



## RECORD OF PROCEEDING

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

**May 19, 2003**

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

The Pledge of Allegiance was led by Girl Scout Troop #646 from River Bend School: Marie Richards, Alison Mitchell, Angie Tozar, Brittany Oliver, Bria Nathanson, Madelaine Azar, Brittany Krontz, Sara Vonharz, Lea Cody, Mikayla Kennedy, Shannon Reader and Jennifer Kaiser. Also in attendance were Troop Leaders Eliz Nathanson and Julie Trausch-Azar.

“America, the Beautiful” and the “National Anthem” were sung by the Parkway West High School Jazz Choir, led by Kay Wunder.

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

A roll call was taken with the following results:

PRESENT

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

ABSENT

None

## **APPROVAL OF MINUTES**

The minutes of the May 5, 2003, City Council meeting were submitted for approval. Councilmember Casey made a motion, seconded by Councilmember Durrell, to approve the May 5 City Council minutes. A voice vote was taken with an affirmative result and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Nations announced that City Hall will be closed on Monday, May 26, in observance of Memorial Day.

Mayor Nations recognized and welcomed State Representative Jane Cunningham, who was in attendance.

## **COMMUNICATIONS AND PETITIONS**

Bill Ware, River Bend East Side Trustee and treasurer, who resides at 188 River Valley, supported Bill No. 2154, an agreement providing for the maintenance of landscaping and amenities by the River Bend Homeowner's Association.

Bill Cramer, who resides at 101 Shady Valley Drive, opposed construction of a traffic calming circle on River Valley Drive.

Bill Bird, President of the River Bend Association, who resides at 144 Ridgecrest Drive, supported Bill No. 2154, an agreement providing for the maintenance of landscaping and amenities by the River Bend Association.

## **COUNCIL COMMITTEE REPORTS**

### **Finance and Administration Committee**

Councilmember Jane Durrell, Chairperson of the Finance and Administration Committee, reported that the next meeting for this Committee has been scheduled for June 11 at 5:30 p.m.

### **Planning and Zoning Committee**

Councilmember Barry Streeter, Chairperson of the Planning and Zoning Committee, reported that Bill No. 2158 (P.Z. 22A-2002, Wild Horse Way) will be read for the first time and Bill No. 2155 (P.Z. 27-2002, Royal Oak Ranch), Bill No. 2160 (record plat – Coventry Farm Second Addition) and Bill No. 2161 (vacation of easement – Junior Chamber International) are scheduled for Second Reading approval and will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Hurt next made a motion, seconded by Councilmember Casey, to table Bill No. 2159 (P.Z. 31-2002 Stonebridge Office Building (Tristar) until the June 2 City

Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Streeter next made a motion, seconded by Councilmember Flachsbart, to accept the sign package for Drury Plaza. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mayor Nations again welcomed Drury Plaza to the City of Chesterfield.

Councilmember Streeter next reported that the Planning Dept. Staff had provided an explanation regarding the “T-model”, as well as an update on the unified development code, at the most recent meeting of the Planning and Zoning Committee.

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

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

Councilmember Connie Fults, Chairperson of the Public Works/Parks Committee, reported that Bill No. 2154 (authorizes the City Administrator to sign an agreement regarding the maintenance of landscaping and amenities in the right-of-way on River Valley Drive) is scheduled for Second Reading approval and will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Fults announced the next meeting of this Committee has been scheduled for June 9 at 5:30 p.m.

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

City Administrator Mike Herring reported that bids were recently sought for sidewalk replacement. Based upon a review of information provided to him by Director of Public Works/City Engineer Mike Geisel, Mr. Herring joined with Mr. Geisel in recommending award of a contract to SBC Contracting, in an amount not to exceed \$125,000. The FY2003 Budget contains an appropriation of \$150,000 for sidewalk replacement projects City-wide. Councilmember Casey made a motion, seconded by Councilmember Brown, to award a contract to SBC Contracting, in an amount not to exceed \$125,000, for sidewalk replacement projects. 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 re-surfacing Greentrails, Greentrails North and Stablestone. Mr. Herring reported that this bid process involved the cities of Chesterfield, Ballwin, Ellisville and Manchester, with the City of Chesterfield’s Department of Public Works serving as “**lead agency**” in developing bid specifications for all cities involved in this bidding process. Mr. Herring commended Mr. Geisel for taking the initiative on this project and working with the other cities involved to administer this process. Mr. Herring stated that each of the cities benefited by this expanded purchasing power. Having reviewed the bids, Mr. Herring joined with Mr. Geisel in recommending award of a contract to Gallagher Asphalt Corporation, in an amount not to exceed \$283,000. Adequate funds exist within the FY2003 Budget to

cover this entire expense. Councilmember Flachsbart made a motion, seconded by Councilmember Casey, to award a contract to Gallagher Asphalt Corporation in an amount not to exceed \$283,000 for street re-surfacing. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **LEGISLATION**

**BILL NO. 2154** AUTHORIZES THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT PROVIDING FOR THE MAINTENANCE OF LANDSCAPING AND AMENITIES IN THE RIGHT-OF-WAY FOR RIVER VALLEY DRIVE BY THE RIVER BEND ASSOCIATION (**SECOND READING – PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for a second reading of Bill No. 2154. Bill No. 2154 was read for the second time. Councilmember Geiger noted that, if this ordinance is approved at tonight's meeting, Staff would seek bids for construction of all aspects of this project and City Council would be asked to approve a bid recommendation, at a future meeting. Mr. Herring noted that the cost for this project was funded via the FY2003 Budget. Councilmember Flachsbart made a motion, seconded by Councilmember Casey, to amend Bill No. 2154, as well as the agreement attached thereto, to replace each reference of "River Bend Association" with "River Bend Homeowner's Association." A voice vote was taken, with a unanimous affirmative result, and the motion was declared passed. A roll call vote was taken for passage and approval of Bill No. 2154, as amended, with the following results: Ayes – Streeter, Hurt, Durrell, Geiger, Flachsbart, Casey, Brown and Fults. Nays - None. Whereupon Mayor Nations declared Bill No. 2154 approved, as amended, passed it and it became **ORDINANCE NO. 1933**.

## **LEGISLATION – PLANNING COMMISSION**

**BILL NO. 2155** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "E-1 ACRE" ESTATE DISTRICT FOR A 12.4 ACRE TRACT OF LAND LOCATED NORTH OF WILDHORSE CREEK ROAD, TO THE WEST OF THE "TARA AT WILDHORSE" SUBDIVISION, IN A SUBDIVISION KNOWN AS "ROYAL OAK RANCH" (P.Z. 27-2002) (**SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Streeter made a motion, seconded by Councilmember Brown, for a second reading of Bill No. 2155. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2155 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2155, with the following results: Ayes – Flachsbart, Brown, Casey, Hurt, Geiger, Streeter, Fults and Durrell. Nays

- None. Whereupon Mayor Nations declared Bill No. 2155 approved, passed it and it became **ORDINANCE NO. 1934.**

**BILL NO. 2158** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” NON-URBAN DISTRICT TO AN “E ONE ACRE” ESTATE DISTRICT FOR 2.62 ACRES OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD ACROSS FROM EAGLE CREST ESTATES (P.Z. 22A-2002, WILD HORSE WAY) **(FIRST READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY AS AMENDED AS RECOMMENDED)**

Councilmember Streeter made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2158. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2158 was read for the first time.

Councilmember Streeter made a motion, seconded by Councilmember Hurt, to amend Bill No. 2158, as provided for by the attached “green sheet”. to amend “Section V. Site Specific Criteria, C. Access.” A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**BILL NO. 2160** PROVIDES FOR THE APPROVAL OF THE RECORD PLAT FOR COVENTRY FARM SECOND ADDITION SUBDIVISION, A 3.598 ACRE TRACT OF LAND ZONED “R-3” RESIDENCE DISTRICT WITH A PEU, LOCATED EAST OF KEHRS MILL ROAD AT COVENTRY WOODS COURT **(FIRST AND SECOND READINGS- PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Streeter made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2160. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2160 was read for the first time.

Councilmember Streeter made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2160. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2160 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2160, with the following results: Ayes – Durrell, Casey, Flachsbar, Hurt, Brown, Streeter, Geiger and Fults. Nays - None. Whereupon Mayor Nations declared Bill No. 2160 approved, passed it and it became **ORDINANCE NO. 1935.**

**BILL NO. 2161** VACATES A TWENTY (20) FOOT WIDE STORM SEWER EASEMENT ON LOT 9 OF “JOHN LONG ESTATE”, RECORDED IN BOOK 7334 PAGE 2164, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI (JUNIOR CHAMBER INTERNATIONAL) **(FIRST AND SECOND**

**READINGS – DEPARTMENT OF PLANNING  
RECOMMENDS APPROVAL)**

Councilmember Streeter made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2161. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2161 was read for the first time.

Councilmember Streeter made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2161. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2161 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2161, with the following results: Ayes – Geiger, Flachsbart, Streeter, Fults, Hurt, Casey, Brown and Durrell. Nays - None. Whereupon Mayor Nations declared Bill No. 2161 approved, passed it and it became **ORDINANCE NO. 1936**.

**ADJOURNMENT**

Councilmember Hurt first recognized upcoming birthdays for Councilmember Durrell on May 26 and City Administrator Mike Herring on May 25.

Mayor Nations called for a motion to adjourn the meeting to go into an Executive Session (closed meeting). Councilmember Streeter made a motion, seconded by Councilmember Brown, to adjourn the meeting to discuss litigation/privileged communications, as provided by RSMo. 610.021 (1) and to discuss lease, purchase or sale of real estate, as provided by RSMo. 610.021 (2).

A roll call vote was taken with the following results: Ayes – Fults, Geiger, Flachsbart, Casey, Durrell, Streeter, Hurt and Brown. Nays - None. Whereupon, Mayor Nations declared the motion passed. Mayor Nations adjourned the meeting at 7:42 p.m.

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Mayor John Nations

**ATTEST:**

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Judith A. Naggiar, Deputy City Clerk