



RECORD OF PROCEEDING

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MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD  
AT 922 ROOSEVELT PARKWAY  
SEPTEMBER 15, 1997

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

A roll call was taken with the following results:

PRESENT

Mayor Nancy Greenwood  
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

ABSENT

None

The Pledge of Allegiance was led by Webelo Pack #804 from Chesterfield Day School: Evan Wintermantel, Cutter Meyer, Mike Martinich-Sauter, Jimmy Wolfe and Adam Solomon.

Father Richard Nelke from Ascension Catholic Church led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the August 18, 1997, Public Hearing and the August 18, 1997, 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 introduced Michael Dayringer from Boy Scout Troop #631 who is working on his merit badge for Citizenship in the community.

Mayor Greenwood announced that the City of Chesterfield has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) for its Comprehensive Annual Financial Report (CAFR) for the year ended December 31, 1996. The Mayor commended Director of Finance and Administration Jan Hawn for her efforts in obtaining this award.

Mayor Greenwood next announced that a groundbreaking ceremony has been scheduled for the Chesterfield Valley Athletic Complex on September 20 at 10 a.m.

Mayor Greenwood placed the name of Mr. Gene Clauson from Ward II in nomination as a member of the Chesterfield Transportation Committee. Mr. Clauson will fill the unexpired term of Mr. Basil Rudawsky who recently resigned. A motion was made by Councilmember Grosser, seconded by Councilmember Barry Streeter, to appoint Mr. Clauson to the Chesterfield Transportation Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. Clauson's term will expire May 1, 1999.

Mayor Greenwood introduced Resolution No. 226 which pertains to the Multi-Municipality Telecommunications Tower Advisory Commission ("Advisory Commission") created for the purpose of keeping each municipality (Ballwin, Clarkson Valley, Wildwood, Ellisville, Kirkwood and Manchester) informed as to the placement of telecommunication towers within their city limits. A motion was made by Councilmember Flachsbart, seconded by Councilmember Streeter, to approve the City of Chesterfield participating as a member of the "Advisory Commission." A voice vote was taken with a unanimous affirmative result and the motion was declared passed. This Advisory Commission was contemplated when the model ordinance regarding billboards was adopted by all the cities.

## COMMUNICATION AND PETITIONS

Since the majority of the audience was interested in the legislation pertaining to the Chesterfield Grove development, Mayor Greenwood requested that Jim Mello, counsel for the City of Chesterfield regarding TIF projects, gave a brief presentation regarding Tax Increment Financing and how it relates to the Chesterfield Valley and the community in general.

Judy Levens, who resides at 14015 Forest Crest Drive, expressed her concern with regard to the increased traffic on Forest Crest Drive.

Leon Klearman, who resides at 14465 Eddington Drive, expressed opposition to TIF projects in Chesterfield Valley. Mayor Greenwood emphasized that the legislation on this evening's agenda pertained to Chesterfield Grove project.

Terry Wunderlich, who resides at 16 Foxhunt Drive, and is a member of the Historical Commission, expressed her support for the acquisition of the Conway Family Cemetery.

Mal Kenney, President of Chesterfield Association for Informed Residents, who resides at 28 Ridgecrest Drive, expressed opposition to TIF projects in Chesterfield Valley.

Craig Conway, President of Founders Bank, 15500 Olive Boulevard, expressed support for TIF projects in Chesterfield Valley.

F. M. Kellam, who resides at 936 Forestlac Court, expressed opposition to TIF projects in Chesterfield Valley.

Jade Gardner Bute, who resides at 1410 Walpole Drive, expressed support for TIF projects in Chesterfield Valley and the extension of the Moratorium until November 17, 1997.

Greg Hollabaugh, who resides at 656 E. Jefferson Avenue, and President of the Chesterfield Chamber of Commerce, expressed support for TIF projects in Chesterfield Valley.

Les Crews, Assistant Chief of the Chesterfield Fire Protection District, 13725 Olive Street Road, represented the Board of Directors of the District and expressed opposition to TIF projects in Chesterfield Valley.

Stanley Dolecki, 16248 Windfall Ridge Drive, expressed opposition to TIF projects in Chesterfield Valley.

Lee Wall, who resides at 14759 Plumas, expressed opposition for TIF projects in Chesterfield Valley and neutrality regarding the 500-year levee.

Rick Brown, who resides at 728 Judson Manor, expressed opposition to TIF projects in Chesterfield Valley.

Mike Flavin, President of the Chesterfield Community Development Corporation, who resides at 16917 Crystal Springs, expressed support for TIF projects in Chesterfield Valley.

Saunders Schultz, who resides at 27 Covington Road, expressed support for TIF projects in Chesterfield Valley.

Mike Doster, 16476 Chesterfield Airport Road, attorney for the developer expressed his support for Bill Nos. 1429 and 1450 and support for TIF projects in Chesterfield Valley.

Bill Kirchoff, who resides at 17627 Wild Horse Creek Road, expressed support for TIF projects in Chesterfield Valley.

Steve Leonard, 7751 Carondelet, Vice President of the Chesterfield Memorial Building Association, expressed support for Bill No. 1438.

Richard Chapman, who resides at 14151 Olive Street Road, Treasurer of the Chesterfield Memorial Building Association, expressed support for Bill No. 1438.

Don Bowers, who resides at 17531 Wild Horse Creek Road, expressed opposition to TIF projects in Chesterfield Valley.

Tom Walsh, 750 Spirit 40 Park, expressed support for TIF projects in Chesterfield Valley.

Alvin Vitt, 12935 N. Forty Drive, expressed support for TIF projects in Chesterfield Valley.

Royce Engle, who resides at 135 Ridgecrest Drive, expressed opposition to TIF projects in Chesterfield Valley.

Tom Fleming, who resides at 17067 Rooster Ridge, expressed support for TIF projects in Chesterfield Valley.

Larry Plunkett, who resides at 2059 Kingspointe Drive, expressed support for TIF projects in Chesterfield Valley.

David Human, 231 Bemiston, Executive Director and General Counsel for Monarch-Chesterfield Levee District, expressed support for TIF projects in Chesterfield Valley.

Tom Sehnert, who resides at 18460 Wild Horse Creek Road, expressed support for TIF projects in Chesterfield Valley.

Tom Walker, who resides at 17485 N. Outer 40 Road, expressed support for TIF projects in Chesterfield Valley.

At the close of Communications and Petitions, Mayor Greenwood called for a 10 minute recess at 9:05 p.m.

Mayor Greenwood reconvened the meeting at 9:15 p.m. She stated that since the audience was primarily interested in the vote for the extension of the moratorium and the results of the vote for Bill Nos. 1429 and 1450, these issues would be addressed at this time.

Mayor Greenwood recognized Chairperson of the Planning and Zoning Committee Dan Hurt. Councilmember Hurt stated that six panels have completed their work and recommendations; however, due to the work that still needs to be completed by the Character of Neighborhoods Panel, it was suggested that the moratorium be extended. Councilmember Flachsbart made

a motion to extend the moratorium to November 17, 1997. The motion was seconded by Councilmember Grosser. Councilmember Flachsbart gave a brief overview of the work the panel has undertaken and what remains to be completed. Discussion ensued. A roll call vote was taken on the moratorium extension to November 17 with the following results: Ayes - Flachsbart, Sheppard, Grosser, Streeter, Hurt, Tilley, Brown. Nays - Politte. Mayor Greenwood declared the motion was declared passed.

Mayor Greenwood stated that Bill Nos. 1429 and 1450 would be addressed at this time.

**BILL NO. 1429      AUTHORIZES THE EXECUTION OF A REDEVELOPMENT AGREEMENT AND OTHER RELATED ACTIONS IN CONNECTION WITH THE REDEVELOPMENT OF THE CHESTERFIELD GROVE SUB-AREA (SECOND READING - FINANCE AND ADMINISTRATION COMMITTEE)**

A motion was made by Councilmember Tilley, seconded by Councilmember Politte, for a second reading of Bill No. 1429. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1429 was read for the second time. Councilmember Hurt confirmed with Jim Mello, Tax Increment Financing Legal Counsel, that Bill No. 1429 had been amended from the first reading of the bill to reflect a deduction of \$155,000 and the deletion of the sanitary lift station and road right-of-way costs associated with Chesterfield Airport Road. The second reading of this bill was the amended version of the bill. Mr. Mello affirmed that he was correct. Additional discussion ensued. A roll call vote was taken for passage with the following results: Ayes - Grosser, Streeter, Hurt, Politte, Tilley, Brown. Nays - Flachsbart, Sheppard. Whereupon Mayor Greenwood declared Bill No. 1429 approved, passed it, and it became **ORDINANCE NO. 1306**.

**BILL NO. 1450      AUTHORIZES THE ISSUANCE OF NOT TO EXCEED \$1,626,000 PRINCIPLE AMOUNT OF TAX INCREMENT REVENUE NOTES, SERIES 1997 (CHESTERFIELD GROVE PROJECT), OF THE CITY OF CHESTERFIELD, MO, TO PROVIDE FUNDS TO FINANCE CERTAIN REDEVELOPMENT PROJECT COSTS RELATING TO A TAX INCREMENT REDEVELOPMENT PLAN FOR A PORTION OF THE CHESTERFIELD VALLEY REFERRED TO AS THE CHESTERFIELD VALLEY SUB-AREA; AND APPROVES CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID NOTES (FIRST AND SECOND READINGS - FINANCE AND ADMINISTRATION COMMITTEE)**

A motion was made by Councilmember Tilley, seconded by Councilmember Politte, for the first reading of Bill No. 1450. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1450 was read for the first time.

A motion was made by Councilmember Tilley, seconded by Councilmember Politte, to suspend the rules of Council to have both the first and second readings of this proposed

ordinance at this Council meeting. A voice vote was taken with an affirmative result (Councilmember Sheppard voted "No") and the motion was declared passed.

A motion was made by Councilmember Tilley, seconded by Councilmember Politte, for a second reading of Bill No. 1450. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1450 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1450, with the following results: Ayes - Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - Flachsbart, Sheppard. Whereupon Mayor Greenwood declared Bill No. 1450 approved, passed it and it became **ORDINANCE NO. 1306**.

## **COUNCIL COMMITTEE REPORTS**

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

Councilmember Barry Flachsbart, Chairperson of the Public Health and Safety Committee, reported that Bill No. 1436 has been held for review by the Municipal Judge; however, Bill No. 1437 will be read for the first time under the Legislation portion of the agenda.

Councilmember Flachsbart next reported that the Committee voted unanimously to recommend approval of changing the current Stop Sign Policy regarding non-through streets (residential subdivision/side streets) to be amended so that trustees must obtain signatures from 75%, as opposed to the current 50%, of the residences supporting the request before the Public Health and Safety Committee considers a request for a stop sign. A motion was made by Councilmember Flachsbart, seconded by Councilmember Politte, to increase the percentage of resident approval from 50% to 75% prior to submitting the request. A voice vote was taken with an affirmative result (Councilmember Brown voted "No") and the motion was declared passed.

Councilmember Flachsbart next reported that the Committee voted unanimously to recommend that Council consider approving the request for the installation of a street light at the intersection of Wilson Road and Wild Horse Creek Road. The street light will improve safety at this location. A motion was made by Councilmember Flachsbart, seconded by Councilmember Grosser, to approve the installation of the street light and to transfer \$1,675 from Contingency for the cost of the street light. 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, reported that Bill Nos. 1423, 1424 and 1435 will be considered for adoption under the Legislation portion of the agenda.

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

## **Planning and Zoning Committee**

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee, reported that Bill Nos. 1438 - 1449 will be considered for adoption under the Legislation portion of the agenda. The Planning Commission has approved the Conditional Use Permit (CUP) petition for P.Z. 9-97, Spring PCS, LP c/o CIS Communications, LLD, for a cellular tower on the St. Thomas Church property. The Commission has requested that City Council receive and file this petition. A motion was made by Councilmember Hurt, seconded by Councilmember Politte, to receive and file the petition for P.Z. 9-97, Springs PCS, LP. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

## **Finance and Administration Committee**

Councilmember Linda Tilley, Chairperson of the Finance and Administration Committee, reported that Bill Nos. 1422 and 1425 will be considered for adoption under the Legislation portion of the agenda.

Councilmember Tilley next reported that the Committee voted to recommend that an amendment to the 1997 budget include the proposed budgets for the Capital Improvement Sales Tax Trust Fund, the Construction Fund and the Debt Service Fund related to Propositions "R" and "S." A motion was made by Councilmember Tilley, seconded by Councilmember Hurt, to amend the 1997 budget to include the proposed budgets as stated above and related to Propositions "R" and "S." A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilley next reported that the Committee voted to recommend approval of a \$1,000 contribution to Scenic Missouri for the preservation of the scenic environment of Missouri to be funded from Contingency. A motion was made by Councilmember Tilley, seconded by Councilmember Flachsbart, to contribute from the Contingency Fund \$2,000 to Scenic Missouri. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilley next reported that the Committee voted to recommend the transfer from Contingency Fund costs already incurred by the moratorium panels, as well as the remaining balance of existing contracts previously approved by City Council. The total dollar amount is \$35,360. A motion was made by Councilmember Tilley, seconded by Councilmember Flachsbart, to transfer \$35,360 from the Contingency Fund to cover the costs incurred by the moratorium panels and the remaining balance of existing contracts. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilley next reported that the Committee voted to approve the proposed 1998 City Council meeting schedule. The schedule was set up the same as the 1997 schedule with the exception of a few Monday meetings being changed to Wednesday because of holidays. A motion was made by Councilmember Tilley, seconded by Councilmember Flachsbart, to approve the proposed 1998 City Council meeting schedule. Discussion ensued. An amendment to the motion was made by Councilmember Streeter, seconded by Councilmember Sheppard, to schedule two meetings per month with the exception of the months of April and December. A roll call vote was taken with the following results: Ayes - Sheppard, Grosser, Streeter, Hurt. Nays - Flachsbart, Politte, Tilley, Brown. The Mayor broke the tie vote by voting "Aye." A motion was made by Councilmember Flachsbart, seconded by Councilmember Brown, to table this item until the next City Council meeting on October 6. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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

Acting-City Administrator Jan Hawn reported that the Chesterfield Historical Commission recommends that the City of Chesterfield obtain ownership of the Conway Family Cemetery from St. Louis County. The Historical Commission has committed to maintaining this property, if obtained by the City. Discussion ensued. A motion was made by Councilmember Politte, seconded by Councilmember Grosser, to refer this issue to the Public Works/Parks Committee for further review. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Ms. Hawn next reported that as a result of the Work Session held by City Council on September 4, Resolution No. 225 has been prepared and its adoption will result in approval of the five-year budget, covering the years 1998 - 2002. Discussion ensued. A motion was made by Councilmember Grosser, seconded by Councilmember Streeter, to adopt Resolution No. 225. A roll call vote was taken with the following results: Ayes - Sheppard, Grosser, Streeter, Hurt, Politte, Tilley, Brown. Nays - Flachsbart. The motion was declared passed. Councilmember Hurt stated for the record that he was not pleased that Fund Reserves dropped below 40% and reported that policy states that fund reserves be kept at 50% of operating expenditures.

Ms. Hawn next reported that bids were recently received by Director of Public Works/City Engineer Mike Geisel for deicing materials in conjunction with the Cooperative Salt Procurement Program. Ms. Hawn joined with Mr. Geisel and City Administrator Mike Herring in recommending acceptance of the low bid submitted by Central Salt, totaling \$19.87/ton. This bid price will be used to purchase salt, utilizing the \$43,000 remaining within our FY1997 budget. Mr. Geisel noted that the winter/spring deliveries are funded through the FY1998 budget. A motion was made by Councilmember Grosser, seconded by Councilmember Politte, to accept the low bid submitted by Central Salt, totaling \$19.87/ton. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Ms. Hawn next reported that bids were recently sought for three highway beautification projects. Based upon the information provided by Superintendent of Parks, Recreation and Arts Ron Coleman, Ms. Hawn joined with Mike Geisel, Director of Public Works/City Engineer, and City Administrator Mike Herring, in recommending a negotiated bid submitted by Suburbia Gardens, totaling \$60,802, which is within the \$62,000 funds available. A motion was made by Councilmember Politte, seconded by Councilmember Grosser, to accept the bid submitted by Suburbia Gardens, totaling \$60,802 for beautification projects. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Ms. Hawn next reported that bids were recently received for the first package of construction items in Phase I of the Chesterfield Valley Athletic Association project. Based upon information provided by Director of Public Works/City Engineer Mike Geisel, Ms. Hawn joined with him and City Administrator Mike Herring in recommending award of the Phase I construction package for the Chesterfield Valley Athletic Complex bid to Griffith Construction Company, for a total bid of \$1,278,905. This amount is within the budget established for the first package of construction in the Phase I of this project. A motion was made by Councilmember Politte, seconded by Councilmember Grosser, to award the bid contract to Griffith Construction Company, for a total bid of \$1,278,905. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Ms. Hawn next reported that Director of Public Works/City Engineer Mike Geisel recommends that a transfer be approved by City Council, totaling \$27,409.50 from a previously issued purchase order for ditch cleaning projects within the Chesterfield Valley to an account related to easement acquisition associated with the stormwater pump stations. It was noted that this was a "moving around" of existing dollars with no additional appropriation required by City Council. A motion was made by Councilmember Flachsbarth, seconded by Councilmember Grosser, to transfer funds totaling \$27,409.50 from the Capital Projects Fund to the Levee Drainage Fund. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### NEW BUSINESS

Councilmember Linda Tilley wished Director of Planning Teresa Price a "Happy Birthday" and much success in her new position.

Councilmember Politte requested that the Finance and Administration Committee discuss the length of the City Council meetings and suggested that they adjourn by 10 p.m.

## LEGISLATION

BILL NO. 1422 RELATES TO ALTERING A MOTOR VEHICLE OPERATOR'S LICENSE OR IDENTIFICATION CARD (**SECOND READING** - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

A motion was made by Councilmember Tilley, seconded by Councilmember Streeter, for a second reading of Bill No. 1422. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1422 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1422, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1422 approved, passed it and it became **ORDINANCE NO. 1307**.

BILL NO. 1425 AMENDS ORDINANCE NO. 817 OF THE CITY OF CHESTERFIELD BY REPEALING SECTION 1(2)(E) AND SUBSTITUTING IN LIEU THEREOF A NEW SECTION 1 (2)(E) TO ESTABLISH A NEW MILEAGE REIMBURSEMENT RATE (**SECOND READING** - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

A motion was made by Councilmember Tilley, seconded by Councilmember Streeter, for a second reading of Bill No. 1425. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1425 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1425, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1425 approved, passed it and it became **ORDINANCE NO. 1308**.

BILL NO. 1423 PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN BRAEFIELD SUBDIVISION IN THE CITY OF CHESTERFIELD (**SECOND READING** - PUBLIC WORKS/PARKS COMMITTEE)

A motion was made by Councilmember Streeter, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1423. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1423 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1423, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1423 approved, passed it and it became **ORDINANCE NO. 1309**.

BILL NO. 1424 PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN THE BLUFFS OF WILDHORSE SUBDIVISION IN THE CITY OF CHESTERFIELD (**SECOND READING** -

PUBLIC WORKS/PARKS COMMITTEE)

A motion was made by Councilmember Streeter, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1424. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1424 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1424, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1424 approved, passed it and it became **ORDINANCE NO. 1310.**

BILL NO. 1435                      APPROVES THE INSTALLATION OF FIRE HYDRANTS IN BAXTER POINTE ADDITION SUBDIVISION AND ON WILD HORSE CREEK ROAD LOCATED WITHIN THE CITY OF CHESTERFIELD (**FIRST AND SECOND READINGS - PUBLIC WORKS/PARKS COMMITTEE**)

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for the first reading of Bill No. 1435. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1435 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for a second reading of Bill No. 1435. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1435 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1435, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1435 approved, passed it and it became **ORDINANCE NO. 1311.**

BILL NO. 1437                      AMENDS ORDINANCE NO. 35, SCHEDULE VI OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING A PROVISION THERETO WHICH PROVIDES FOR A 3-WAY STOP SIGN AT THE INTERSECTION OF WENDIMILL DRIVE AND JEFFRIMILL CIRCLE (**FIRST READING - PUBLIC HEALTH AND SAFETY COMMITTEE**)

A motion was made by Councilmember Flachsbart, seconded by Councilmember Grosser, for the first reading of Bill No. 1437. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1437 was read for the first time.

## LEGISLATION - PLANNING COMMISSION

BILL NO. 1438      AMENDS CITY OF CHESTERFIELD ORDINANCE NUMBER 1156 FOR A NEW AMENDED ORDINANCE RELATING TO AN "M-3" PLANNED INDUSTRIAL DISTRICT LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD, EAST AND WEST OF SPIRIT OF ST. LOUIS BOULEVARD (P.Z. 20-97 CHESTERFIELD MEMORIAL BUILDING ASSOCIATION -AMERICAN LEGION/SPIRIT AIRPARK) (PLANNING AND ZONING COMMITTEE AND PLANNING COMMISSION RECOMMEND APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1438. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1438 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for a second reading of Bill No. 1438. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1438 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1438, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1438 approved, passed it and it became **ORDINANCE NO. 1312.**

BILL NO. 1439      AMENDS CITY OF CHESTERFIELD ORDINANCE NUMBER 1091 FOR A NEW AMENDED ORDINANCE RELATING TO A "C-8" PLANNED COMMERCIAL DISTRICT DEVELOPMENT LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, EAST OF HOG HOLLOW ROAD (P.Z. 22-95 O'SULLIVAN-MUCKLE FUNERAL HOME ) (PLANNING AND ZONING COMMITTEE AND PLANNING COMMISSION RECOMMEND APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1439. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1439 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Grosser, for a second reading of Bill No. 1439. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1439 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1439, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1439 approved, passed it and it became **ORDINANCE NO. 1313.**

BILL NO. 1440      AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT AND "FPNU" FLOOD PLAIN NON-URBAN DISTRICT TO "R-1" ONE ACRE RESIDENCE DISTRICT AND "FPR-1"

FLOOD PLAIN ONE ACRE RESIDENCE DISTRICT FOR A 47.11 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF THE INTERSECTION OF WILSON ROAD AND WILD HORSE CREEK ROAD (P.Z. 31-96 SEBASTIAN RUCCI -EAGLE CREST ESTATES) (PLANNING AND ZONING COMMITTEE AND PLANNING COMMISSION RECOMMEND APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1440. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1440 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1440. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1440 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1440, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1440 approved, passed it and it became **ORDINANCE NO. 1314**.

BILL NO. 1442 ESTABLISHES A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN THE "R-1" ONE ACRE RESIDENCE DISTRICT AND "FPR-1" FLOOD PLAIN ONE ACRE RESIDENCE DISTRICT FOR A 47.11 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF THE INTERSECTION OF WILSON ROAD AND WILD HORSE CREEK ROAD (P.Z. 32-96 SEBASTIAN RUCCI -EAGLE CREST ESTATES) (PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1442. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1442 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Grosser, for a second reading of Bill No. 1442. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1442 was read for the second time. A motion was made by Councilmember Brown, seconded by Councilmember Tilley, "to create a 50 ft. wide access easement shall be provided to the landlocked property to the south, as directed by the City of Chesterfield." A roll call vote was taken for passage of the amendment with the following results: Ayes - Grosser, Streeter, Tilley, Brown. Nays - Flachsbart, Sheppard, Hurt, Politte. The Mayor broke the tie by voting "Aye" and the amendment was declared passed. Councilmember Tilley made a motion to amend Bill No. 1442 by requiring the sales office to display a map indicating all the lots that have been lifted from the flood plain. The motion was seconded by Councilmember Brown. 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. 1442, as amended, with the following results: Ayes - Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - Flachsbart, Sheppard. Whereupon

Mayor Greenwood declared Bill No. 1442 approved, passed it and it became **ORDINANCE NO. 1315**.

BILL NO. 1443 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO "R-1" ONE ACRE RESIDENCE DISTRICT FOR A 38.6 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD, WEST OF THE INTERSECTION OF WILDHORSE PARKWAY (P.Z. 15-97, McBRIDE AND SON HOMES, INC. -TARA AT WILDHORSE) (PLANNING AND ZONING COMMITTEE AND PLANNING COMMISSION RECOMMEND APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1443. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1443 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, for a second reading of Bill No. 1443. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1443 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1443, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1443 approved, passed it and it became **ORDINANCE NO. 1316**.

BILL NO. 1444 ESTABLISHES A PLANNED ENVIRONMENT UNIT (PEU) SPECIAL PROCEDURE IN THE "R-1" ONE ACRE RESIDENCE DISTRICT FOR A 38.6 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF WILD HORSE CREEK ROAD, WEST OF THE INTERSECTION OF WILDHORSE PARKWAY (P.Z. 16-97, McBRIDE AND SON HOMES, INC. -TARA AT WILDHORSE) (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1444. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1444 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, for a second reading of Bill No. 1444. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1444 was read for the second time. A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, to amend Bill No. 1444, Section 4 Site Development Plan - Design Criteria, Item B Side Yard, "minimum setback shall be 10 ft. with minimum distance between structures of 24 ft." 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. 1444, as amended, with the following results: Ayes - Grosser, Hurt, Politte, Tilley and Brown. Nays - Flachsbart, Sheppard,

Streeter. Whereupon Mayor Greenwood declared Bill No. 1444 approved, passed it and it became **ORDINANCE NO. 1317.**

BILL NO. 1445        APPROVES A BOUNDARY ADJUSTMENT PLAT OF LOTS 6 AND 7 OF SPIRIT 40 PARK; EAST SIDE OF SPIRIT 40 PARK DRIVE, NORTH OF CHESTERFIELD AIRPORT ROAD (DEPARTMENT OF PLANNING RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1445. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1445 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Grosser, for a second reading of Bill No. 1445. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1445 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1445, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1445 approved, passed it and it became **ORDINANCE NO. 1318.**

BILL NO. 1446        RESUBDIVISION PLAT FOR LOTS 7, 8 AND 9 OF "PICKWICK SHOPPING CENTER" AND PART OF LOT 32 OF "WEST COUNTY ACRES PLAT 1"(HAMPTON INN); NORTH SIDE OF SWINGLEY RIDGE DRIVE, WEST SIDE OF NARDIN DRIVE (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1446. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1446 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Grosser, for a second reading of Bill No. 1446. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1446 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1446, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1446 approved, passed it and it became **ORDINANCE NO. 1319.**

BILL NO 1447        APPROVES THE RECORD PLAT, TRUST INDENTURES, WARRANTY DEED AND ESCROW AGREEMENT FOR OAK CREEK MEADOWS, A SUBDIVISION LOCATED A SUBDIVISION LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, WEST OF WESTERN MILL DRIVE (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1447. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1447 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Tilley, for a second reading of Bill No. 1447. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1447 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1447, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1447 approved, passed it and it became **ORDINANCE NO 1320.**

BILL NO. 1448      PROVIDES FOR THE RESUBDIVISION PLAT OF ADJUSTED LOT 3C OF A BOUNDARY ADJUSTMENT PLAT OF LOT 3B AND 3C OF THE SUBDIVISION OF LOT 3 OF HERMAN STEMME OFFICE PARK RECORDED IN PLAT BOOK 289 PAGE 29 AND LOT 1 OF A BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 245 PAGE 22 AND PART OF U.S. SURVEY 415 AND PART OF SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, LOCATED ON THE NORTHWEST CORNER OF CHESTERFIELD PARKWAY NORTH AND CONWAY ROAD (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1448. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1448 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Streeter, for a second reading of Bill No. 1448. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1448 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1448, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1448 approved, passed it and it became **ORDINANCE NO. 1321.**

BILL NO. 1449      A ROAD DEDICATION AND EASEMENT PLAT FOR LYDIA HILL, PLAT TWO, WEST OF CHESTERFIELD PARKWAY SOUTH, SOUTH OF BURKHARDT PLACE (PLANNING COMMISSION RECOMMENDS APPROVAL)

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for the first reading of Bill No. 1449. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1449 was read for the first time.

A motion was made by Councilmember Hurt, seconded by Councilmember Politte, for a second reading of Bill No. 1449. A voice vote was taken with a unanimous affirmative result

and the motion was declared passed. Bill No. 1449 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 1449, with the following results: Ayes - Flachsbart, Sheppard, Streeter, Grosser, Hurt, Politte, Tilley and Brown. Nays - None. Whereupon Mayor Greenwood declared Bill No. 1449 approved, passed it and it became **ORDINANCE NO. 1322.**

**ADJOURNMENT**

A motion was made by Councilmember Tilley, seconded by Councilmember Brown, 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 10:35 P.M.

  
Mayor Nancy Greenwood

**ATTEST:**

  
Martha L. DeMay, City Clerk