



## RECORD OF PROCEEDING

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

**NOVEMBER 18, 2002**

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

Mayor Nations led those in attendance in the Pledge of Allegiance and followed with a moment of silent prayer.

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

None

APPROVAL OF MINUTES

The minutes of the November 4, 2002, 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 announced that City Hall would be closed on Thursday and Friday, November 28 and 29, respectively, in observance of the Thanksgiving Holidays.

Mayor Nations next announced that the candidate filing for the April, 2003 municipal election will begin Tuesday, December 24 at 8 a.m. in the office of the City Clerk.

Mayor Nations next announced that a special meeting of the City Council will be held on Wednesday, November 20 at 6:30 p.m., to review the proposed FY2003 Budget. The next regularly scheduled City Council meeting will be held Monday, December 2.

Councilmember Barry Streeter announced that the Boy Scouts are conducting a food drive on Saturday, November 23.

## **COMMUNICATIONS AND PETITIONS**

Bob Boland, who resides at 16839 Chesterfield Bluffs, attorney for the petitioner, supported Bill No. 2120, P.Z. 13-2002, Drury Development Corporation.

Randell Stegmann, 13830 Olive Boulevard, supported Bill No. 2126.

Mike Doster, 17107 Chesterfield Airport Road, attorney for the petitioner, supported Bill No. 2120, P.Z. 13-2002, Drury Development Corporation.

Pam Hanner, who resides at 2030 Lake Clay, supported the proposed maintenance property code.

Jeff Chaney, who resides at 2048 Parasol Drive, supported the proposed maintenance property code.

## **COUNCIL COMMITTEE REPORTS**

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

Councilmember Barry Flachsbart, Chairperson of the Public Works/Parks Committee, reported that Bill No. 2026 (accepts public streets in Estates at Baxter Pointe), Bill No. 2110 (accepts public streets in Estates at Baxter Pointe Addition) and Bill No. 2116 (restricts parking on Schoettler Road) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Flachsbart announced that the next meeting of this Committee has been scheduled for Wednesday, November 20 at 5:30 p.m.

### **Finance and Administration Committee**

Councilmember Bruce Geiger, Chairperson of the Finance and Administration Committee, reported that the Committee voted to recommend that City Council accept the new selection process for the Citizen of the Year Award. Councilmember Geiger made a motion, seconded by Councilmember Casey, to approve the new selection process for the Citizen of the Year Award. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Geiger next introduced the proposed City Council meeting schedule for the year 2003. Councilmember Geiger made a motion, seconded by Councilmember Streeter, to accept the proposed 2003 City Council meeting schedule. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Geiger reported that Bill No. 2127 (amends the City retirement plan) will be read for the first time under the “Legislation” portion of the agenda.

### **Planning and Zoning Committee**

Councilmember Dan Hurt, Chairperson of the Planning and Zoning Committee, reported that Bill No. 2118 (P.Z. 15-2002, THF Development L.L.C.) and Bill No. 2120, P.Z. 13-2002, Drury Development Corporation) will be considered for adoption and Bill No. 2125 (P.Z. 14-2002, TV Fred M. Kemp Foundation) and Bill No. 2126 (P.Z. 18-2002, Randall Stegmann) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember Durrell, to hold Bill No. 2119 (Property Maintenance Code) until the December 2 Work Session meeting. 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 November 20, at 5:30 p.m.

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

Councilmember Mary Brown, Chairperson of the Public Health and Safety Committee, reported that Bill No. 2025 (approves stop signs at the intersection of Benton Taylor Lane and Benton Taylor Drive) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Brown noted that the next meeting of the PH&S Committee has not yet been scheduled.

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

City Administrator Mike Herring reported that Director of Public Works/City Engineer

Mike Geisel is recommending/requesting that an additional \$75,000 be appropriated by City Council for engineering services provided by Doering Engineering, with regard to both the River Valley Drive and Old Baxter Road improvement projects. According to Mr. Geisel, each of these projects is 90 – 95% complete, in terms of overall engineering; however, additional work is still required in order to move forward with both of these projects over the next two years. These funds will come from the ½ cent sales tax, for capital improvements. Councilmember Flachsbart made a motion, seconded by Councilmember Geiger, to approve the appropriation of \$75,000 to Doering Engineering for engineering services related to River Valley Drive and Old Baxter Road improvement projects. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

After some discussion, Councilmember Streeter made a motion, seconded by Councilmember Casey, to hold the Ikon Beautification Project until the special City Council meeting, scheduled for November 20. A roll call vote was taken with the following results: Ayes – Durrell, Flachsbart, Streeter, Casey, Hurt and Geiger. Nays – Brown and Fults. Mayor Nations declared the motion passed and the Ikon Beautification Project was held.

After additional discussion regarding the 2003 Fourth of July celebration by the City of Chesterfield, Councilmember Geiger made a motion, seconded by Councilmember Casey, to hold this item until the special City Council meeting, scheduled for November 20. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **LEGISLATION**

### **BILL NO. 2026**

**PERTAINS TO THE ACCEPTANCE OF PUBLIC STREETS WITHIN THE ESTATES AT BAXTER POINTE SUBDIVISION IN THE CITY OF CHESTERFIELD (SECOND READING – PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2026. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2026 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2026, with the following results: Ayes – Geiger, Hurt, Casey, Streeter, Fults, Brown, Flachsbart and Durrell. Nays - None. Whereupon Mayor Nations declared Bill No. 2026 approved, passed it and it became **ORDINANCE NO. 1894**.

**BILL NO. 2110**

PERTAINS TO THE ACCEPTANCE OF A PUBLIC STREET WITHIN THE ESTATES AT BAXTER POINTE ADDITION SUBDIVISION IN THE CITY OF CHESTERFIELD (**SECOND READING – PUBLIC WORKS/PARKS COMMITTEE**)

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2110. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2110 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2110, with the following results: Ayes - Durrell, Flachsbart, Fults, Geiger, Casey, Hurt, Brown and Streeter. Nays - None. Whereupon Mayor Nations declared Bill No. 2110 approved, passed it and it became **ORDINANCE NO. 1895**.

**BILL NO. 2116**

AMENDS ORDINANCE NO. 35, SCHEDULE IX OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO RESTRICT PARKING ON SCHOETTLER ROAD, BETWEEN HIGHCROFT DRIVE AND SOUTH OUTER 40 (**SECOND READING – PUBLIC WORKS/PARKS COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2116. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2116 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2116, with the following results: Ayes – Flachsbart, Casey, Geiger, Fults, Hurt, Brown, Streeter and Durrell. Nays - None. Whereupon Mayor Nations declared Bill No. 2116 approved, passed it and it became **ORDINANCE NO. 1896**.

**BILL NO. 2025**

AMENDS ORDINANCE NO. 35, SCHEDULE VI, INTERSECTION STOPS, OF THE ORDINANCES OF THE CITY OF CHESTERFIELD BY ADDING PROVISIONS THERETO TO INCLUDE BENTON TAYLOR LANE AT BENTON TAYLOR DRIVE (**SECOND READING – PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL**)

Councilmember Brown made a motion, seconded by Councilmember Fults, for a second reading of Bill No. 2025. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2025 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2025, with the following results: Ayes – Durrell, Streeter, Brown, Hurt, Fults, Geiger, Casey and Flachsbart. Nays - None. Whereupon, Mayor Nations declared Bill No. 2025 approved, passed it and it became **ORDINANCE NO. 1897**.

**BILL NO. 2127**

AMENDS THE CITY OF CHESTERFIELD RETIREMENT PLAN (**FIRST READING – FINANCE AND ADMINISTRATION COMMITTEE**)

Councilmember Geiger made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2127. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Geiger made a motion, seconded by Councilmember Hurt to amend the fourth Whereas in Bill No. 2127 to change \$170,000 to \$150,000. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2127 was read for the first time.

**LEGISLATION – PLANNING COMMISSION**

**BILL NO. 2118**

AMENDS ORDINANCE NUMBER 1625 OF THE CITY OF CHESTERFIELD BY ADDING PERMITTED USES AND ANCILLARY USES FOR A 17.226 ACRE TRACT OF LAND ZONED “PI” PLANNED INDUSTRIAL DISTRICT (P.Z. 15-2002 THF DEVELOPMENT L.L.C.) (**SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, AS AMENDED**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2118. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2118 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2118, with the following results: Ayes - Flachsbart, Casey, Streeter, Hurt, Fults, Brown, Geiger and Durrell. Nays - None. Whereupon Mayor Nations declared Bill No. 2118 approved, passed it and it became **ORDINANCE NO. 1898**.

**BILL NO. 2120**

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THREE “C8” PLANNED COMMERCIAL DISTRICTS AND AN “NU” NON-URBAN DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR 4.85 ACRES OF LAND ADJACENT TO CHESTERFIELD MALL AT THE INTERSECTION OF CLARKSON ROAD AND U.S. HIGHWAY 40/61, INTERSTATE 64 (P.Z. 13-2002 DRURY DEVELOPMENT CORPORATION) (**SECOND READING – PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS, AS AMENDED**)

Councilmember Hurt made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2120. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2120 was read for the second time. Councilmember Hurt made a motion, seconded by Councilmember Casey, to amend the last paragraph in Section VI. Trust Fund Contribution. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Hurt made a motion to increase the green space from 20% to 25%. The motion died for lack of a second. A roll call vote was taken for passage and approval of Bill No. 2120, as amended, with the following results: Ayes – Durrell, Streeter, Fults, Flachsart, Casey, Hurt, Geiger and Brown. Nays - None. Whereupon Mayor Nations declared Bill No. 2120 approved, passed it and it became **ORDINANCE NO. 1899.**

**BILL NO. 2125**

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “NU” AND “M3” DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 5.1 ACRE TRACT OF LAND ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD, EAST OF BOONE’S CROSSING (P.Z.14-2002 TV FRED M. KEMP FOUNDATION AND JPR CORPORATION) **(FIRST READING - RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL BUT ONLY IF AMENDED)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2125. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2125 was read for the first time. Councilmember Hurt made a motion, seconded by Councilmember Streeter, to amend Section VII Specific Criteria, sub-section 18 regarding Sculpture and Section VII, sub-section 19 regarding Power of Review. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Streeter made a motion, seconded by Councilmember Casey, to request that the Planning Commission work towards the development of a Museum District. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Hurt made a motion, seconded by Councilmember Casey, to request that the Planning Commission to develop performance standards for hotels. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**BILL NO. 2126**

AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CREATING A COMMERCIAL SERVICE PROCEDURE IN THE “R-2” 15,000 SQUARE FOOT RESIDENCE DISTRICT FOR A 1.17 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD, APPROXIMATELY 100 FEET EAST OF WESTBURY DRIVE (P.Z. 18-2002 RANDALL

**STEGMANN) (FIRST READING – PLANNING  
COMMISSION RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2126. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2126 was read for the first time.

**ADJOURNMENT**

Mayor Nations adjourned the meeting at 7:47 p.m.

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Mayor John Nations

**ATTEST:**

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Martha L. DeMay, City Clerk