



## RECORD OF PROCEEDING

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MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD  
AT 922 ROOSEVELT PARKWAY  
DECEMBER 8, 1994

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The meeting was called to order at 5:30 P.M.

A roll call was taken with the following results:

PRESENT

Mayor Jack Leonard  
Councilmember Barry Flachsbart  
Councilmember Colleen Hilbert  
Councilmember Ed Levinson  
Councilmember Dan Hurt  
Councilmember Alan Politte  
Councilmember Mike Cullen  
Councilmember Linda Tilley

ABSENT

Councilmember Bill Devers

Mayor Jack Leonard called the meeting to order and introduced Karen Irwin, Financial Advisor from A. G. Edwards, to discuss the Plan of Finance for the comprehensive capital projects the City of Chesterfield has set forth.

Ms. Irwin first began a discussion concerning the recently-approved Park Bond Issue. She indicated that A. G. Edwards had obtained bids for selection of a "paying agent" for use in conjunction with this Bond Issue. The recommendation by Ms. Irwin would be to select Mark Twain for this service. A vote on this recommendation will be held by City Council later in this meeting. Secondly, Ms. Irwin discussed the bond rating process and the importance of a visit by Moody's representatives and a meeting with City Council over lunch, scheduled for Friday, December 9, 1994. Ms. Irwin indicated that the best rating possible for the City of Chesterfield to obtain would be "AA". Ms. Irwin next informed City Council that her advisors had recommended that the sale of park bonds be scheduled for Tuesday, January 10, 1995. Ms. Irwin explained the rationale behind this recommendation. A final decision regarding this special City Council meeting will be

made prior to the end of this meeting.

Ms. Irwin next began a detailed discussion with regard to the capital projects to be financed with a Master Lease Program. As previously decided by City Council, those include a police department/government center, street department maintenance facility, community recreation center and approximately \$1.8 million for capital street improvement projects. Ms. Irwin then summarized the additional services being contemplated by City Council and their respective annual operational costs. Ms. Irwin next summarized the ability of a \$.025 and a \$.050 sales tax issues to finance all capital improvement projects and additional services identified by City Council. (Note: In making her presentation, Ms. Irwin followed the information contained within a document entitled "City of Chesterfield Comprehensive Capital Projects Plan of Finance.") Ms. Irwin next reviewed all the assumptions upon which the analysis regarding the Master Lease Program had been completed.

Following much discussion and clarification of all issues discussed, Ms. Irwin indicated that her recommendation would be for the City of Chesterfield to approve ordinances to place the \$.025 local option sales tax and the \$.050 capital improvement sales tax on the February 7, 1995 ballot. The revenue generated by said taxes would be used to finance the above-noted capital improvement projects. In addition, Ms. Irwin recommended that pending receipt of revenues from both sales tax issues, as projected, that additional services be provided, as follows:

- ◆ Snow removal - winter 1995 - 1996, pending availability of funds
- ◆ Current street light operation - 1996
- ◆ Street light construction on public rights-of-way - 1996 - 2006

Ms. Irwin also recommended that the City begin immediately to select architectural firms to complete the design process of all capital improvement facilities discussed during the meeting. Ms. Irwin noted that the final decision needs to be made concerning location, desired amenities and costs of each of the identified capital projects prior to the issuance of lease bonds.

Ms. Irwin summarized some of the reasons why these recommendations were being made:

Purchase of facilities would preclude the need to continue renting/leasing facilities at an annual cost of approximately \$325,000; \$7 of every \$10 spent within the City of Chesterfield comes from non-residents. As a result, the City by enacting these local sales taxes will enable the capture of those dollars to be spent within the current City limits; the program, as proposed, would represent a dramatic acceleration of street repairs city-wide, at a much lower total actual cost; passage of both sales tax issues require only simple majority votes.

A motion was then made by Councilmember Cullen, seconded by Councilmember Tilley, to approve the various recommendations submitted by Financial Advisor Karen Irwin.

During discussion, Councilmember Flachsbart indicated that he was opposed to the approach recommended by Ms. Irwin and that he would vote against the proposal. He expressed concerns regarding an increase sales tax level within the City of Chesterfield. Ms. Irwin pointed out that approximately twenty (20) other municipalities had already established both sales taxes and that every city containing a mall had established these taxes, as well. Councilmember Levinson stated his desire to have the motion reflect the specific goal of City Council pending availability of funds, to assume responsibility for the payment of street lights adjacent to all public and private streets, by 1996, and to begin snowplowing on private streets, as early as the winter of 1995-96.

Following some additional discussion, it was agreed to schedule a special City Council meeting for Tuesday, January 10, 1995, at 1:00 P.M., to approve the sale of parks bonds. A motion was then made by Councilmember Politte, seconded by Councilmember Hurt, to suspend the rules of Council to provide for the first and second reading of Bill #'s 1001 and 1002. This action was being done due to the need to place these issues on the ballot before the deadline for doing so. The motion was approved by a vote of 6 - 1, with Councilmember Flachsbart voting "No".

**BILL #1001                    PROVIDES FOR A SALES TAX IN THE AMOUNT OF ONE-FOURTH OF ONE PERCENT AND CALLING AN ELECTION ON THE QUESTION OF WHETHER TO IMPOSE SUCH SALES TAX; DESIGNATING THE TIME OF HOLDING SAID ELECTION; AND AUTHORIZING AND DIRECTING THE CITY CLERK TO GIVE NOTICE OF SAID ELECTION**

A motion was made by Councilmember Politte, seconded by Councilmember Hurt, for the first reading of Bill #1001. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion was declared passed. Bill #1001 was read for the first time.

Councilmember Levinson next made a motion to officially accept the recommendations of Financial Advisor Karen Irwin, with regard to the establishment of a Master Lease Program and the provision of additional services, as indicated, pending receipt and availability of funding levels as anticipated. This motion was seconded by Councilmember Politte. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion was declared passed.

A motion was made by Councilmember Politte, seconded by Councilmember Hurt, for a second reading of Bill #1001. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion was declared passed. Bill #1001 was read for the second time. A roll call vote was taken for passage and approval of Bill #1001, with the following results: Ayes - Hilbert, Levinson, Hurt, Politte, Cullen and Tilley. Nays - Flachsbart. Whereupon Mayor Leonard declared Bill #1001 approved, passed it and it became ORDINANCE #970.

BILL #1002

PROVIDES FOR A SALES TAX IN THE AMOUNT OF ONE-HALF OF ONE PERCENT FOR THE PURPOSE OF FUNDING CAPITAL IMPROVEMENTS AND CALLING AN ELECTION ON THE QUESTION OF WHETHER TO IMPOSE SUCH SALES TAX; DESIGNATING THE TIME OF HOLDING SAID ELECTION; AND AUTHORIZING AND DIRECTING THE CITY CLERK TO GIVE NOTICE OF SAID ELECTION

A motion was made by Councilmember Politte, seconded by Councilmember Hurt, for the first reading of Bill #1002. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion was declared passed. Bill #1002 was read for the first time.

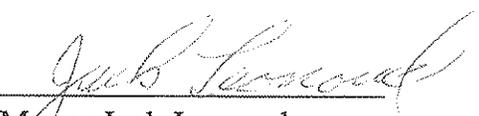
A motion was made by Councilmember Politte, seconded by Councilmember Hurt, for a second reading of Bill #1002. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted "No") and the motion was declared passed. Bill #1002 was read for the second time. A roll call vote was taken for passage and approval of Bill #1002, with the following results: Ayes - Hilbert, Levinson, Hurt, Politte, Cullen and Tilley. Nays - Flachsbart. Whereupon Mayor Leonard declared Bill #1002 approved, passed it and it became ORDINANCE #971.

(Councilmember Politte left the meeting at this time.)

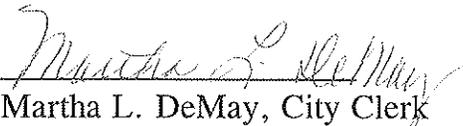
Councilmember Levinson made a motion to designate Mark Twain Bank as Paying Agent. The motion was seconded by Councilmember Cullen. A voice vote was taken with a unanimous affirmative result (6 - 0) and the motion was declared passed.

#### ADJOURNMENT

A motion was made by Councilmember Hurt, seconded by Councilmember Flachsbart, that the meeting be adjourned to go into Executive Session (Closed Meeting) for the purpose of discussing property acquisition (RSMo610.021(3)). A roll call vote was taken with the following results: Ayes - Flachsbart, Hilbert, Levinson, Hurt, Cullen, Tilley. Nays - None. The motion was declared passed. The meeting was adjourned at 7:25 P.M.

  
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Mayor Jack Leonard

ATTEST:

  
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Martha L. DeMay, City Clerk