



RECORD OF PROCEEDING

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

JANUARY 8, 2025

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

Mayor Bob Nation 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

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Councilmember Aaron Wahl

APPROVAL OF MINUTES

The minutes of the December 2, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the December 2, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

The minutes of the December 2, 2024 Executive Session were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the December 2, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, January 21, at 7 p.m.

Mayor Nation recognized the following candidates for City Council in attendance: Patricia Tocco, Ward 2; Lane Koch, Ward 3; Michelle Ohley, Ward 4.

COMMUNICATIONS AND PETITIONS

Mr. Tim Lowe, 2127 Innerbelt Business Center Drive, spoke in favor of Bill No. 3524 (Downtown Chesterfield Special Business District).

Mr. George Stock, 257 Chesterfield Business Parkway, spoke in support of Bill No. 3530 (P.Z. 07-2024 – 314, 326, 330 N. Eatherton Road).

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3530 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “PI” Planned Industrial District for a 19.489-acre tract of land located east of Eatherton Road and south of Wings Corporate Drive (18W410059, 18W410048, 18W430200) **(First Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3530. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3530 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, January 9, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, 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

Bill No. 3531 Amends sections 130.010, 210.1970, 210.1980, and 235.150 related to the age of juveniles **(First Reading) Public Health and Safety Committee recommends approval**

In the absence of Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3531. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed. Bill No. 3531 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the Chesterfield Valley Athletic Complex Bullpen Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the proposal from Byrne & Jones for construction of 16 bullpens, and authorization for the City Administrator to execute an agreement with Byrne & Jones in an amount not to exceed \$519,000 and to authorize the purchase of 8 pitching mounds from Perfect Mound at a cost of \$40,284. Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Mastorakos, Hansen, Moore, Budoor and Monachella. Nays – None. Mayor Nation declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for Aquatic Risk Management Services. Based upon review of information provided by Superintendent of Recreation Kari Johnson, Mr. Geisel joined with her in recommending acceptance of the proposal submitted by Jeff Ellis and Associates for 2025 Aquatic Risk Management Services, including lifeguard and supervisor training, at a cost of \$9,530. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Budoor, Hurt, Mastorakos, Hansen, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3524 Establishes the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause **First Reading was on 10/7/2024. Staff has been working with legal counsel and property owners to address their concerns. Substitute bill text is proposed prior to second reading (Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3524. A voice vote was taken with an affirmative result (Councilmember Hurt voted “No”), and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to amend Bill No. 3524 by replacing the current text with the revised bill text as included in the Council packet. The revised text limits the application of any Special Business District tax to the assessed land value, exclusive of the improvements, through 2029 as an accommodation to existing developed properties. A voice vote was taken on the motion to amend, with a unanimous affirmative result, and the motion to amend was declared passed.

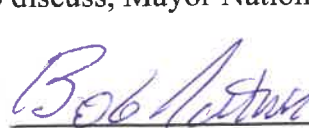
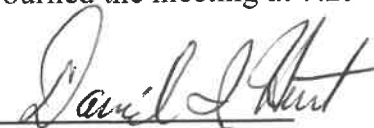
Bill No. 3524 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3524, as amended, with the following results: Ayes – McGuinness, Mastorakos, Monachella, Hansen, Moore and Budoor. Nays – Hurt. Whereupon Mayor Nation declared Bill No. 3524 approved as amended, passed it and it became **ORDINANCE NO. 3319**.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:25 p.m.

 
Mayor Bob Nation

ATTEST:


Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 1/21/25