



RECORD OF PROCEEDING

PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

MAY 2, 2016

Mayor Bob Nation called the Public Hearing to order, at 6:50 p.m. All members of City Council were present, as were City Attorney Chris Graville, Interim Co-City Administrator Mike Geisel, Finance Director Craig White and Community Services/Economic Development Director Libbey Tucker. In addition, approximately thirty-five (35) others were present and seated in the audience.

Mayor Nation stated that the purpose of this meeting was to allow for public discussion with regard to the proposed neighborhood improvement assessments in the Broadmoor Condominiums Neighborhood Improvement District (NID).

Mayor Nation recognized Ms. Libbey Tucker, Community Services/Economic Development Director, who provided a summary of the NID Petition/Process. Ms. Tucker stated that Council approved the contract at the March 21, 2016 meeting with Amcon Municipal Concrete in the amount of \$1,303,428 not to exceed \$1,400,000, as recommended by staff. Staff has also estimated an additional \$115,000 in costs related to the formation, financing and administration of the NID, which is also reflected in the financing ordinance. The bids came in slightly higher than originally anticipated, and the estimated total cost has risen to \$1,515,000 including allowances for contingency, legal, and administrative costs. A subsequent letter was recently sent to property owners notifying them of these costs. The letter included language indicating that statutes provide for cost increases up to 25% over the estimated cost before another vote of the residents would be required. In order to ease concerns, Ms. Tucker has sent a follow up letter clarifying that Staff is very confident that it can get the project done at or below the estimated cost of \$1,515,000.

At the April 20, 2016 City Council meeting, Resolution No. 421 was passed which: 1) accepted the plans and specifications for the project, 2) ordered the preparation of a proposed assessment roll, 3) set a public hearing for this evening to consider the proposed improvements and assessments, and 4) directed the City Clerk to give notice of this hearing to the residents involved. Since that time, the residents and owners of Broadmoor Condominiums have received a direct mailing of the public hearing notice and the notice was published in The Countian. The plans and specifications and proposed assessment roll have been on file in the City Clerk's office for public inspection as required by the NID Act.

Once the NID project is complete, City staff will establish the final assessment by ordinance and then notify the property owners within the district of their annual obligations. The final assessment ordinance will be placed on record with the St. Louis County Recorder of Deeds and will be collected by the City's Finance Department.

PUBLIC COMMENT

Mr. Marty Newman, 14960 Broadmont Drive, spoke in support of Bill No. 3090 (Authorizes and directs the Improvements to be made within the Broadmoor Condominiums Neighborhood Improvement District).

Mr. Dean Jeffries, 15009 Claymoor Court Unit #11, spoke in support of Bill No. 3090 (Authorizes and directs the Improvements to be made within the Broadmoor Condominiums Neighborhood Improvement District).

Ms. Susan Weitzel, 14975 Green Circle Drive, spoke in support of Bill No. 3090 (Authorizes and directs the Improvements to be made within the Broadmoor Condominiums Neighborhood Improvement District).

ADJOURNMENT

There being no further public discussion or comment, Mayor Nation adjourned the meeting at 7:10 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk