



## RECORD OF PROCEEDING

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

**January 17, 2007**

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

Mayor Nations led everyone 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

APPROVAL OF MINUTES

The minutes of the January 3, 2007, 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 the next meeting of City Council has been scheduled for Monday, February 5. Mayor Nations also noted that the qualifying period for the April municipal election has ended and both Councilmember Streeter (Ward 2) and Councilmember Brown (Ward 4) had decided not to seek re-election. Mayor Nations commended each for their many years of service, as members of City Council, noting that Councilmember Streeter has served, since 1995 and Councilmember Brown has served, since 1997. Mayor Nations also read the list of candidates (see attached) who had filed to run in all Wards, and introduced those who were in attendance. The election will be held on Tuesday, April 3, 2007.

## **COMMUNICATIONS AND PETITIONS**

Mike Doster, attorney for the petitioner, supported Bill No. 2508 (P.Z. 1-2006, Spirit Town Center (Greenberg-Blatt Management, L.P.) and was available to answer any questions regarding this legislation.

Bill Decker supported Bill No. 2509 (P.X. 21-2006, Precision Plaza (Precision Properties, LLC).

Diane Hytale supported and requested a 4-way stop sign at RHL Boulevard and THF Boulevard, within the Chesterfield Commons Development and removal of the shrubbery that blocks the driver's view at that location. Councilmember Fults thanked Ms. Hytale for attending and noted that the City had been in contact with THF Realty, regarding this intersection, as well as the intersection of THF Blvd and Chesterfield Commons Drive. All streets are private streets, developed by THF Realty

## **APPOINTMENTS**

Mayor Nations noted that he had no appointments, requiring City Council attention, at this meeting.

## **COUNCIL COMMITTEE REPORTS**

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

Councilmember Dan Hurt, Chairperson of the Public Works/parks Committee, reported that the proposed CVAC Field Management Plan was designed to control and limit over use of the fields and to codify what Staff has been doing for several years. Councilmember Hurt made a motion, seconded by Councilmember Geiger, to approve the CVAC Field Management Plan. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported on the proposed rental rates and rules and regulations for the CVAC. Councilmember Hurt emphasized that the 2007 rental rates for baseball, softball and football are to remain the same as 2006 and that only the rental rates for soccer would increase. This is in accordance with Staff's direction to gradually increase

the rates for soccer over a three-year period. Councilmember Hurt made a motion, seconded by Councilmember Brown, to approve the proposed rental rates and rules and regulations for the CVAC. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported that several changes have been recommended regarding the Family Aquatic Facility. Due to the fact that lifeguards typically used are either college or high school students who go back to school in mid-August, Councilmember Hurt made a motion, seconded by Councilmember Casey to allow Staff to close the competition pool and lazy river, as necessary, due to the reduced availability of lifeguards during the last two weeks of the pool season. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported that Staff has requested authorization to sell mid-season pool passes. Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve the sale of mid-season pool passes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported that a list of proposed 2007 Parks Programs has been developed and that discussions have taken place with the YMCA pertaining to a partnership with the “Y” regarding summer camps and possibly a chess tournament as part of the 2007 Parks Programs. Councilmember Hurt made a motion, seconded by Councilmember Casey, to approve the proposed 2007 Parks Programs. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt next reported that revisions have been proposed for the Concrete Specifications and Pavement Acceptance Policy. A motion was made by Councilmember Hurt, seconded by Councilmember Casey, to approve the revised Concrete Specifications and Pavement Acceptance Policy. 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 February 27 at 7:30 a.m.

### **Planning and Zoning Committee**

Councilmember Mary Brown, Chairperson of the Planning and Zoning Committee, reported that Bill No. 2513 (P.Z. 24-2006, Monarch Center (158 Long Road) and Bill No. 2514 (P.Z. 4-2006, City of Chesterfield/Tree Manual) will be read for the first time and Bill No. 2508 (P.Z. 1-2006, Spirit Town Center (Greenberg-Blatt Management, L.P.)), Bill No. 2509 (P.Z. 21-2006, Precision Plaza – Precision Properties, LLC), Bill No. 2515 (Provides for approval of a record plat for Terra Corporate Park) and Bill No. 2516 (Provides for the approval of a record plat for Long Road Crossing/Lipton Parcel) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Brown announced that the next meeting of this Committee has been scheduled for January 18 at 5:30 p.m.

## **REPORT OF THE CITY ADMINISTRATOR**

City Administrator Mike Herring reminded City Council that the City had recently been awarded a grant, totaling \$407,586, from the Municipal Parks Grant Commission. This grant will cover the entire cost of purchasing/installing "bleacher covers", for various fields at the Chesterfield Valley Athletic Complex (CVAC). Mr. Herring noted that Staff has learned of an opportunity to purchase these "bleacher covers" directly from State Contracts, saving approximately \$17,000, in the process. The cost will be \$271,088.42 and will be funded entirely by grant funds, noted above. There is an approximate twenty (20) week manufacturing time, for these "bleacher covers". If approved by City Council, it will be Staff's intention to prepare and seek separate bids for the installation of these "bleacher covers" and have that process completed while these "bleacher covers" are being manufactured. The goal is to have this entire process completed in time for the upcoming season at the Chesterfield Valley Athletic Complex. Mr. Herring fully-endorsed and supported this recommendation and requested approval to award a contract to Fry and Associates, in an amount not to exceed \$271,088.42. Councilmember Flachsbart made a motion, seconded by Councilmember Geiger, to award a contract to Fry and Associates, in an amount not to exceed \$271,088.42. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **NEW BUSINESS**

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to officially commend all employees involved in dealing with the impact of the recent ice storm. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **LEGISLATION – PLANNING COMMISSION**

**BILL NO. 2508** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 7.8 ACRE PARCEL OF LAND LOCATED ON CHESTERFIELD AIRPORT ROAD AT ITS INTERSECTION WITH GODDARD AVENUE. (PZ. 1-2006 SPIRIT TOWN CENTER/GREENBERG-BLATT MANAGEMENT, L.P.)  
**(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL; P&Z COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

Councilmember Brown made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2508. A voice vote was taken with a unanimous affirmative result

and the motion was declared passed. Bill No. 2508 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2508, with the following results: Ayes – Durrell, Brown, Fults, Geiger, Hurt, Casey and Streeter. Nays - Flachsbart. Whereupon, Mayor Nations declared Bill No. 2508 approved, passed it and it became **ORDINANCE NO. 2330.**

**BILL NO. 2509** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “NU” NON-URBAN DISTRICT TO A “PI” PLANNED INDUSTRIAL DISTRICT, FOR A 14.28 ACRE TRACT OF LAND, LOCATED NORTH OF WINGS CORPORATE DRIVE AND EAST OF EATHERTON ROAD (P.Z. 21-2006, PRECISION PLAZA {PRECISION PROPERTIES, LLC})  
**(SECOND READING - PLANNING COMMISSION RECOMMENDS APPROVAL; P&Z COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

Councilmember Brown made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2509. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2509 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2509, with the following results: Ayes – Brown, Flachsbart, Casey, Fults, Hurt, Geiger, Durrell and Streeter. Nays - None. Whereupon, Mayor Nations declared Bill No. 2509 approved, passed it and it became **ORDINANCE NO. 2331.**

**BILL NO. 2513** AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT, FOR A 10.14-ACRE TRACT OF LAND, LOCATED NORTH OF EDISON ROAD, EAST OF LONG ROAD **(FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING AND ZONING COMMITTEE RECOMMENDS APPROVAL, BUT ONLY IF AMENDED AS DETAILED IN THE ENCLOSED "GREEN SHEET")**

Councilmember Brown made a motion, seconded by Councilmember Geiger, for the first reading of Bill No. 2513. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.2513 was read for the first time. Councilmember Brown made a motion to approve Amendments 1 – 4 on the “Green Sheet”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Fults, to approve Amendment 5, Section C Permitted Uses by adding the four Ancillary Uses as they appear on the “green sheet”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Fults, to amend Amendment 6 Section C Permitted

Uses, Item 1 permitting no more than one filling station. A roll call vote was taken with the following results: Ayes – Fults, Durrell, Hurt, Geiger, Casey, Streeter and Brown. Councilmember Flachsbart voted “No” and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Fults, to approve Amendment 7, by amending Section C Permitted Uses that no more than one (1) vehicle service center for automobiles would be permitted. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted “No”) and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Fults, to approve Amendment 8 by permitting no more than one (1) vehicle washing facility for automobiles. A voice vote was taken with an affirmative result (Councilmember Flachsbart voted “No”). Councilmember Brown made a motion, seconded by Councilmember Streeter to approve Amendment 9, which will “permit the developer to install one piece of public art work in this development.” A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Fults, to approve Amendment 10, Section D regarding Floor Area, Height, Building and Parking Structure Requirements per the “green sheet”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Brown made a motion, seconded by Councilmember Geiger, to approve Amendment 11, by amending Page 8, Item L Public/Private Road Improvements by adding #5 “to construct additional lanes, pavement widening and provide necessary right-of-way to provide for turning or deceleration lanes for Edison Avenue in the vicinity of the permitted street access locations, as determined to be necessary by the City of Chesterfield Department of Public Works to ensure continued free flow of traffic along Edison Avenue”. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

**BILL NO. 2514** REPEALS CITY OF CHESTERFIELD ORDINANCE 2235 AND REPLACES IT WITH A NEW "TREE MANUAL" ORDINANCE THAT REVISES THE PROCEDURES AND REQUIREMENTS FOR REVIEWING AND APPROVING LANDSCAPE PLANS, TREE STAND DELINEATIONS AND TREE PRESERVATION PLANS (**FIRST READING - P.Z. 4-2006, CITY OF CHESTERFIELD/TREE MANUAL) (PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Brown made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2524. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2514 was read for the first time.

**BILL NO. 2515** PROVIDES FOR THE APPROVAL OF A RECORD PLAT FOR TERRA CORPORATE PARK FOR AN APPROXIMATELY 24.9 ACRE TRACT OF LAND ZONED "PI", PLANNED INDUSTRIAL DISTRICT, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD, ACROSS FROM ITS INTERSECTION WITH TRADE CENTER BOULEVARD

**(FIRST AND SECOND READINGS; PLANNING  
COMMISSION RECOMMENDS APPROVAL)**

Councilmember Brown made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2515. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2515 was read for the first time.

Councilmember Brown made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2515. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2515 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2515, with the following results: Ayes – Brown, Flachsbart, Streeter, Casey, Geiger, Hurt, Durrell and Fults. Nays - None. Whereupon, Mayor Nations declared Bill No. 2515 approved, passed it and it became **ORDINANCE NO. 2332 .**

**BILL NO. 2516** PROVIDES FOR THE APPROVAL OF A RECORD PLAT FOR LONG ROAD CROSSING/LIPTON PARCEL FOR AN APPROXIMATELY 20.0 ACRE TRACT OF LAND ZONED "PI", PLANNED INDUSTRIAL DISTRICT, LOCATED AT THE INTERSECTION OF CHESTERFIELD INDUSTRIAL BOULEVARD AND CHESTERFIELD AIRPORT ROAD **(FIRST AND SECOND READINGS; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Brown made a motion, seconded by Councilmember Casey, for the first reading of Bill No. 2516. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2516 was read for the first time.

Councilmember Brown made a motion, seconded by Councilmember Casey, for a second reading of Bill No. 2516. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 2516 was read for the second time. A roll call vote was taken for passage and approval of Bill No. 2516, with the following results: Ayes – Fults, Durrell, Hurt, Geiger, Casey, Streeter, Flachsbart and Brown. Nays - None. Whereupon, Mayor Nations declared Bill No. 2516 approved, passed it and it became **ORDINANCE NO. 2333.**

**ADJOURNMENT**

Councilmember Casey reminded those in attendance of the upcoming “Art Feast” on January 26 sponsored by the Chesterfield Arts Commission. Mayor Nations adjourned the meeting at 7:35 p.m.

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Mayor John Nations

ATTEST:

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Martha L. DeMay, City Clerk