sponsorship of this event.

NEW BUSINESS

Councilmember Hartman requested, on behalf of several of his constituents, a Public Hearing regarding the Auto Mall to be constructed in Chesterfield Valley. Councilmember Hartman moved that the Chesterfield City Council authorize the Planning and Economic Development Committee to conduct another hearing to discuss the feasibility of the Auto Mall. No second was heard; therefore, the motion failed to carry.

City Attorney Doug Beach related that a number of individuals have raised concerns over the situation that faces many citizens in the City of Chesterfield, as well as throughout St. Louis County, regarding the Lieberman Projects. A number of those projects, both residential and commercial are in Chesterfield. On each of the residential projects escrow monies have been set aside by the developer prior to their financial problems to insure that the things which are important to the health and safety and welfare of the citizens are completed and accomplished; specifically, roads, sidewalks, landscaping, sewer and detention ponds. This whole situation is being carefully monitored so that the City of Chesterfield can be prepared to take whatever steps are necessary. However, the City cannot take any action on behalf of those individuals who have attempted to purchase homes from Lieberman.

LEGISLATION

BILL #254 PROVIDES FOR THE APPOINTMENT OF THE CITY CLERK.

A motion was made by Councilmember Neiner, seconded by Councilmember Bute, for a first reading of Bill #254. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #254 was read for the first time.

A motion was made by Councilmember Neiner, seconded by Councilmember Hartman, for a second reading of Bill #254. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #254, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbar. Nays - None. Absent - Fawcett and Frank. Whereupon Mayor Fred Steinbach declared the Bill #254 approved passed it and it became ORDINANCE #253.

**BILL #255 AMENDS ORDINANCE #217 OF THE CITY OF CHESTERFIELD BY
ADDING A NEW POSITION CLASSIFICATION**

A motion was made by Councilmember Neiner, seconded by Councilmember Bute, for a first reading of Bill #255. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #255 was read for the first time.

A motion was made by Councilmember Neiner, seconded by Councilmember Overall, for a second reading of Bill #255. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #255, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbar. Nays - None. Absent - Fawcett and Frank. Whereupon Mayor Fred Steinbach declared the Bill #255 approved passed it and it became ORDINANCE #254.

RESOLUTION #52 ESTABLISHES THE COMPENSATION FOR CITY CLERK

A motion was made by Councilmember Neiner, seconded by Councilmember Bute, to adopt Resolution #52.

A voice vote was taken for passage and approval of Resolution #52, and the resolution was approved unanimously. (See Attached)

BILL #256 AUTHORIZES THE MAYOR OF THE CITY OF CHESTERFIELD TO EXECUTE A CONTRACT ON BEHALF OF THE CITY OF CHESTERFIELD WITH THE STATE OF MISSOURI TO ACCEPT A RELINQUISHMENT OF A CERTAIN PORTION OF A ROAD NEAR THE INTERSECTION OF CHESTERFIELD VILLAGE PARKWAY AND ROUTE 40

A motion was made by Councilmember Bute, seconded by Councilmember Hartman, for a first reading of Bill #256. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #256 was read for the first time.

A motion was made by Councilmember Bute, seconded by Councilmember Flachsbart, for a second reading of Bill #256. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #256, with the following results: Ayes - Hrabko, overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #256 approved, passed it and it became ORDINANCE #255.

BILL #257 PROVIDES FOR THE APPROVAL OF THE INSTALLATION OF FIRE HYDRANTS WITHIN THE CITY OF CHESTERFIELD

A motion was made by Councilmember Bute, seconded by Councilmember Overall, for a first reading of Bill #257. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #257 was read for the first time.

A motion was made by Councilmember Bute, seconded by Councilmember Neiner, for a second reading of Bill #257. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #257, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, and Frank. Whereupon Mayor Steinbach declared the Bill #257 approved, passed it, and it became ORDINANCE #256.

BILL #258 PERTAINS TO THE ACCEPTANCE OF BRISTOL RIDGE COURT, CEDARMILL AND SCHOETTLER ESTATES DRIVE

A motion was made by Councilmember Neiner, seconded by Councilmember Bute, for a first reading of Bill #258. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #258 was read for the first time.

A motion was made by Councilmember Neiner, seconded by Councilmember Bute, for a second reading of Bill #258. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #258, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #258 approved, passed it and it became ORDINANCE #257.

LEGISLATION - PLANNING COMMISSION

BILL #259 PROVIDES FOR THE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR BARNES SKILLED NURSING FACILITY

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a first reading of Bill #259. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #259 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Overall, to hold Bill #259 due to the fact that the Planning and Economic Development Committee will meet with the Barnes representatives to review their discussion regarding material selected for the exterior of the building. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #259 was held until the March 20, 1989, Council meeting.

BILL #260 AMENDS ST. LOUIS COUNTY ORDINANCE #10,573 RELATING TO THE AMENDMENT OF A C-8 DISTRICT ALLOWING FOR THE EXPANSION OF A LIMITED PRODUCTION AND RELATED STORAGE OF MATERIALS ON THE MONSANTO PROJECT LOCATED AT OLIVE BLVD.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a first reading of Bill #260. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #260 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Flachsbart, for a second reading of Bill #260. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #260, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, and Frank. Whereupon Mayor Steinbach declared the Bill #260 approved, passed it and it became #258.

BILL #261 AMENDS ORDINANCE #175 OF THE CITY OF CHESTERFIELD REGARDING THE C-8 PLANNED COMMERCIAL DISTRICT OF A TRACT OF LAND, SUBJECT TO CERTAIN CONDITIONS AS SET OUT THEREIN FOR THE PROJECT KNOWN AS CHESTERFIELD VILLAGE PARKWAY

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a first reading of Bill #261. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #261 was read for the first time.

A motion was made by Councilmember Bute, seconded by Councilmember Overall, for a second reading of Bill #261. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #261, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, and Frank. Whereupon Mayor Steinbach declared the Bill #261 approved, passed it and it became ORDINANCE #259.

**BILL #262 AMENDS ST. LOUIS COUNTY ORDINANCE #8,898 TO ALLOW ON FREE-STANDING BUSINESS SIGN ALONG CHESTERFIELD AIRPORT ROAD
(P.C. 129-78, JOHN H. KRAMER, ST. LOUIS)**

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #262. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #262 was read for the first time.

A motion was made by Councilmember Bute, seconded by Councilmember Neiner, for a second reading of Bill #262. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #262, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #262 approved, passed it and it became ORDINANCE #260.

BILL #263 AMENDS ST. LOUIS ORDINANCE #13,040 AMENDING THE PEU ORDINANCE FOR A CERTAIN TRACT OF LAND ON THE SOUTHEAST CORNER OF CLARKSON AND NEW BAXTER ROAD

A motion was made by Councilmember Hrabko, seconded by Councilmember Flachsbart, for the first reading of Bill #263. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #263 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #263. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #263, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #263 approved, passed it and it became ORDINANCE #261.

BILL #264 APPROVES THE BOUNDARY ADJUSTMENT PLAT FOR LOTS 3B AND 3C, HERMANN STEMME OFFICE PARK

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #264. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #264 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #264. A voice vote was taken with an affirmative result and the motion was

declared passed. A roll call vote was taken for passage and approval of Bill #264, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #264 approved, passed it and it became ORDINANCE #262.

**BILL #265 PROVIDES FOR THE APPROVAL OF THE SUBDIVISION PLAT OF
ZIERENBERG SUBDIVISION**

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #265. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #265 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #265. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #265, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #265 approved, passed it and it became ORDINANCE #263.

**BILL #266 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT FOR CONWAY
RIDGE, WHITE ROAD AND RAINY LAKE DRIVE**

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #266. A voice vote was taken with an affirmative result and the motion was declared passed.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #266. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #266, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #266 approved, passed it and it became ORDINANCE #264.

**BILL #267 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT FOR
SYCAMORE PLACE SUBDIVISION**

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #267. A voice vote was taken with an affirmative result and the motion was declared passed.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for Council to vote to hold this Bill to allow further review. A voice vote was taken with an affirmative result and the motion was declared passed. The Bill will be held until the March 20, 1989, Council Meeting.

BILL #268 PROVIDES FOR THE APPROVAL OF THE RECORD ESCROW PLAT FOR

VALLEY CENTER PLAT II

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for the first reading of Bill #268. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #268 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #268. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #268, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent : Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #268 approved, passed it and it became ORDINANCE #265.

BILL #269 PROVIDES FOR THE APPROVAL OF THE LANDSCAPE ESCROW ON BEHALF OF MARY PLANT FAUST / ST. LUKES

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a first reading of Bill #269. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #269 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Bute, for a second reading of Bill #269. A voice vote was taken with an affirmative result and the motion was declared passed. A roll call vote was taken for passage and approval of Bill #269, with the following results: Ayes - Hrabko, Overall, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent: Fawcett, Frank. Whereupon Mayor Steinbach declared the Bill #269 approved, passed it and it became ORDINANCE #266.

ADJOURNMENT

A motion was made by Councilmember Overall, seconded by Councilmember Flachsbart, 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 8:35.

Mayor Frederic M. Steinbach

ATTEST:

City Clerk