City of Chesterfield

RECORD OF PROCEEDING

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

MARCH 20, 2023

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 March 6, 2023 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the March 6, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation to Pooja Ganesh in recognition for her participation on the US National 19U Cricket Team and her extraordinary accomplishments as a cricket player.

Mayor Nation presented a proclamation to Mr. Michael Kane as the 2022 Citizen of the Year.

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:13 p.m. for those in attendance to join a reception for the Citizen of the Year.

The meeting was reconvened at 7:47 p.m.

INTRODUCTORY REMARKS

Mayor Nation announced that the General Municipal Election will be held on Tuesday, April 4 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS - CONTINUED

Mr. Mark Harder, St. Louis County Council Member, provided an update about various activities and events in St. Louis County.

Mr. Kenneth Belger, 8407 Redheart Street, Arlington, Texas, thanked the City of Chesterfield for their efforts and hospitality.

Mr. George Stock, 257 Chesterfield Business Parkway, spoke in support of Bill No. 3434 (P.Z. 13-2022 17955, 17965, 17985 and 17995 N. Outer 40 Road [Gateway Studios, LLC]) and requested that Council consider amending the green sheet to allow an auto dealership, with restrictions including no outdoor display of vehicles or inventory.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke in opposition to the Wilson Road project and questioned the efficacy of the Wildhorse Parkway reconstruction project.

Ms. Kelly Kendrick, 14193 Cross Trails Drive, spoke in opposition to P.Z. 04-2022 14319 Olive Blvd. (Queathem House, LLC) rezoning.

Ms. Rosemary Rifkin, 14348 Spyglass Ridge, spoke in opposition to P.Z. 04-2022 14319 Olive Blvd. (Queathem House, LLC) rezoning.

APPOINTMENTS

There were no appointments scheduled on the agenda.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3432 — Creates Section 405.01.120 related to licenses, permits, or other approvals **(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 Monachella, for the second reading of Bill No. 3432. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3432 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3432 with the following results: Ayes – Hansen, Budoor, Hurt, Wahl, McGuinness, Mastorakos, Moore and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3432 approved, passed it and it became **ORDINANCE NO. 3227.**

Bill No. 3434 — Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "M3" Planned Industrial District to a "PC" Planned Commercial District for a 77.8 acre tract of land located on the north side of Outer 40 Road [P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer Forty Road (Gateway Studios, LLC), 17W640035, 16W320011, 16W330021, and 16W320022] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by Planning & Public Works Committee**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3434, without the green sheet amendments. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3434 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, to restore the sewer lateral application fee to $200, as recommended by the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Hurt, McGuinness, Monachella, Mastorakos, Moore, Hansen, Budoor and Wahl. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to refer the petitioner's appeal of the denial of zoning for P.Z. 04-2022 14319 Olive Blvd. [Queathem House, LLC] to the Planning and Public Works Committee. 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, April 20, at 5:30 p.m.

Finance and Administration Committee

Bill No. 3435 — Authorizes and approves a redevelopment agreement for Chesterfield Regional area RPA-2 by and between the City and Wildhorse Village, LP; authorizing certain actions by City Officials and Officers; and containing severability clause **(First Reading) Finance and Administration Committee recommends approval**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3435. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3435 was read for the first time.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to authorize the destruction of records (list attached) in accordance with the Secretary of State's record retention guidelines, as recommended by the City Clerk and the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Wednesday, March 22, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

Mayor Nation presented a proclamation to City Clerk Vickie McGownd for earning the credential of Master Municipal Clerk from the International Institute of Municipal Clerks. City Administrator Geisel and the entire City Council expressed their gratitude and appreciation for Vickie's professionalism and continued dedication to improve City operations.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Sidewalk Replacement Project A. 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 low bid as submitted by E. Meier Contracting and authorization for the City Administrator to enter into a contract for the 2023 Sidewalk Replacement Project A, in an amount not to exceed $200,000. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Wahl, Monachella, Moore, McGuinness, Hurt, Hansen, Mastorakos and Budoor. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for Wildhorse Parkway Reconstruction. 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 low bid as submitted by Next Level Construction and authorization for the City Administrator to enter into a contract for the Wildhorse Parkway Reconstruction Project, in an amount not to exceed $3,100,000, including authorization of a budget transfer in the amount of $450,000 from the Capital Projects Fund – Fund Balance. City Council requested that City Administrator Geisel contact the City of Wildwood and request that they participate in the cost to reconstruct Wildhorse Parkway since Wildhorse Parkway is the sole access to multiple subdivisions and serves more Wildwood residents than Chesterfield residents. However, the project's advancement would not be contingent on Wildwood's response. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Moore, Budoor, Hurt, Monachella, Wahl, Hansen and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3436 — Provides for the approval of a Boundary Adjustment Plat for a 0.22-acre tract of land located north of Cotting Court (21T620220, 21T621311) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill No. 3436. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3436 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3436 with the following results: Ayes – Wahl, Monachella, Hurt, Budoor, Mastorakos, McGuinness, Hansen and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3436 approved, passed it and it became **ORDINANCE NO. 3228.**

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 8:43 p.m.

Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McDownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 4/18/2023

Records Destruction List
Office of City Clerk
April, 2023

Quantity	Date	Record Series Title
2 boxes	2017	City Council/Executive Session Meeting Packets for 2017
1 box	2019	Public Records Requests for 2019
1 box	2020	Solicitor Permit Applications for 2020

Records to be destroyed April, 2023.

Signature: Vickie McGownd Date: 3/1/2023

Vickie McGownd, City Clerk