



**RECORD OF PROCEEDING**

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MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD  
AT 922 ROOSEVELT PARKWAY  
NOVEMBER 4, 1996

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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

ABSENT

Mayor Jack Leonard  
Councilmember Barry Flachsbart  
Councilmember Colleen Hilbert  
Councilmember Larry Grosser  
Councilmember Barry Streeter  
Councilmember Dan Hurt  
Councilmember Alan Politte  
Councilmember Mike Cullen  
Councilmember Linda Tilley

None

The Pledge of Allegiance was led by Scout Troop #848 from Highcroft Ridge Elementary School: Patrick Kron, Jason Meyer, Aaron Martin, Matt Maggey, Jeff Daniels, Adam Weintrop, Elliot Bruzek and Jay Huetteman. Also in attendance was Troop Leader Tom Smyka.

Mayor Jack Leonard led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the October 21, 1996, City Council meeting were submitted for approval. A motion was made by Councilmember Tilley, seconded by Councilmember Cullen, to approve the minutes. A voice vote was taken with an affirmative result (Councilmember Grosser "Abstained") and the motion was declared passed.

## **INTRODUCTORY REMARKS**

Mayor Leonard presented a Proclamation to representatives of LiveWire Marketing, Timothy Bergeron, President, Rod Moore, Karen Mankin and Jim Liebe III, Co-founder, in recognition of their generosity in donating all services associated with the preparation and update of Chesterfield's home page on the Internet.

Mayor Leonard reminded those in attendance that Propositions R & S were on the Nov. 5 ballot and urged everyone in attendance to get out and vote!

## **COMMUNICATIONS AND PETITIONS**

Clayton Hathaway, who resides at 112 High valley Drive, expressed his opposition to the TIF for the Sverdrup development at Timberlake Crossing.

Jane Durrell, Chairperson of the Historical Commission, gave a brief summation of the past, present and future activities of this committee.

## **COUNCIL COMMITTEE REPORTS**

### **Planning and Zoning**

Councilmember Barry Streeter, Chairperson of the Planning and Zoning Committee, reported that the proposed Resolution #208 would adopt the West Area Study as an amendment to the Comprehensive Plan. A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, to adopt Resolution #208. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Streeter next reported that Bill Nos. 995 and 1307, 1308 and 1314 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 Nov. 7 at 5:30 p.m.

### **Public Works/Parks**

Councilmember Alan Politte, Chairperson of the Public Works/Parks Committee, reported that Bill Nos. 1312 and 1315 will be considered for adoption under the Legislation portion of the agenda.

## **REPORT OF THE CITY ADMINISTRATOR**

City Administrator Mike Herring reported that the Chesterfield Community Development Corporation had received a request from St. Joseph Institute for the Deaf, for the issuance of \$7,000,000 of Industrial Development Revenue Bonds. In order for this matter to move

forward, it will be necessary for City Council to adopt Resolution #209. Passage of this resolution will authorize the CCDC to conduct a public hearing as Chesterfield's Industrial Development Authority. This resolution will also authorize Mayor Leonard to execute a document approving the project financing after the public hearing has been held. A motion was made by Councilmember Tilley, seconded by Councilmember Streeter, to adopt Resolution #209. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Mr. John Langa, Administrator of CCDC, introduced Donna Sarro, Director of Residential Life for St. Joseph Institute for the Deaf, who expressed, on behalf of her organization, their pleasure in being located in the City of Chesterfield.

Mr. Herring next reported that bids were recently opened for the purchase of a one-ton truck, equipped with dump body, snow plow and salt spreader. The FY1996 budget contains an allocation of \$37,000 for this purchase. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson in recommending the purchase of this vehicle from the low bidder, Meier Chevrolet, totaling \$36,695. A motion was made by Councilmember Politte, seconded by Councilmember Flachsbart, to approve the purchase of a one-ton dump truck from Meier Chevrolet at a cost of \$36,695. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that the budget for snow removal salt was exceeded during the winter of 1995-96 due to the severe nature of the numerous winter storms faced by our Public Works Department. The budget has been monitored to determine the exact amount needed to replace salt reserves that were utilized during the early part of 1996. Based upon that analysis, there is a need to transfer \$28,676 from Contingency to cover the amount of salt already ordered in preparation for the winter of 1996-97, which includes reserves already consumed. The current order will place the City in excellent condition prior to the onset of winter. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson, in requesting a transfer of funds from Contingency, totaling \$28,676, to cover the budget shortfall. A motion was made by Councilmember Politte, seconded by Councilmember Grosser, to transfer from Contingency \$28,676 to cover the cost of the shortfall. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that Westbury - Phase 3 stormwater improvements (Ward I) have been completed at a cost of approximately \$9,000 below the amount appropriated for this project. Mr. Geisel in requesting that a change order be authorized to enable the contractor for the Westbury -Phase 3 stormwater improvements project, Fred. M. Luth and Sons, to undertake and complete a project to repair a stormsewer located within one of the City's construction landfills, along River Bend Drive, which has collapsed. That particular project is outside of the capabilities of the Street Maintenance Division and needs to be addressed as soon as possible. The total price for this project, and the amount of the change order requested, is \$10,370. As previously noted, approximately \$9,000 of this amount was saved from the contract for the Westbury - Phase 3 stormwater improvements. The balance of approximately \$1,000 is currently available within the budget for

stormsewer improvement projects. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson, in recommending the approval of a change order to the contract issued to Fred M. Luth and Sons, totaling \$10,370, to repair the stormsewer at River Bend Drive and Sunny Hill Court. A motion was made by Councilmember Flachsbart, seconded by Councilmember Hilbert, to approve the change order to the contract issued to Fred M. Luth and Sons, totaling \$10,370, to repair the stormsewer at River Bend Drive and Sunny Hill Court. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that a request has been submitted by the contractor selected for the project to install pump stations within the Chesterfield Valley. Tarleton Corporation has submitted this change order, totaling \$30,000, due to price increases and the lag time from the original submission of their proposal until this proposal was approved by City Council last month. The lag time resulted from efforts to work with the Levee District and the Corps of Engineers to secure a commitment from the Corps of Engineers for full credit of all dollars expended by the City on this project towards the cost of ultimately constructing a 500-year levee. This entire project is funded with an E.D.A. grant and funds generated by the Valley TIF District. It was noted that these additional costs were anticipated when the amount of the financing was determined and, as a result, this change order will have no cost implications to the City of Chesterfield. However, it is still necessary for City Council to approve the change to the contract with Tarlton Corporation, totaling \$30,000. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and Administration Julie Wilson in recommending approval of a change order with Tarlton Corporation, totaling \$30,000, for the project to install pumps stations within the Chesterfield Valley. A motion was made by Councilmember Politte, seconded by Councilmember Grosser, to approve the change order, totaling \$30,000, to cover the cost of the price increases. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring next reported that the City recently sought proposals from Development Strategies for amendments to the Valley Master Plan to incorporate various changes associated with the proposed Wal-Mart development in the eastern end of the Valley. Director of Public Works/City Engineer Mike Geisel reported that when the Phase 3 portion of this work was negotiated with Development Strategies, in 1994, the City secured a price of \$160,750. The FY1994 Budget contained an appropriation of \$215,000 for that work, thus resulting in savings of approximately \$54,000. Of that amount \$12,500 was subsequently used for additional work to establish the TIF District in the Chesterfield Valley, leaving a balance of approximately \$42,000. During 1995, City Council authorized a transfer of \$20,000 from the Contingency Fund, to cover the cost of a study regarding the development of proposed interchanges along I-64/Hwy 40. This recommendation would result in authorization for Mr. Herring to sign a new contract with Development Strategies, which will enable them to modify the Valley Master Plan to reflect the changes forthcoming with regard to the eastern end of the Valley and the Wal-Mart development. This recommendation is endorsed by the Valley Master Plan Study Committee. Mr. Herring joined with Mr. Geisel and Acting-Director of Finance and

Administration Julie Wilson, as well as Chairperson Bill Kirchoff and the members of the Valley Master Plan Study Committee, in recommending that a transfer of \$35,000 from the Contingency Fund be approved for this additional work to be performed by Development Strategies. A motion was made by Councilmember Cullen, seconded by Councilmember Tilley, to approve the transfer of \$35,000 from Contingency Fund for the additional work to be performed by Development Strategies. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### NEW BUSINESS

Discussion took place with regard to setting a date for a meeting to review the proposed FY1997 Budget. After some discussion, a meeting date was scheduled for November 19 at 6 p.m.

### LEGISLATION - PLANNING COMMISSION

BILL NO. 1307 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 13.3 ACRE TRACT OF LAND ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, EAST OF THE INTERSECTION OF LONG ROAD AND WILD HORSE CREEK ROAD/STATE HIGHWAY CC (P.Z. 15-94, E. M. HARRIS - WILD HORSE MEADOWS)

A motion was made by Councilmember Streeter, seconded by Councilmember Hilbert, for the first reading of Bill No.1307. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1307 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, for a second reading of Bill No.1307. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1307 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1307, with the following results: Ayes - Flachsbar, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1307 approved, passed it and it became **ORDINANCE NO. 1200**.

BILL NO. 1308 ESTABLISHES A PLANNED ENVIRONMENT UNIT (PEU) IN AN "R-1" ONE ACRE RESIDENCE DISTRICT FOR A 13.3 ACRE TRACT OF LAND ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, EAST OF THE INTERSECTION OF LONG ROAD AND WILD HORSE CREEK ROAD/STATE HIGHWAY CC (P.Z. 16-94, E. M. HARRIS - WILDHORSE MEADOWS)

A motion was made by Councilmember Streeter, seconded by Councilmember Hilbert, for the first reading of Bill No.1308. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1308 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Tilley, for a second reading of Bill No.1308. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1308 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1308, with the following results: Ayes - Flachsbart, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No. 1308 approved, passed it and it became **ORDINANCE NO. 1201.**

**BILL NO. 1314 PROVIDES FOR THE APPROVAL OF THE RECORD PLAT, WARRANTY DEED AND ESCROW AGREEMENT FOR GREYSTONE PLAT TWO (PLANNING COMMISSION RECOMMENDS APPROVAL)**

A motion was made by Councilmember Streeter, seconded by Councilmember Hilbert, for the first reading of Bill No.1314 . A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 1314 was read for the first time.

A motion was made by Councilmember Streeter, seconded by Councilmember Grosser, for a second reading of Bill No.1314. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1314 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1314, with the following results: Ayes - Flachsbart, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1314 approved, passed it and it became **ORDINANCE NO.1202.**

## **LEGISLATION**

**BILL NO. 1312 AMENDS ORDINANCE NO. 2031 CREATING THE "CHESTERFIELD TRANSPORTATION COMMISSION" (SECOND READING - PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL)**

A motion was made by Councilmember Politte, seconded by Councilmember Cullen, for a second reading of Bill No.1312. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1312 was read for the second time. A roll call vote was taken for passage and approval of Bill No.1312, with the following results: Ayes - Flachsbart, Hilbert, Grosser, Streeter, Hurt, Politte, Cullen and Tilley. Nays - None. Whereupon Mayor Leonard declared Bill No.1312 approved, passed it and it became **ORDINANCE NO. 1203.**

BILL NO. 1315      PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS  
WITHIN WELLINGTON ESTATES SUBDIVISION IN THE CITY  
OF CHESTERFIELD (**FIRST READING - PUBLIC  
WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL**)

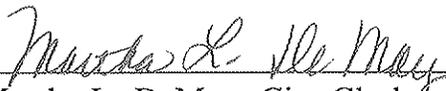
A motion was made by Councilmember Politte, seconded by Councilmember Cullen, for the first reading of Bill No.1315. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.1315 was read for the first time.

**ADJOURNMENT**

A motion was made by Councilmember Hilbert, seconded by Councilmember Hurt, 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 7:35 P.M.

  
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Mayor Jack Leonard

**ATTEST:**

  
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Martha L. DeMay, City Clerk