



## RECORD OF PROCEEDING

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

**JULY 17, 2023**

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The meeting was called to order at 7:05 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 Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Merrell Hansen  
Councilmember Gary Budoor

**APPROVAL OF MINUTES**

The minutes of the June 20, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the June 20, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 20, 2023 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the June 20, 2023 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 an Aquatic Facility Town Hall meeting is scheduled for Tuesday, July 18, at 6 p.m., and encouraged the public to participate and share their thoughts as to the future of the City's aging aquatic facility in Central Park.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, August 7, at 7 p.m.

### **PUBLIC HEARING – Chesterfield Regional 353 Development Plan & Project**

Mayor Nation opened the public hearing and described the process.

Director of Planning Justin Wyse presented information pertaining to establishing a development plan and project, in accordance with the City's Comprehensive Plan, under Chapter 353 of the Revised Statutes of the State of Missouri. Chapter 353 identifies the tools available to cities to assist in reducing or eliminating factors and conditions that lead to blight. The purpose of the plan is to facilitate a comprehensive and unified redevelopment of the area, including the necessary infrastructure improvements that will ultimately result in a mixed-use downtown development.

- Mr. John Nations, 8 Baxter Lane, representing the petitioner, spoke in support of the proposed Chesterfield Regional 353 Development Plan & Project.
- Mr. Anthony Tharenos, 16199 Wilson Manor Drive, suggested including corporate entities as part of the downtown area.
- Mr. John Gazzoli, Rosenblum Goldenhersch Attorneys, representing Dillard's, submitted written comments prior to the public hearing, in opposition to the proposed Chesterfield Regional 353 Development Plan & Project.

Mayor Nation declared the public hearing closed.

### **COMMUNICATIONS AND PETITIONS**

The following individuals spoke in support of the proposed redevelopment of downtown Chesterfield:

- Mr. Jason Zhang, 6515 Wydown Boulevard
- Mr. Tate Skinner, 116 Saylesville Drive
- Mr. Rob Rodermund, 17134 Surrey View Drive

The following individuals spoke in opposition to the application as submitted for the proposed redevelopment of downtown Chesterfield, stating concerns over density, mix of uses, traffic, connectivity and minimum standards for architectural detail:

- Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, representing Citizens for Developing Downtown Chesterfield
- Mr. Ray Bosenbecker, 1920 Lanchester Court, representing Citizens for Developing Downtown Chesterfield
- Mr. Archibald McKinlay, 15669 Century Lake Drive, representing Citizens for Developing Downtown Chesterfield
- Mr. Bill Reddy, 15552 Chequer Drive

Mr. John Gazzoli, representing Dillard's, stated that Dillard's wants to participate in the redevelopment of downtown Chesterfield.

Mr. Rob Kilo, 16734 Benton Taylor Drive, spoke generally in support of redevelopment of downtown Chesterfield, but expressed concerns over residential density and traffic.

Ms. Patricia Tocco, 14720 Whitebrook Drive, read excerpts from the City's Unified Development Code pertaining to rezoning and expressed concern over density, building height and open space for the proposed redevelopment of downtown Chesterfield.

Ms. Catherine Marek, 14300 Conway Meadows Court East, Unit 302, stated that she is in agreement with representatives of Citizens for Developing Downtown Chesterfield, and specifically expressed concern that the City of Chesterfield was not providing affordable housing options in Chesterfield.

Mr. John Nations, 8 Baxter Lane, stated that he was available to answer questions pertaining to the downtown Chesterfield redevelopment proposal.

Ms. Kate Stock Gitto, 257 Chesterfield Business Parkway, stated that she was available to answer questions pertaining to Bill No. 3451 (P.Z. 05-2023 Wings Corporate Estates, Lot 5 [Wings & Wheels of Chesterfield LLC]).

### **APPOINTMENTS**

Mayor Nation nominated Mr. Scott Starling for re-appointment to the Architectural Review Board. Councilmember Mastorakos made a motion, seconded by Councilmember Hansen, to re-appoint Mr. Scott Starling to the Architectural Review Board for a term of two 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. 3450      Amends the Unified Development Code of the City of Chesterfield by changing the ordinance of the existing "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 7.1-acre tract of land located on the south side of Edison Avenue (17V310081) **(Second Reading) Planning Commission Recommends Approval. Planning & Public Works Committee Recommends Approval**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3450. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3450 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3450 with the following results: Ayes – Budoor, Wahl, Moore, Monachella, Hurt, Mastorakos, McGuinness and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3450 approved, passed it and it became **ORDINANCE NO. 3242**.

Bill No. 3451      Amends the Unified Development Code of the City of Chesterfield by changing the boundary of a "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3-acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087) **(Second Reading) Planning Commission Recommends Approval. Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3451, including the green sheet amendment, as recommended by the Planning & Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3451 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3451 with the following results: Ayes – Hansen, Wahl, Budoor, Monachella, Moore, Mastorakos, Hurt and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3451 approved, passed it and it became **ORDINANCE NO. 3243**.

Bill No. 3452      Repeals and replaces Chapter 505, Article I, Division 2 Opening and Excavation of Public Streets **(Second Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3452. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3452 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3452

with the following results: Ayes – Mastorakos, Hansen, McGuinness, Budoor, Wahl, Moore, Monachella and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3452 approved, passed it and it became **ORDINANCE NO. 3244**.

Bill No. 3453           Pertains to the acceptance of Silver Buck Lane in Bur Oaks as a public street in the City of Chesterfield **(First Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3453. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3453 was read for the first time.

Bill No. 3454           Pertains to the acceptance of Lakeside Ridge, Woodchuck Place, Edgewood Hill, Helens Woods Ct, Barn Owl Lane, Gooseberry Lane, and portions of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3454. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3454 was read for the first time.

Bill No. 3455           Authorizes the City Administrator to execute a transportation alternative funds program agreement with the Missouri Highways and Transportation Commission for construction of the Schoettler sidewalk from Windsor Valley Court to Greenleaf Valley Drive **(First Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3455. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3455 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, July 20, at 5:30 p.m.

#### **Finance & Administration Committee**

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember McGuinness, to deposit the proceeds from the Charter Class Action Award to the debt pre-payment fund, as recommended by the Finance & Administration Committee. A roll call vote was taken with the following results: Ayes – Monachella, Hurt, Budoor, Hansen, Mastorakos, Wahl, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the 2024 City Council meeting schedule, as recommended by the Finance & Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3456      Amends section 110.730 of the City of Chesterfield City Code regarding the appointment of the City Clerk **(First Reading)**  
**Finance & Administration Committee Unanimously**  
**Recommends Approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3456. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3456 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the changes to employee policies and practices, as recommended by the Finance & Administration Committee. A roll call vote was taken with the following results: Ayes – Hurt, Hansen, McGuinness, Wahl, Moore, Mastorakos, Budoor and Monachella. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to authorize the City Administrator to enter into an agreement with ETC Institute in an amount not to exceed \$66,000 to provide surveys as described in the City's approved strategic plan, funded by American Rescue Plan Act (ARPA) proceeds, as recommended by the Finance & Administration Committee. A roll call vote was taken with the following results: Ayes – Budoor, Hansen, Mastorakos, Monachella, Moore, Hurt, McGuinness and Wahl. Nays – None. Mayor Nation declared the motion passed.

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

Councilmember Mary Monachella, 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 Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

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

City Administrator Mike Geisel reported that Barrell House, located at 14748 Clayton Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise. 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 Monachella made a motion, seconded by Councilmember Mastorakos, to approve issuance of a new liquor license to Barrell House. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **OTHER LEGISLATION**

Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve a proposed resolution authorizing the City Administrator to execute the necessary documentation for sale of real property to J2 Management Group, LLC. A roll call vote was taken with the following results: Ayes – Moore, Monachella, Budoor, Hansen, Mastorakos, Wahl, Hurt and McGuinness. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 487.

Bill No. 3457       Finds and declares a certain area in the City a blighted area under Chapter 353 of the Revised Statutes of Missouri, as amended; approving the Chesterfield Regional 353 Development Plan & Project submitted for the re-development of such area; and authorizes further actions in connection therewith **(First Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3457. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3457 was read for the first time.

Bill No. 3458       Authorizes the Mayor of the City to enter into a redevelopment agreement and authorizes further actions in connection therewith **(First Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3458. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3458 was read for the first time.

Bill No. 3459       Reaffirms and maintains the gross receipts tax to be imposed upon water companies conducting business within the City and updates section 615.020 of the municipal code **(First and Second Readings)**

Councilmember Moore made a motion, seconded by Councilmember McGuinness, for the first and second readings of Bill No. 3459. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3459 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3459 with the following results: Ayes – Hurt, Budoor, Moore, Mastorakos, Wahl, Monachella, McGuinness and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3459 approved, passed it and it became **ORDINANCE NO. 3245**.

### **UNFINISHED BUSINESS**

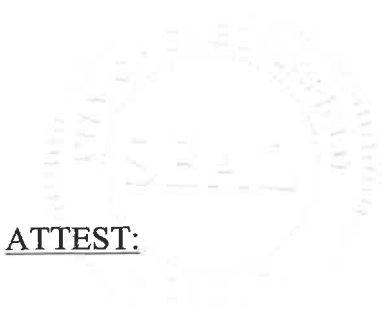
There was no unfinished business scheduled on the agenda for this meeting.

### **NEW BUSINESS**

There was no new business.

### **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:49 p.m.



Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 8/7/2023