



RECORD OF PROCEEDING

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

DECEMBER 5, 2022

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

President Pro-Tem Mary Monachella 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

Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Mayor Bob Nation

APPROVAL OF MINUTES

The minutes of the November 21, 2022 Budget Public Hearing were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the November 21, 2022 Budget Public Hearing minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the November 21, 2022 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Mastorakos, to approve the November 21, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Monachella announced that Candidate Filing opens Tuesday, December 6 at 8:00 a.m. and closes Tuesday, December 27 at 5:00 p.m.

President Pro-Tem Monachella announced that City Hall will be closed beginning at noon on Friday, December 23 through Monday, December 26, in observance of Christmas.

President Pro-Tem Monachella announced that City Hall will be closed on Monday, January 2, in observance of New Year's Day.

President Pro-Tem Monachella announced that the next meeting of City Council is scheduled for Tuesday, January 3, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Rob Rodermund, 17134 Surrey View Drive, stated that he was present to answer questions pertaining to the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. John Gazzoli, 16916 Pacland Ridge Drive, spoke on behalf of Dillard's in opposition to the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area). He stated that he would be submitting concerns in writing prior to the next City Council meeting.

Ms. Diane Mispagel, 3060 Key Harbour Drive, Lake St. Louis, spoke on behalf of Dillard's in opposition to the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area). She stated that although Dillard's had constructive notice and the TIF Commission had met statutory requirements, in her opinion Dillard's had not been provided adequate notice.

Mr. Richard Rice, 17747 Greystone Terrace, spoke in support of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, spoke in support of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Ms. Nora Amato, President and CEO of the Chesterfield Regional Chamber of Commerce, 409 Griffith Lane, spoke in support of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. Ralph Pfremmer, 16573 Wildhorse Creek Road, spoke in support of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

President Pro-Tem Monachella recognized Scouts in attendance and invited them to stay after the meeting to ask any questions they may have.

APPOINTMENTS

There were no appointments scheduled on the agenda.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3413 Amends Section 405.10.030 and Section 405.04.140 of the Municipal Code pertaining to home occupation regulations **(Second 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 Moore, for the second reading of Bill No. 3413. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3413 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3413 with the following results: Ayes – Monachella, Mastorakos, Budoor, Moore, Hansen, Hurt, McGuinness and Wahl. Nays – None. Whereupon President Pro-Tem Monachella declared Bill No. 3413 approved, passed it and it became **ORDINANCE NO. 3215.**

Bill No. 3414 Creates Chapter 625 of the Municipal Code pertaining to Home Occupations **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3414. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3414 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3414 with the following results: Ayes – Hurt, Mastorakos, Wahl, McGuinness, Moore, Monachella, Hansen and Budoor. Nays – None. Whereupon President Pro-Tem Monachella declared Bill No. 3414 approved, passed it and it became **ORDINANCE NO. 3216.**

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, December 8, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, December 12, at 4:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Hansen, to approve the proposed location for the art on loan from the Kilo family, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to accept the Cantanzaro artwork donation and to approve the proposed location for the art, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve the 2023 Chesterfield Family Aquatic Center fees, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – McGuinness, Budoor, Hurt, Moore, Hansen, Mastorakos, Monachella and Wahl. Nays – None. President Pro-Tem Monachella declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve a proposed resolution for submission of a Municipal Parks Planning Grant and to authorize the local cost match in an amount not to exceed \$2,000, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Hurt, Wahl, Mastorakos, Monachella, McGuinness, Moore, Budoor and Hansen. Nays – None. President Pro-Tem Monachella declared the motion passed. The successful resolution became Chesterfield Resolution No. 482.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled for this meeting, and the next meeting of this Committee is scheduled for Wednesday, December 7, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel is recommending approval of a proposed resolution for submission of a grant application for North Outer Forty infrastructure improvements.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Wahl, Monachella, McGuinness, Mastorakos, Budoor, Hurt and Hansen. Nays – None. The motion was declared passed. The successful resolution became Chesterfield Resolution No. 481.

Mr. Geisel reported that Eatwell Market by Schnucks, located at 220 THF Boulevard, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise and package sales not to be consumed on premise where sold, plus 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 Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to Eatwell Market by Schnucks. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for Chesterfield Valley Athletic Complex (CVAC) Fencing. Based upon review of information provided by Director of Parks, Recreation and Arts Thomas McCarthy, Mr. Geisel joined with him in recommending authorization to accept the lowest cost proposal as submitted by Kirkwood Fence and to authorize a contract in the amount of \$112,340 for installation of fencing improvements at the CVAC, to protect the synthetic turf infields. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Mastorakos, Hurt, Hansen, McGuinness, Moore, Budoor and Wahl. Nays – None. Whereupon President Pro-Tem Monachella declared the motion passed.

OTHER LEGISLATION

Bill No. 3416 Designates a portion of the City of Chesterfield, Missouri as a Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended; finding that such redevelopment area is a blighted area; approving a Redevelopment Plan for such redevelopment area; making findings with respect thereto; authorizing certain actions by city officials and officers in connection there with; and containing a severability clause **(First Reading) TIF Commission recommends approval**

Bill No. 3417 Approves a redevelopment project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA-2 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA-2; making findings with respect thereto; establishing a special allocation fund

with respect to RPA-2; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**
TIF Commission recommends approval

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill Nos. 3416 and 3417. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3416 and 3417 were read for the first time.

UNFINISHED BUSINESS

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

NEW BUSINESS

Councilmember Wahl made a motion, seconded by Councilmember Budoor, to add a topic (Expanding the Annual Holiday Tree Lighting Event) to the special City Council meeting agenda for Wednesday, December 14, at 5:30 p.m.

Councilmember McGuinness made a motion to amend, seconded by Councilmember Moore, to include the topic on the next Parks, Recreation and Arts Committee meeting agenda instead of the special City Council meeting agenda. A roll call vote was taken with the following results: Ayes – Monachella, Moore, Hurt and McGuinness. Nays – Mastorakos, Wahl, Budoor and Hansen. President Pro-Tem Monachella voted “Aye” to break the tie and the motion was declared passed.

A roll call vote was taken on the original motion as amended, with the following results: Ayes – Hansen, McGuinness, Wahl, Hurt, Monachella, Budoor, Mastorakos and Moore. Nays – None. The motion as amended was declared passed.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Monachella adjourned the meeting at 8:11 p.m.



President Pro-Tem Mary Monachella

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 12/14/2022