



RECORD OF PROCEEDING

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

JUNE 3, 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

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

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the May 20, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the May 20, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 20, 2024 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the May 20, 2024 City Council meeting 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, June 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Peter Pfeifer, 14361 Willow Bend Park, Town & Country, introduced himself as a candidate for Missouri's Second Congressional District, opposing Ann Wagner in the Republican Primary.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke in support of Bill No. 3509 (Settlement Agreement).

Mr. Tim Lowe, representing TSG Properties, spoke in favor of Bill No. 3505 (P.Z. 03-2024 Chesterfield Village Mall) and Bill No. 3509 (Settlement Agreement).

Mr. Brad Binns, representing Dillard's, spoke in support of Bill No. 3509 (Settlement Agreement), and expressed his appreciation to the City of Chesterfield.

Mr. Stephen Kling, representing Gumbo Flats Properties, spoke in support of Bill No. 3508 (P.Z. 02-2024 18009 and 18045 N. Outer 40 Rd. [Gumbo Flats Properties, LLC]).

APPOINTMENTS

Mayor Nation nominated Mr. Kenneth Voigt for re-appointment to the Police Personnel Board. Councilmember Hansen made a motion, seconded by Councilmember Moore, to re-appoint Mr. Kenneth Voigt 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. 3505	Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned "C-8" Planned Commercial to an existing 96.017-acres of land zoned "PC&R" Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway (Second Reading)
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Planning Commission recommends approval. Planning & Public Works Committee recommends approval. City Attorney and City Administrator recommend that the second reading be delayed until the City Administrator's report, after approval of the proposed settlement agreement

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, advised City Council that he proposes to delay the second reading of Bill No. 3505 until the City Administrator's Report.

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] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee voted 2-2 and moves forward to City Council**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3508. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3508 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, June 6, 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 Hurt made a motion, seconded by Councilmember Hansen, to approve member emeritus status, as described in City Council Policy No. 1, for Darcy Capstick to serve on the Chesterfield Citizens Environmental Advisory Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Hurt, to approve the placement of "Gotta Practice" artwork in Logan Park. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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, June 10, at 5:00 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for City Hall Roof Replacement. 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 bid as submitted by W. James Taylor, Inc. for the City Hall Roof Replacement, and authorization for the City Administrator to execute a contract in an amount not to exceed \$330,000. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, McGuinness, Hansen, Hurt, Monachella, Moore and Wahl. Nays – None. Whereupon Mayor Nation declared the motion passed.

Bill No. 3509 Approves a settlement agreement with Dillard's, Inc. and TSG Downtown Chesterfield Redevelopment, LLC and authorizes the City Administrator to execute the same **(First and Second Readings) City Attorney and City Administrator recommend approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3509. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3509 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3509 with the following results: Ayes – Moore, Hansen, Wahl, Hurt, Budoor, Monachella and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3509 approved, passed it and it became **ORDINANCE NO. 3297**.

Bill No. 3505 Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned "C-8" Planned Commercial to an existing 96.017-acres of land zoned "PC&R" Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3505. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3505 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3505 with the following

results: Ayes – Hurt, McGuinness, Moore, Wahl, Monachella, Hansen and Budoor.
Nays – None. Whereupon Mayor Nation declared Bill No. 3505 approved, passed it and
it became **ORDINANCE NO. 3298**.

OTHER LEGISLATION

There was no other legislation scheduled on the agenda 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: 6/17/2024