



## RECORD OF PROCEEDING

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

**March 19, 2007**

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

Boy Scout Troop #597 from Ascension Church led everyone in the Pledge of Allegiance.

Mayor Nations led everyone in a moment of silent prayer.

Mayor Nations next presented Phil and Kay Folsom with the “Citizen of the Year” award, for 2006. The Folsom’s have been actively involved in the community Kay is the Chairperson of the Beautification Committee and Phil serves on the Police Personnel Board.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor John Nations  
Councilmember Barry Flachsbart  
Councilmember Jane Durrell  
Councilmember Barry Streeter  
Councilmember Bruce Geiger  
Councilmember Dan Hurt  
Councilmember Mike Casey  
Councilmember Mary K. Brown  
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the March 5, 2007, City Council meeting were submitted for approval. Councilmember Casey made a motion, seconded by Councilmember Geiger, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Nations urged everyone to vote in the April 3 municipal election. He then thanked Councilmember Barry Streeter, Ward 2 and Councilmember Mary Brown, Ward 4, for their service on City Council, for the past twelve (12) and ten (10) years, respectively, and for actively and aggressively working to improve Chesterfield's quality of life, during that time.

Mayor Nations reminded everyone that, in keeping with a long-standing City Council policy, the April 2 City Council meeting has been cancelled and then announced that the next meeting of City Council has been scheduled for April 16 at 7 p.m. At that meeting, each of the Councilmembers, elected April 2, will be officially sworn-in.

Mayor Nations next explained the Agenda format to the Boy Scouts who were in attendance, working on their merit badge.

## **COMMUNICATIONS AND PETITIONS**

Judge Doug Beach, former Chesterfield City Attorney, thanked and commended Councilmember Barry Streeter and Councilmember Mary Brown, for their service to the City.

Mike Henja, 17814 Grey Abbey Court, who works for Gundaker Commercial, supported Bill No. 2526 (P.Z. 05-2007, Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road.). He, too, added his thanks to Councilmembers Streeter and Brown, for their service to Chesterfield.

Jerry Crylen, Duke Realty, supported Bill No. 2526 (P.Z. 05-2007, Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road.).

Tom Fleming opposed Bill No. 2527 – Winter Wheat, due to the small lot sizes of the proposed development.

John Hammond opposed all cell towers in residential neighborhoods and suggested that City Council adopt an ordinance banning cell towers in neighborhoods.

## **COUNCIL COMMITTEE REPORTS**

### **Public Health and Safety Committee**

Councilmember Barry Flachsbart, Chairperson of the Public Health and Safety Committee, announced that the next meeting of this Committee has been scheduled for Monday, April 2 at 7:30 a.m.

### **Finance and Administration Committee**

Councilmember Bruce Geiger, Chairperson of the Finance and Administration Committee, announced that Bill No. 2523 (Proposed change in Purchasing Policy) will be considered for adoption under the “Legislation” portion of the agenda.

### **Public Works/Parks Committee**

Councilmember Dan Hurt, Chairperson of the Public Works/Parks Committee, reported that Bill No. 2524 (Pertains to the acceptance of public streets within Villas at Ladue Bluffs) and Bill No. 2525 (Changes the name of Danna Center Drive to Long Road Crossing Drive) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Hurt next reported that the Committee recommends engaging the firm of George Butler & Associates, Inc. (GBA) for professional services related to updating the transportation model software, recalibrating and validating the model and training City Staff regarding the use and maintenance of the model, in an amount not to exceed \$90,000. Funding for this project is included in the FY2007 Budget. A motion was made by Councilmember Hurt, seconded by Councilmember Casey, to award this contract to GBA. A voice vote was taken, with a unanimous affirmative result, and the motion was declared passed. Councilmember Hurt next reported that the Committee also recommends awarding a contract to GBA for services related to developing the necessary traffic volume projections and to review interchange and road network modifications to the Interstate 64 (US 40/61) corridor, as submitted by Sachs Properties, in an amount not to exceed \$80,000. Funding for this project will come from the North Outer Forty Road Trust Fund. Councilmember Hurt made a motion, seconded by Councilmember Casey to approve this contract. A voice vote was taken, with a unanimous affirmative result, and the motion was declared passed.

### **Planning and Zoning Committee**

Councilmember Mary Brown, Chairperson of the Planning and Zoning Committee, reported Bill No. 2526 (P.Z. 05-2007, Spirit of St. Louis Corporate Center (18199 and 18299 Chesterfield Airport Road) will be considered for adoption and Bill No. 2527 (P.Z. 5-2005, Winter Wheat Place (Dollar Building Company) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda

Councilmember Brown announced that the next meeting of this Committee has been scheduled for Thursday, March 22 at 5:30 p.m.

### **REPORT OF THE CITY ADMINISTRATOR**

City Administrator Mike Herring had no report this evening.

## **LEGISLATION**

**BILL NO. 2523** AMENDS THE PURCHASING LIMITS WITHIN THE CITY'S PURCHASING POLICY (**SECOND READING - F&A COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Geiger made a motion, seconded by Councilmember Streeter, for the second reading of Bill No. 2523. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2523 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2523, with the following results: Ayes – Casey, Geiger, Flachsbart, Hurt, Fults, Streeter, Durrell and Brown. Nays - None. Whereupon, Mayor Nations declared Bill No. 2523 approved, passed it and it became **ORDINANCE NO. 2341**.

**BILL NO. 2524** PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN VILLAS AT LADUE BLUFFS SUBDIVISION IN THE CITY OF CHESTERFIELD (**FIRST READING - PUBLIC WORKS/PARKS COMMITTEE**)

Councilmember Hurt made a motion, seconded by Councilmember Fults, for the first reading of Bill No.2524. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2524 was read for the first time.

**BILL NO. 2525** CHANGES THE NAME OF DANNA CENTER DRIVE TO LONG ROAD CROSSING DRIVE (**FIRST READING - PUBLIC WORKS/PARKS COMMITTEE**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2525. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2525 was read for the first time.

## **LEGISLATION – PLANNING COMMISSION**

**BILL NO. 2526** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 32.2-ACRE TRACT OF LAND LOCATED NORTH OF CHESTERFIELD

AIRPORT ROAD, EAST OF SPIRIT OF ST. LOUIS  
BOULEVARD (P.Z. 05-2007, SPIRIT OF ST. LOUIS  
CORPORATE CENTER (18199 AND 18299 CHESTERFIELD  
AIRPORT ROAD) (**FIRST AND SECOND READINGS;  
PLANNING COMMISSION RECOMMENDS APPROVAL;  
PLANNING AND ZONING COMMITTEE RECOMMENDS  
APPROVAL, BUT ONLY IF AMENDED AS DETAILED  
WITHIN THE ENCLOSED "GREEN SHEET"  
AMENDMENT**)

Councilmember Brown made a motion, seconded by Councilmember Fults, for the first reading of Bill No. 2526. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2526 was read for the first time.

Councilmember Brown made a motion, seconded by Councilmember Fults, for a second reading of Bill No. 2526. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2526 was read for the second time. Councilmember Brown made a motion, seconded by Councilmember Streeter, to approve Amendment 1, on the “green sheet”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Streeter, to approve Amendment 2, Item K regarding Permitted Uses on the “green sheet”. Councilmember Hurt made a motion, seconded by Councilmember Streeter, to amend Item K to read that “not more than two (2) of the following uses shall be permitted on not more than two lots of within six hundred (600) feet of Chesterfield Airport Road”. Much discussion ensued. Councilmember Streeter withdrew his motion. Councilmember Streeter then made a motion, seconded by Councilmember Geiger, to amend Item K and strike the words “on only those lots”. A voice vote was taken with an affirmative result (Councilmember Hurt voted “No”) and the motion was declared passed. A voice vote was then taken to approve the original motion, approving Amendment 2, as amended. The motion was approved unanimously. Councilmember Brown made a motion, seconded by Councilmember Streeter, to amend Section B 1. Permitted Uses, page 1. to remove fast food restaurants. A roll call vote was taken with the following results: Ayes – Flachsbart, Streeter and Hurt. Nays – Geiger, Durrell, Fults, Casey and Brown. The motion was declared failed. Mayor Nations called for a vote on Bill No. 2526, as amended. Ayes – Geiger, Streeter, Hurt, Durrell, Fults, Casey and Brown. Nays – Flachsbart. Mayor Nations declared the motion passed and it became **ORDINANCE NO. 2342.**

**BILL NO. 2527** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E" ONE-ACRE DISTRICT FOR A 4.0-ACRE TRACT OF LAND, LOCATED ON WINTER WHEAT ROAD, 3,000 FEET SOUTHEAST OF THE INTERSECTION OF WILD HORSE CREEK ROAD AND LONG ROAD (P.Z. 2005, WINTER WHEAT PLACE/DOLLAR BUILDING COMPANY) (**FIRST READING; PLANNING**

**COMMISSION RECOMMENDS APPROVAL; PLANNING  
AND ZONING COMMITTEE RECOMMENDS DENIAL)**

Councilmember Brown made a motion, seconded by Councilmember Fults, for the first reading of Bill No. 2527. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2527 was read for the first time.

**ADJOURNMENT**

Mayor Nations adjourned the meeting at 7:58 p.m.

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Mayor John Nations

**ATTEST:**

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Martha L. DeMay, City Clerk