City of Chesterfield

RECORD OF PROCEEDING

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

FEBRUARY 7, 2022

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

President Pro-Tem Mary Ann Mastorakos 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
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Aaron Wahl	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Tom DeCampi	
Councilmember Gary Budoor	

APPROVAL OF MINUTES

The minutes of the January 18, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the January 18, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the January 18, 2022 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the January 18, 2022 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Mastorakos announced that City Hall will be closed on Monday, February 21, in observance of Presidents' Day.

President Pro-Tem Mastorakos announced that the next meeting of City Council is scheduled for Tuesday, February 22, at 7 p.m.

COMMUNICATIONS AND PETITIONS

The following individuals spoke either in support or opposition to the Wilson Avenue Improvement Project:

Mr. Lance Moore, 16235 Bent Tree Drive – opposes
Mr. Don Imholz, 16901 Todd Even Trail – supports
Mr. Donald Flower, 16119 Walnut Hill Farm – supports
Ms. Kelly Abraham, 1204 Walnut Hill Farm Drive – supports
Mr. Tim Schoen, 1215 Walnut Hill Farm Drive – supports
Ms. Betsy Kleier, 2005 Shep Court – opposes pedestrian connection
Ms. Kathryn Koral, 16002 Aston Court – opposes

The following individuals spoke in support of Resolution No. 475 (Expresses opposition to the Precision Vehicle Industrial Development in Maryland Heights, adjacent to residential neighborhoods within Chesterfield):

Ms. Allison Harris, 36 Shady Valley Drive
Ms. Gail Choate, 182 River Bend Drive
Mr. McLeod Patton, 55 River Bend Court
Mr. Harvey Ferdman, 671 Clovertrail Drive

Councilmember McGuinness made a motion, seconded by Councilmember Monachella, to reorder the agenda, to enable consideration of the Wilson Avenue Grant Recommendation and Resolution No. 475, by moving them to the top of the agenda. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Grant Recommendation – Wilson Avenue

City Administrator Mike Geisel reported that Staff is recommending authorization to execute a grant submittal for the Wilson Avenue Improvement Project. Councilmember Monachella made a motion, seconded by Councilmember Moore, to authorize the Mayor and City Administrator to execute a grant submittal for the Wilson Avenue Improvement Project. A roll call vote was taken with the following results: Ayes – Mastorakos, Wahl,

Monachella, Moore, Hurt and McGuinness. Nays – DeCampi and Budoor. Whereupon President Pro-Tem Mastorakos declared the motion passed.

Proposed Resolution #475

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve a proposed resolution expressing opposition to the Precision Vehicle Industrial Development in the City of Maryland Heights. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 475.

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3377 — Amends Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new "PC" Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64 (P.Z. 14-2020 84 Lumber 17U510073) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3377. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3377 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3377 with the following results: Ayes – Monachella, McGuinness, Budoor, Moore, Mastorakos, Wahl, Hurt and DeCampi. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3377 approved, passed it and it became **ORDINANCE NO. 3181.**

Bill No. 3378 — Pertains to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3378. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3378 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3378

with the following results: Ayes – Wahl, Monachella, Mastorakos, Moore, McGuinness, Hurt, DeCampi and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3378 approved, passed it and it became **ORDINANCE NO. 3182.**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve the amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for Mellow Mushroom. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella announced that the next meeting of this Committee, scheduled for Thursday, February 10, has been canceled.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that he had no report, but the next meeting of this Committee is scheduled for Monday, February 28, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Ukraft Café & Smoothie Exchange, located at 14888 Clayton Road (formerly Russell's Café) and Wild Horse Hotel dba AC Hotel Chesterfield, located at 16461 Wild Horse Creek Road, have each requested a new liquor license to sell all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve issuance of a new liquor license to Ukraft Café & Smoothie Exchange and Wild Horse Hotel dba AC Hotel Chesterfield. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3381 — Provides for the approval of a Lot Split Plat of new Lot A of "Wilson Road Parcel Boundary Adjustment Plat" also known as 1901 Wilson Avenue, zoned R1 Residence District and located west of Wilson Avenue and south of Wild Horse Creek Road (19T220258) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first and second readings of Bill No. 3381. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3381 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3381 with the following results: Ayes – Hurt, Wahl, DeCampi, Monachella, Moore, Mastorakos, McGuinness and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3381 approved, passed it and it became **ORDINANCE NO. 3183.**

Bill No. 3382 — Provides for the approval of a Boundary Adjustment Plat for a tract of land totaling 3.083 acres zoned "PI" Planned Industrial District at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (18W440122, 18W440133) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Wahl made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3382. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3382 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3382 with the following results: Ayes – Budoor, Monachella, McGuinness, Mastorakos, Moore, Wahl, Hurt and DeCampi. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3382 approved, passed it and it became **ORDINANCE NO. 3184.**

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve a proposed resolution expressing opposition to Missouri House Bill #1611 which would require declaration of party affiliation for local candidacy. A roll call vote was taken with the following results: Ayes – Mastorakos, Hurt, McGuinness, Budoor, Monachella and Moore. Nays – DeCampi and Wahl. The motion was declared passed and the successful resolution became Chesterfield Resolution No. 476.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Mastorakos adjourned the meeting at 8:38 p.m.

Mary Ann Mastorakos
President Pro-Tem Mary Ann Mastorakos

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 2/22/2022