



RECORD OF PROCEEDING

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

JUNE 17, 2024

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 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 3, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the June 3, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 3, 2024 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the June 3, 2024 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, July 15, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Stephen Kling, representing Gumbo Flats Properties, spoke in support (including proposed amendments) and stated that he was available to answer questions pertaining to Bill No. 3508 (P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. [Gumbo Flats Properties, LLC]).

Mr. George Stock, 257 Chesterfield Business Parkway, spoke in support (including proposed amendments) and stated that he was available to answer questions pertaining to Bill No. 3508 (P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. [Gumbo Flats Properties, LLC]).

Chief Russ Adams and Deputy Chief Nick Smith, Monarch Fire Protection District, provided information and spoke in support of the Monarch Fire property tax proposal (Proposition A) that will be on the August 6 ballot.

APPOINTMENTS

Mayor Nation nominated Mr. Larry Walker for appointment to the Police Personnel Board, effective August 15, 2024. Councilmember Hansen made a motion, seconded by Councilmember Moore, to appoint Mr. Larry Walker to the Police Personnel 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. 3508	Repeals City of Chesterfield Ordinance Number 2944 for a “PI” Planned Industrial District and creates a new “PI” Planned Industrial District for a 78.07 acre tract of land located on the north side of Outer 40 Road [P.Z. 02-2024 18009 and 18045 N. Outer Forty Road (Gumbo Flats Properties, LLC), 16W310045 and 16W240041]. (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee voted 2-2 and moves forward to City Council.
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Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3508.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to amend Bill No. 3508 by removing the Non-Urban zoned portion of the property from the petition. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to further amend Bill No. 3508 by adding the following language to Attachment A, under Landscape and Tree Requirements:

The proposed parking areas shall be screened by a minimum 10' berm (in lieu of the 8' berm shown on the Preliminary Development Plan) and include landscaping consisting of 12' tall Green Giant Arborvitae (or similar plantings approved by the City of Chesterfield).

A voice vote was taken with a unanimous affirmative result and the motion to further amend was declared passed.

A voice vote was taken with a unanimous affirmative result and the original motion for the second reading of Bill No. 3508, as amended, was declared passed. Bill No. 3508 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3508 with the following results: Ayes – Moore, Budoor, Wahl, Monachella, Hansen, McGuinness, Mastorakos and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3508 approved, passed it and it became **ORDINANCE NO. 3299**.

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

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Monday, July 1, at 4:00 p.m.

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

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, July 1, at 5:00 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff has recommended the installation of a mid-block pedestrian crosswalk near Logan Park, including a rectangular rapid flashing beacon at an estimated cost of \$17,600 and approval of a landscaping reimbursement to the adjacent subdivision in an amount not to exceed \$1,500, both funded by a transfer from the General Fund Fund Reserve in the amount of \$19,100. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve this recommendation. Councilmember Moore indicated that there had been substantial communication and public outreach including multiple residents of the subdivision directly adjacent to the proposed crosswalk who were supportive of the crosswalk installation at the recommended location. A roll call vote was taken with the following results: Ayes – Hurt, Budoor, Wahl, Monachella, Hansen, Mastorakos, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

There was no other legislation scheduled for this meeting.

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 7:32 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 7/15/2024