



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
VIRTUAL MEETING VIA ZOOM  
MONDAY, NOVEMBER 02, 2020  
6:15PM**

**Due to the recommendations of the President, the Governor, and the CDC, we will be conducting the meeting virtually. We invite you to join the virtual meeting <https://zoom.us/j/99133163907> or call (312) 626-6799 and enter Webinar ID: 991 3316 3907**

**I. Appointment**

- A. Statutory Committee Reappointments – Architectural Review Board (Voice Vote)**
- o Richard Clawson
  - o Matt Adams

**II. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**

- A. Next Meeting – November 5, 2020 (5:30pm)**

**III. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I**

- A. Next Meeting – November 10, 2020 (5:30pm)**

**IV. Parks, Recreation and Arts Committee – Chairperson Michelle Ohley, Ward IV**

**V. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II**

**VI. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel**

- A. Liquor License Request – Ruth’s Chris Steak House (Voice Vote)**

**VII. Other Legislation**

**VIII. Unfinished Business – Mayor Bob Nation**

**IX. New Business – Mayor Bob Nation**

**X. Adjournment**

**NOTE:** *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

**Notice** is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



**AGENDA  
CITY COUNCIL MEETING  
VIRTUAL MEETING VIA ZOOM  
MONDAY, NOVEMBER 2, 2020  
7:00PM**

**Due to the recommendations of the President, the Governor, and the CDC, we will be conducting the meeting virtually. We invite you to join the virtual meeting at <https://zoom.us/j/99769492990> or call (312) 626-6799 and enter Webinar ID: Webinar ID: 997 6949 2990**

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
  - A. City Council Meeting Minutes** – October 5, 2020
  - B. Executive Session Minutes** – October 5, 2020
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Monday, November 9, 2020** – Planning Commission (7pm)
  - B. Thursday, November 5, 2020** – Planning & Public Works (5:30pm)
  - C. Tuesday, November 10, 2020** – Finance & Administration (5:30pm)
  - D. Monday, November 16, 2020** – City Council (7pm)
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

## **VIII. APPOINTMENTS – Mayor Bob Nation**

### **A. Statutory Committee Reappointments – Architectural Review Board (Voice Vote)**

- **Richard Clawson**
- **Matt Adams**

## **IX. COUNCIL COMMITTEE REPORTS**

### **A. Planning and Public Works Committee – Chairperson Dan Hurt, Ward III**

#### **1. Next Meeting – November 5, 2020 (5:30pm)**

### **B. Finance and Administration Committee – Chairperson Barb McGuinness, Ward I**

#### **1. Next Meeting – November 10, 2020 (5:30pm)**

### **C. Parks, Recreation and Arts Committee – Chairperson Michelle Ohley, Ward IV**

### **D. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II**

## **X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel**

### **A. Liquor License Request – Ruth’s Chris Steak House (Voice Vote)**

## **XI. OTHER LEGISLATION**

## **XII. UNFINISHED BUSINESS – Mayor Bob Nation**

## **XIII. NEW BUSINESS – Mayor Bob Nation**

## **XIV. ADJOURNMENT**

***Public comment will be available to users logging in online. Public comment will also be available to users calling in to the meeting; however, you must call (636) 537-6716 no later than 5:00 p.m. on the day of the meeting to inform the City Clerk of the telephone number you will be calling in from.***

***Members of the public may also submit comments for this meeting by calling (636) 537-6716 and leaving a message or by emailing [vmcgownd@chesterfield.mo.us](mailto:vmcgownd@chesterfield.mo.us) no later than 5:00 p.m. on the day of the meeting. Comments left over voicemail and emailed in will be read at the meeting.***



## **RECORD OF PROCEEDING**

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

**OCTOBER 5, 2020**

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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**

#### **ABSENT**

Mayor Bob Nation  
Councilmember Mary Monachella  
Councilmember Barbara McGuinness  
Councilmember Ben Keathley  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Tom DeCampi  
Councilmember Michelle Ohley

#### **APPROVAL OF MINUTES**

The minutes of the September 21, 2020 City Council meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the September 21, 2020 City Council 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 Monday, October 19, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Ms. Susan Piazza, Republic Services, stated that she was available to answer any questions pertaining to the City's waste removal service.

Mr. Tim Stock, Stock & Associates, stated that he was available to answer any questions pertaining to Downtown Chesterfield (Category A and B) SDCP-Infrastructure Only.

## **APPOINTMENTS**

Mayor Nation nominated Mr. Drew Schaffer to fill a vacancy on the Chesterfield Blue Valley Community Improvement District (CID) Board, as offered by the current Chesterfield Blue Valley CID Board. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to appoint Mr. Drew Schaffer to the Chesterfield Blue Valley CID Board for a term of three years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning/Public Works Committee**

Bill No. 3315      Amends Section 405.02.040 "Procedure for Establishing Planned Districts and Special Procedures" of the City of Chesterfield Municipal Code by deleting Subsection E "Failure to Commence Construction" and addressing enforcement of similar clauses within Planned District Ordinances **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3315. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3315 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3315 with the following results: Ayes – Keathley, Moore, Ohley, McGuinness, Hurt, Mastorakos, DeCampi and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3315 approved, passed it and it became **ORDINANCE NO. 3121.**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to approve a Site Development concept Plan for Downtown Chesterfield (Category A and

B) SDCP-Infrastructure Only. 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 is scheduled for Thursday, October 8, at 5:30 p.m.

### **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, to approve the 2021 Proposed City Council Meeting Schedule as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Mastorakos, to authorize Staff to enter into an agreement with TriStem to conduct a revenue audit for franchise fees inclusive of utility taxes, as recommended by the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – DeCampi, Moore, Monachella, Ohley, Hurt, Mastorakos, Keathley and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to authorize payment of annual dues to the Municipal League of Metro St. Louis in the amount of \$6,410, as recommended by the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Mastorakos, Moore, Monachella, McGuinness, Keathley and Hurt. Nays – DeCampi and Ohley. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the contract renewal with Gamble Schlemeier, funded by a transfer from the General Fund – Fund Reserves, as recommended by the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Hurt, Monachella, Moore, Mastorakos and McGuinness. Nays – Keathley, Ohley and DeCampi. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to authorize staff to execute the Special Counsel Agreement with Armstrong Teasdale for financial and development issues of the Chesterfield Mall properties and the adjacent property to the west, including Wildhorse Village, as recommended by the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Monachella, Ohley, Keathley, Hurt, Mastorakos, Moore and McGuinness. Nays – DeCampi. Whereupon Mayor Nation declared the motion passed.

Councilmember McGuinness announced that the next meeting of this Committee is scheduled for Tuesday, October 6, at 5:30 p.m. as a Committee of the Whole Budget Workshop #1.

### **Parks, Recreation & Arts Committee**

Councilmember Michelle Ohley, Chairperson of the Parks, Recreation & Arts Committee, indicated that she had no report this evening.

### **Public Health & Safety Committee**

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that the Planning Commission formally adopted their revised Comprehensive Plan on Wednesday, September 30, 2020. Councilmember Ohley made a motion, seconded by Councilmember Moore, to receive and file the updated Comprehensive Plan as adopted by the Planning Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **OTHER LEGISLATION**

There was no other legislation.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

There was no new business.

### **ADJOURNMENT**

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to go into closed session, pursuant to RSMo 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys and RSMo 610.021 (9) for the purpose of preparation, including discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups. A roll call vote was taken with the following results: Ayes – DeCampi, Keathley, Ohley, Hurt, Monachella, McGuinness, Moore and Mastorakos. Nays – None. Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:06 p.m.

\_\_\_\_\_  
Mayor Bob Nation

ATTEST:

\_\_\_\_\_  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: \_\_\_\_\_

## **AGENDA REVIEW – MONDAY 11/02/2020 – 6:15PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:15 PM, on Monday, November 2, 2020.**

**Please note:**

**There are three separate meetings, each of which will require a separate login and each will have distinct, different login invitations.** This is necessary in order to provide full and complete transparency for both meetings.

We will have to initially log in to our Work Session meeting at 6:15 p.m. After conducting the routine work session per our normal processes, we will close that meeting and move into an Executive (closed session). Finally, we'll then log into our regular meeting prior to 7 PM. These meetings generally allow users to log in up to 15 minutes prior to the actual meeting.

Please let me know, ASAP, if you will be unable to attend this meeting.

## **UPCOMING MEETINGS/EVENTS**

- A. Monday, November 9, 2020** – Planning Commission (7pm)
- B. Thursday, November 5, 2020** – Planning & Public Works (5:30pm)
- C. Tuesday, November 10, 2020** – Finance & Administration (5:30pm)
- D. Monday, November 16, 2020** – City Council (7pm)

## **APPOINTMENTS**

Mayor Nation intends to nominate the following individuals for re-appointment to the Architectural Review Board:

Richard Clawson is being re-appointed to a new term, which is scheduled to expire 1/2/2023

Matt Adams is being re-appointed to a new term, which is scheduled to expire 1/2/2023.

A motion to approve the Mayor's nomination is required and a voice vote will follow.

If you have any questions or require additional information, please contact me prior to Monday's meeting.



**DATE:** October 13, 2020  
**TO:** Michael O. Geisel, City Administrator  
**FROM:** Vickie McGownd, City Clerk *mgm*  
**SUBJECT:** Statutory Committee Re-Appointments

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Mayor Nation intends to nominate the following individuals for re-appointment at the November 2, 2020 City Council meeting:

**Architectural Review Board**

Richard Clawson  
ACI Boland Architects  
17107 Chesterfield Airport Road  
Suite 110  
Chesterfield, MO 63005  
314-991-9993  
314-540-8832 – c  
[rclawson@aciboland.com](mailto:rclawson@aciboland.com)  
New term expires 1/2/23

Matt Adams  
Adams Architectural Associates  
P.O. Box 230  
Chesterfield, MO 63006-0230  
636-537-9333 – w  
[www.adamschurches.com](http://www.adamschurches.com)  
[matt@adamschurches.com](mailto:matt@adamschurches.com)  
New term expires 1/2/23

Please add these re-appointments to the November 2 City Council agenda.

## **PLANNING AND PUBLIC WORKS COMMITTEE**

**Chair: Councilmember Hurt**

**Vice-Chair: Councilmember Ohley**

### **NEXT MEETING**

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, November 5, 2020.

## **FINANCE AND ADMINISTRATION COMMITTEE**

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

As you are aware, the F&A Committee of the Whole met on October 27 and provided final direction for the 2021 budget. A budget hearing will be scheduled for the City Council meeting on November 11/16/2020. There are no action items for Monday's meeting.

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly or me prior to Monday's meeting.

## **PARKS, RECREATION AND ARTS COMMITTEE**

Chair: Councilmember Ohley

Vice Chair: Councilmember Moore

There are no Parks, Recreation & Arts items scheduled on the agenda for this meeting.

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Parks, Recreation and Arts Director Thomas McCarthy or me prior to Monday's meeting.

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

Chair: Councilmember Keathley

Vice Chair: Councilmember DeCampi

There are no Public Health and Safety items scheduled on the agenda for this meeting.

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior Monday's meeting.

# MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: James Eckrich, Director of Public Works/City Engineer 

SUBJECT: Planning & Public Works Committee **Virtual** Meeting  
Summary Thursday, October 8, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held virtually via Zoom on Thursday, October 8, 2020.

In attendance were: **Chair Dan Hurt**, (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II). and **Councilmember Tom DeCampi**, proxy for Councilmember Michelle Ohley (Ward IV).

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

## **I. APPROVAL OF MEETING SUMMARY**

### **A. Approval of the September 24, 2020 Committee Meeting Summary**

**Councilmember Mastorakos** made a motion to approve the Meeting Summary of **September 24, 2020**. The motion was seconded by **Councilmember Monachella** and **passed** by a voice vote of 3-0 (Councilmember DeCampi abstained).

## **II. UNFINISHED BUSINESS – None.**

## **III. NEW BUSINESS**

### **A. Wilson Avenue**

#### **STAFF PRESENTATION**

**Jim Eckrich**, Director of Public Works/City Engineer, displayed a PowerPoint presentation depicting the present condition of Wilson Avenue. He stated that Wilson Avenue is a collector road that extends from Clarkson Road to Wild Horse Creek Road. Over time, the City has made incremental improvements to Wilson Avenue; however, portions of the road, specifically the northern section near Wild Horse Creek Road, contain multiple safety and maintenance deficiencies such as:

- Steep hills
- Sharp curves
- Narrow lanes
- No shoulders
- No roadside drainage
- Dangerous intersection at Wild Horse Creek Road

In the 1990s, the City proposed a complete reconstruction of Wilson Avenue. That project, which would have been partially funded through a federal grant, would have addressed all of the safety deficiencies. However, the project was not favored by a majority of area residents because the proposed design would have changed the character of Wilson Avenue. Therefore, that project was abandoned and the grant funding was forfeited. The Public Works Staff currently maintains the road the best that it can. Incremental improvements have been made such as the replacement of the one-lane culvert; however, Staff has been reluctant to pursue other improvements due to previous Council direction.

The City recently received a letter from the Walnut Hill subdivision trustees requesting that the deficiencies on Wilson Avenue be addressed; specifically, the section of Wilson Avenue from Wild Horse Creek Road to the newly constructed culvert.

Wilson Avenue is classified as a major collector and is eligible for Transportation Improvement Program (TIP) funding. It is estimated that the project will likely cost between 4 and 5 million dollars – not including the steep hill. TIP funding could pay as much as 80% of the cost of reconstruction. The actual reimbursement percentage will be determined as part of the grant submittal. The higher the City's percentage, the more likely we will successfully obtain the grant.

Staff is requesting direction from Council as to whether the City should pursue a TIP grant to reconstruct Wilson Avenue. If Staff were to pursue such a grant, Staff recommends soliciting input from area residents before submitting an application. The Walnut Hill subdivision trustees have offered to assist in obtaining resident input.

### **Discussion**

Chair Hurt inquired as to whether the City has received any opposition from a residential group. Mr. Eckrich, replied that every year he receives a few calls from residents asking why the City has not addressed Wilson Avenue so there appears to be some support to substantiate improvements.

**Councilmember DeCampi made a motion to direct Staff to pursue a TIP grant for the reconstruction of the northern portion of Wilson Avenue.** The motion was seconded by Councilmember Monachella.

### **Discussion after the Motion**

In response to Councilmember Mastorakos' questions, Mr. Eckrich pointed out the specific area of the proposed improvements, including the straightening of the "S" curve. Mr. Eckrich explained that the entrance to Walnut Hill Farm will need to be reconstructed as part of that re-alignment. Chair Hurt questioned whether Walnut Hill Farm is public or private. Mr. Eckrich stated it is private. Chair Hurt stated that this may be problematic as the City cannot take over maintenance of that private road and bridge. Mr. Eckrich explained that the crossing/bridge could be reconstructed as part of the project and then returned to the subdivision via a temporary easement, similar to the manner in which we treat driveways. Planning Commission Chair Merrell Hansen further explained the problems associated with the low water crossing and changes which have occurred associated with the City's reconstruction of the upstream culvert.

Councilmember Mastorakos questioned what impact this project would have to other planned projects due to the financial allocation. Mr. Eckrich stated that TIP grants typically have a three-year cycle. The first year is engineering design; the second year is right of way acquisition; the third year is construction. Accordingly, there is no way construction would occur prior to 2024 under the grant cycle. Mr. Eckrich further explained that a simple asphalt overlay, which would

not correct any of these deficiencies, will be needed in the near future and is estimated to cost \$500,000. Therefore, if a grant is obtained for a reconstruction, the City allocation will not be substantially more than our maintenance allocation. However, if a grant cannot be obtained, funding this project will be problematic.

Three residents from Walnut Hill, Tim Schoen, John Hammond, and Lauren Strutman spoke in favor of the project.

Discussion was held regarding the connection to Baxter Crossing Lane, formerly known as the Wilson Spur. The consensus of the Committee and the residents in attendance was that this connection should be pursued. Mr. Eckrich stated that this item will be brought up as part of the public outreach. Councilmembers Monachella and Mastorakos asked which residents would be asked to provide input. Ms. Hansen and Mr. Eckrich stated that input would be requested from all subdivisions connecting to Wilson Avenue.

There was also brief discussion regarding the ultimate road configuration and whether safe pedestrian and bicycle components will be included. Mr. Eckrich stated that he expected the project to remain a two-lane road with shoulders and pedestrian/bike accommodations, possibly through an adjacent trail. Chair Hurt requested that this information, as well as the composition of shoulders, be included in the information requested of the residents.

**The above motion passed by a voice vote of 4-0.**

#### **IV. OTHER**

Merrell Hansen and Mayor Nation talked about the recently approved Comprehensive Plan and complimented Justin Wyse on his presentation of the Plan.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:25 p.m.

## **REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL**

**Liquor License Request – Ruth’s Chris Steak House** has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. Michael Hurley is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

### **OTHER LEGISLATION**

There are no “other legislation” action items scheduled on the agenda for this meeting.

### **UNFINISHED BUSINESS**

There are no “Unfinished Business” action items scheduled on the agenda for this meeting.

### **NEW BUSINESS**



## **MEMORANDUM**

**DATE:** October 1, 2020

**TO:** Mike Geisel  
City Administrator

**FROM:** Andrea Majoros, Business Assistance Coordinator

**SUBJECT:** **LIQUOR LICENSE REQUEST – RUTH’S CHRIS STEAK HOUSE**

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**RUTH’S CHRIS STEAK HOUSE, 16493 WILD HORSE CREEK ROAD** ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Michael Hurley is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, October 19, 2020 City Council meeting, I will immediately issue this license.