
RECORD OF PROCEEDINGS

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD
AT 922 ROOSEVELT PARKWAY,
ON SEPTEMBER 19, 1988

The meeting was called to order at 7:30 p.m.

A roll call was taken with the following results:

PRESENT

Councilmember Fawcett
Councilmember Robert Frank
Councilmember Richard Hrabko
Councilmember Ward Overall
Councilmember Jade Bute
Councilmember Doug Hartman
Councilmember Jack Neiner
City Attorney Doug Beach
City Administrator Michael Herring

ABSENT

Mayor Fred Steinbach

The Pledge of Allegiance was led by Mr. John Schroeder.

The Rev. Gregory Mikeson from Ascension Catholic Church led the City Council in prayer.

APPROVAL OF MINUTES

The Minutes of the September 6, 1988, meeting were submitted for approval. A motion was made by Councilmember Fawcett, seconded by Councilmember Frank to approve the Minutes. A roll call vote was taken for approval of the Minutes with the following results: Ayes - Fawcett, Frank, Hrabko, Overall, Hartman, Bute, Neiner, Flachsart. Nays - None. The Minutes were approved.

INTRODUCTORY REMARKS

Councilmember Bute, the President Pro Tem, chaired the meeting for Mayor Fred Steinbach because of his previous commitments.

COUNCIL COMMITTEE REPORTS

Public Works Committee

Councilmember Fawcett, chairperson of the Public Works Committee, stated that the City has begun the process of hiring the first employees for the Public Works Department so there will be no break in service to the residents of the City of Chesterfield, when the County contract expires 10/1/88.

Councilmember Fawcett advised the Council that Breckenridge Material Company had offered space to be used for vehicle and salt storage by the Public Works Department for the winter season.

Councilmember Fawcett stated that the City has received several bids from contractors who are interested in providing snow removal service in the even that we have a very heavy snowfall and our new equipment and crews cannot keep up. These are presently being evaluated and a recommendation should be submitted to Council soon.

Councilmember Fawcett stated that the City of Chesterfield has entered into a communication with the Metropolitan Sewer district to take over the review of plans for storm water design with the idea that they, in the not too distant future, will be in a position to take over our storm water drainage. All new projects would be built to their standards. The contract with St. Louis County terminates on October 1, 1988.

Councilmember Fawcett stated that a request had been received for approval of funding by the St. Louis County Industrial Development Authority for development on property located at Wood Lake Drive in the City of Chesterfield. Mr. Fawcett asked that the following be introduced for consideration by Council.

Resolution #37 THE CITY OF CHESTERFIELD, MO, HEREBY APPROVES THE
 LOCATION WITHIN THE INCORPORATED LIMITS OF THE CITY
 OF CHESTERFIELD, MISSOURI, OF THE PROJECT TO BE
 REFUNDED BY WOODSMILL PARTNERHSIP, ITS SUCCESSORS
 AND ASSIGNS, PURSUANT TO THE AUTHORITY'S POWERS
 UNDER THE ACT.

A motion was made by Councilmember Hrabko, seconded by Councilmember Overall to approve this Resolution. (See attached) A voice vote was taken with an affirmative result and the motion was declared passed.

Planning & Economic Development Committee

Councilmember Hrabko stated that the Planning & Economic Development Committee met on September 7, 1988 and reviewed a request by J.E. Jones Construction Company for rezoning from NU to R-1 and R-1A which would provide for a thirty-eight (38) single-family housing development on forty-two (42) acres located on Wild Horse Creek Road. The Committee had voted unanimously to recommend approval of petition P.C. 9 for rezoning and P.C. 10 for the PEU to the City Council on September 19, 1988. The vote by the Planning Commission was eight (8) to zero (0).

Councilmember Hrabko stated that the Planning Commission voted eight (8) to zero (0) to recommend approval of the Oaktree Estates Display House Plat and the committee concurred.

Councilmember Hrabko stated that the Planning Commission voted eight (8) to zero (0) to recommend approval of the Spirit of St. Louis Airport Boundary Adjustment Plat, a combination of two lots into one. The committee also voted to approve the lot split with an abstention by Councilmember Hrabko.

Councilmember Hrabko stated that the Planning Commission voted eight (8) to zero (0) to recommend approval of the Wild Horse Display House Plat. The Committee voted unanimously to recommend approval.

Councilmember Hrabko advised that a general discussion took place at the meeting regarding the Mestman Realty Development Clarkson Center. Mestman Realty Development has approached the city of Chesterfield for a change in the C-8 Ordinance that was approved by St. Louis County, which would allow for curb cuts onto Clarkson Road. Councilmember Hrabko stated that the only entrance to the shopping center presently is thru Clarkson Woods Subdivision which creates problems. Mestman Realty Development has not met all of the requirements of its escrow agreement for certain improvements on the site. Some outstanding items are: occupancy permits, sign permits and road improvements, therefore, the Planning Department has been advised to assure that Mestman Realty Development is in compliance with the Chesterfield Ordinance before the City will consider an amendment to the C-8 Ordinance.

The Planning & Economic Development Committee has requested that a policy be developed with regard to notifying residents, located in the neighborhood of a proposed rezoning or major development, of the date, time and place of the public hearing to be held by the Planning Commission.

Councilmember Hrabko stated that the Planning Commission and City Council had both approved the zoning of a residential tract for the Borman Development on Forest Crest Drive and Ladue Trails, but the PEU had been held pending recommendation from the planning & Economic Development Committee. Councilmember Hrabko pointed out that one of the issues addressed was Forest Crest Drive being a thru street. The overwhelming majority of the people in the neighborhood felt the street should go thru. In keeping with a general policy of the City, whenever possible, streets should be connected as thru streets. The committee is recommending that Bill #178 be passed with the following additional conditions:

1. Forest Crest be made a thru street.
2. The elevations of the houses being built in the subdivision be submitted to the Planning Commission for review.
3. Construction access to this site would only be authorized from the east via Highway 141 and Forest Crest Drive.

Finance & Administration Committee

Councilmember Neiner, chairperson of the Finance & Administration Committee, stated that the Finance & Administration Committee met on Tuesday, September 13, 1988 to discuss several issues.

Councilmember Neiner first announced that while Mayor and Councilmembers are collecting no salary (\$1.00 per year), all expenses incurred can be submitted to the Finance and Administration Committee for review and approval.

Councilmember Neiner stated that the Finance & Administration Committee voted unanimously to recommend that Council Chambers at our Government Center be made available to residents during the working hours of the day, 8:30 a.m. to 5:00 p.m. Meetings can be held at the Government Center, if requested in writing and approved by the City Administrator.

Councilmember Neiner pointed out that the Finance & Administration Committee has spent quite a bit of time on the development of a pay plan and structure. The committee has agreed that a rate structure is needed for City employees. The Assistant City Administrator/Personnel Director is preparing that rating system for Council approval. At the same time, the committee has authorized a salary survey to be made by Ms. Colins, the Assistant City Administrator/Personnel Director, so the City of Chesterfield will be competitive with other cities.

Councilmember Neiner repeated that the City has been authorized to hire the first employees for the Public Works Department to assure the residents of Chesterfield of uninterrupted service. In the agreement with St. Louis County, the services will end on October 1, 1988.

Councilmember Neiner stated that the issue of public relations/public information officer and the formation of press releases were discussed by the Finance & Administration Committee. The Committee agreed not to hire a public relations/public information officer. All press releases that relate to a position the City or the City Council will take, must be coordinated and released by the City Administrator.

Councilmember Neiner stated that the Committee agreed unanimously that the City is to operate on a calendar year. An ordinance will be prepared for consideration by Council at a future meeting.

Public Health & Safety

Councilmember Flachsbart, Chairperson of the Public Health & Safety Committee, stated that the Public Health and Safety Committee had met to discuss several issues and policies. The committee recommended approval of participation by the City of Chesterfield in a program sponsored by the Missouri Division of Highway Safety for Local Traffic Analysis. Under the guidelines formulated by the State, the City would be one of the recipients of a computer and associated software. That would mean a cost to the city of about \$3,000. In addition, the City must maintain the computer system for three years and that cost would be approximately \$500 annually. The committee unanimously agreed to recommend that the City participate in this

state program. A motion was made by Councilmember Flachsbart, seconded by Councilmember Bute to approve the participation of the City in a program offered by the Missouri Division of Highway Safety for traffic administration. A voice vote was taken with an affirmative result and the motion was declared passed.

Councilmember Flachsbart stated that the Citizen Interaction Committee has developed a listing of public service telephone numbers and information about the City to be distributed to all residents of the City. (Copy attached) Work is continuing on the refinement of this list. Mr. Flachsbart commended members of this committee for their efforts.

Parks & Recreation Citizens Advisory Committee

Councilmember Overall reported that he met with City Administrator Herring and Chairman of the Parks & Recreation Committee, Bob Lutz, to prepare a "Mission Statement" for the Committee. A motion was made by Councilmember Overall, seconded by Councilmember Fawcett to approve the "Mission Statement", as follows:

Mission Statement

As the recommending body to the City Council, the purpose of the Parks and Recreation Advisory Committee shall be to attempt to assist the City Council in the development of a comprehensive parks and recreation program. In so doing, it shall be the goal of this Committee to seek to enhance the quality of life for all citizens of Chesterfield. Ideas for both active and passive recreational opportunities and community-wide events shall be developed. The committee shall also investigate alternative funding mechanisms to assist the City of Chesterfield in this endeavor and explore the feasibility of creating a selection process by which land can/will be donated to the City for these purposes. Finally, this Committee will study the feasibility, structure and timing of the creation of a City Parks and Recreation Department and related facilities, with appropriate legislation.

A voice vote was taken with an affirmative result and the motion was declared passed.

Road & Trust Development Task Force

Councilmember Neiner stated that the Road & Trust Development Task Force is a citizens committee chaired by Mr. Gil Sherman. Councilmember Neiner commented on the outstanding job Mr. Sherman has done and the knowledge that he has brought to the Road & Trust Development Task Force.

Mr. Bill Hawn, Director of Public Works, Councilmember Neiner, Mr. Gil Sherman, City Administrator Herring, and St. Louis County Department of Highways representatives met to review with the City all of the existing Road Trusts that are in place. Additional information not available at the meeting will be forthcoming. The conditions, procedures and management of each Trust were covered. The County has given the City a list of priorities for road improvement projects. The City will be providing input to the County on those priorities and work very

closely with the County on the existing Road Trusts.

Councilmember Neiner stated that Mr. Sherman has submitted a list of objectives for review and approval by the Council (See attached). A motion was made by Councilmember Neiner, seconded by Councilmember Overall to accept the general goals of the Chesterfield Road and Trust Development Committee. A voice vote was taken with an affirmative result and the motion was declared passed.

REPORT OF THE CITY ADMINISTRATOR

City Administrator Herring stated that the City has received information concerning the possible attendance at a seminar to be provided by the University of Missouri Extension Service on October 6, 1988 on the topic of "Planning and Zoning: An Introduction". Several people expressed an interest in attending this seminar and City Administrator Herring recommended that all members of the Planning Commission, Councilmember Hrabko, and City Attorney Doug Beach attend. The cost for this seminar is \$89.00/person. A motion was made by Councilmember Flachsbart, seconded by Councilmember Hrabko to accept the recommendation fo City Administrator Herring to pay the cost incurred for attendance at the seminar sponsored by the University of Missouri Extension Service on October 6, 1988. A voice vote was taken with an affirmative result and the motion was declared passed.

LEGISLATION

Bill #187 AN ORDINANCE TO ANNEX AN UNINCORPORATED AREA KNOWN AS
A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF U.S. SURVEY 124
TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST, AN UNINCORPORATED
AREA OF ST. LOUIS COUNTY WHICH IS CONTIGUOUS TO THE
EXISTING CORPORATE LIMITS OF THE CITY OF CHESTERFIELD

President Pro Tem Bute stated that there had been objections filed by citizens regarding the proposed Raleigh/Givens annexation. A motion was made by Councilmember Flachsbart, seconded by Councilmember Frank to table Bill #187. A voice vote was taken with an affirmative result and the motion was declared passed. City Administrator Herring was asked to attempt to verify the accuracy of petitions received.

Bill #178 AN ORDINANCE AUTHORIZING AND GIVING PRELIMINARY
APPROVAL TO A PLANNED ENVIRONMENTAL UNIT DEVELOPED ON
A TRACT OF LAND LOCATED IN THE R-1A AND R-3 RESIDENTIAL
DISTRICTS, SUBJECT TO CONDITIONS. (P.C. 2 AND 3-88 BORMAN
DEVELOPMENT COMPANY)

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett for a first reading of Bill #178, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #178 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Frank for a

second reading of Bill #178, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #178 was read for the second time.

A roll call vote was taken for passage and approval of Bill #178 with the following results: Ayes - Fawcett, Hrabko, Overall, Hartman, Bute, Neiner. Nays - Frank, Flachsbart. Whereupon President Pro Tem Bute declared the Bill #178 approved, passed it, and it became ORDINANCE #186.

Bill #188 AN ORDINANCE AMENDING THE CITY OF CHESTERFIELD ZONING ORDINANCE BY CHANGING THE BOUNDARIES OF THE NU (NON-URBAN DISTRICT) OF CERTAIN LAND AS PROVIDED HEREIN (P.C. 9-88 J.E. JONES CONSTRUCTION COMPANY)

A motion was made by Councilmember Hrabko, seconded by Councilmember Overall for a first reading of Bill #188, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #188 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Overall for a second reading of Bill #188, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #188 was read for the second time.

A roll call vote was taken for passage and approval of Bill #188 with the following results: Ayes - Fawcett, Hrabko, Overall, Hartman, Bute, Neiner, Frank, Flachsbart. Nays - None. Whereupon President Pro Tem Bute declared the Bill #188 approved, passed it, and it became ORDINANCE #187.

Bill #189 AN ORDINANCE AUTHORIZING GIVING PRELIMINARY APPROVAL TO A PLANNED ENVIRONMENTAL UNIT DEVELOPED ON A TRACT OF LAND LOCATED IN THE "R-1" ONE ACRE RESIDENTIAL DISTRICT. THE "R-1A" 22,000 SQUARE FOOT RESIDENTIAL DISTRICT SUBJECT TO CONDITIONS. (P.C. 10-88 J.E. JONES CONSTRUCTION COMPANY)

A motion was made by Councilmember Hrabko, seconded by Councilmember Frank for a first reading of Bill #189, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #189 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett for a second reading of Bill #189, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #189 was read for the second time.

A roll call vote was taken for passage and approval of Bill #189 with the following results: Ayes - Fawcett, Hrabko, Overall, Hartman, Bute, Neiner, Frank, Flachsbart. Nays - None. Whereupon President Pro Tem Bute declared the Bill #189 approved, passed it, and it became ORDINANCE #188.

Bill #190 AN ORDINANCE PROVIDING FOR THE APPROVAL OF A DISPLAY

HOUSE PLAY FOR OAKTREE ESTATES

A motion was made by Councilmember Hrabko, seconded by Councilmember Frank for a first reading of Bill #190, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #190 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett for a second reading of Bill #190, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #190 was read for the second time.

A roll call vote was taken for passage and approval of Bill #190 with the following results: Ayes - Fawcett, Hrabko, Overall, Hartman, Bute, Neiner, Frank, Flachsbart. Nays - None. Whereupon President Pro Tem Bute declared the Bill #190 approved, passed it, and it became ORDINANCE #189.

Bill #191 AN ORDINANCE APPROVING THE BOUNDARY ADJUSTMENT PLAT FOR LOTS 6 AND 7 OF SPIRIT OF ST. LOUIS LEASE LOTS, PLAT 1

A motion was made by Councilmember Fawcett, seconded by Councilmember Neiner for a first reading of Bill #191, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #191 was read for the first time.

A motion was made by Councilmember Fawcett, seconded by Councilmember Frank for a second reading of Bill #191, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #191 was read for the second time.

A roll call vote was taken for passage and approval of Bill #191 with the following results: Ayes - Fawcett, Overall, Hartman, Bute, Neiner, Frank, Flachsbart. Nays - None. Abstain - Hrabko. Whereupon President Pro Tem Bute declared the Bill #191 approved, passed it, and it became ORDINANCE #190.

Bill #192 AN ORDINANCE PROVIDING FOR THE APPROVAL OF AN AMENDED DISPLAY HOUSE PLAT FOR WILDHORSE

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett for a first reading of Bill #192, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #192 was read for the first time.

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett for a second reading of Bill #192, by title only. A voice vote was taken with an affirmative result and the motion was declared passed. Bill #192 was read for the second time.

A roll call vote was taken for passage and approval of Bill #192 with the following results: Ayes - Fawcett, Overall, Hartman, Bute, Neiner, Frank, Flachsbart. Nays - None. Abstain - Hrabko. Whereupon President Pro Tem Bute declared the Bill #192 approved, passed it, and it became ORDINANCE #191.

ADJOURNMENT

A motion was made by Councilmember Hrabko, seconded by Councilmember Fawcett 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 8:05 p.m.

President ProTem Bute

ATTEST:

City Clerk, June Shroeder