



RECORD OF PROCEEDING

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

JUNE 17, 2020

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 May 18, 2020 City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the May 18, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 18, 2020 Executive Session were submitted for approval. Councilmember Keathley made a motion, seconded by Councilmember Ohley, to approve the May 18, 2020 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 27, 2020 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to approve the May 27, 2020 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 the next meeting of City Council is scheduled for Monday, July 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Jordon Aron, 150 Skokie Highway, Lake Bluff, Illinois, stated that he was available to answer questions pertaining to TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover).

Mr. Robert Flubacker, architect for Jaguar Land Rover dealership, stated that he was available to answer questions pertaining to TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover).

Mr. George Stock, 257 Chesterfield Business Parkway, stated that he was available to answer questions pertaining to TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover), Bill No. 3297 (P.Z. 19-2019 Briarcliffe Villas [13987 & 14001 Olive Blvd.]) and Bill No. 3298 (P.Z. 20-2019 Briarcliffe Villas [14001 Olive Blvd.]).

Mr. Sam Adler, 2127 Innerbelt Business Center Drive, St. Louis, stated that he was available to answer questions pertaining to TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover).

Mr. Greg Otto, Jenkins and Kling, PC, 150 N. Meramec, St. Louis, attorney representing the owner of Clarkson Wilson Shopping Center, adjacent to the property at 2264 Clarkson Road stated that he was available to answer questions pertaining to discussions about ingress, egress, easements and parking concerns.

The following individuals spoke in support of Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]):

- Mr. Steven Brown and Ms. Jean Millner, 133 Brighthurst Drive
- Mr. Craig Coldiron and Ms. Kathy Coldiron, 16036 Clarkson Woods Drive
- Mr. Scott Schatzman, 8000 Bonhomme Avenue, St. Louis
- Rabbi Avi Rubinfeld, 137 Brighthurst Drive

- Mr. Todd Blumoff, business owner at 119 Long Road
- Mr. Paul Dixon, 16067 Clarkson Woods Drive

The following individuals spoke in opposition to Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]):

- Mr. Dennis Ganahl, 15979 Woodlet Way Court
- Ms. Sarah Hoffman, 15929 Heather Glen Drive
- Ms. Cindy Barmeier, 16049 Hunters Way Drive

SWEARING-IN CEREMONY

Each Councilmember was given their oath of office physically at City Hall prior to the meeting. Mayor Nation recognized the Honorable Rick Brunk, Municipal Judge. Judge Brunk then conducted a ceremonial Swearing-In Ceremony for: Councilmember Mary Monachella-Ward I; Councilmember Mary Ann Mastorakos-Ward II; Councilmember Michael Moore-Ward III; and Councilmember Tom DeCampi-Ward IV.

ROLL CALL

A roll call was then re-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

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3296	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R-2” Residence District and “C-8” Planned Commercial District to an “R-4” Residence District for 0.99 acres located on the southern corner of the
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intersection of Clarkson Road and Clarkson Woods Drive (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road] 20T610716) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Postponed from May 4, 2020 meeting at Petitioner's request**

During the agenda review meeting, Councilmember Ohley requested a compilation of public comments pertaining to Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]) be made available on the public website for review by residents.

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3296. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3296 was read for the first time.

Bill No. 3297 Repeals City of Chesterfield Ordinance Number 2213 creating a Planned Environment Unit Procedure within an "R-3" Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard (P.Z. 19-2019 Briarcliffe Villas {13987 & 14001 Olive Blvd} 16R340207 & 16R340151) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Postponed from May 4, 2020 meeting at Petitioner's request**

Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, to postpone consideration of Bill No. 3297 until July 20, 2020, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3298 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an "R-3" Residence District to a "PUD" Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard. (P.Z. 20-2019 Briarcliffe Villas {14001 Olive Blvd} 16R340151) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends denial. Postponed from May 4, 2020 meeting at the Petitioner's request**

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to postpone consideration of Bill No. 3298 until July 20, 2020, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3300 Adopts and enacts the Building, Existing Building, Mechanical, Residential, Existing Building, Electrical, Plumbing, Property Maintenance, Swimming Pool and Spa, and Explosives Codes of the

City of Chesterfield, Missouri **First Reading held May 4, 2020.**
No action required until August 3, 2020, which follows a 90-day
period allowing public review of the codes

Councilmember Mastorakos announced that the first reading of Bill No. 3300 occurred on May 4, 2020 and no action will be required until August 3, 2020, which follows a 90-day period allowing for public review of the codes.

Bill No. 3304 Authorizes the City Administrator to execute Supplemental License Agreements with the Missouri Highways and Transportation Commission to extend existing License Agreements regarding the Monarch Chesterfield Levee Trail within the right of way of Interstate 64 (State Route 40) **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3304. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3304 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3304 with the following results: Ayes – Mastorakos, Hurt, DeCampi, Monachella, Moore, Keathley, Ohley and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3304 approved, passed it and it became **ORDINANCE NO. 3108.**

Bill No. 3305 Adopts a Street Classification Map and amends Chapter 300 Article VII and Schedule V of the Model Traffic Ordinance of the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3305. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3305 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3305 with the following results: Ayes – Monachella, DeCampi, Ohley, Hurt, Moore, Keathley, McGuinness and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3305 approved, passed it and it became **ORDINANCE NO. 3109.**

Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, to approve TSG Chesterfield Airport Road, Lot A (Jaguar Land Rover) Site Development Section Plan, Landscape Plan, Mitigation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design with the addition of six shade trees as recommended by the Planning Commission and the amendments to the service door on the west elevation as recommended by the Planning and Public Works Committee.

Councilmember Hurt made a motion, seconded by Councilmember Monachella, to amend the motion to specify the service door on the western elevation be replaced with a door consisting of glass panels to match the customer door on the western side. A voice

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

A roll call vote was taken on the original motion as amended, with the following results: Ayes – Moore, Ohley, Hurt, McGuinness, Monachella, DeCampi, Keathley and Mastorakos. Nays – None. The motion, as amended, was declared passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve City Policy PW-36 – Streetlighting Policy regarding Subdivision Streetlights, Commercial Streetlights, and Requests for City funded Streetlights as recommended by the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Hurt, Monachella, Moore, McGuinness, DeCampi, Keathley, Mastorakos and Ohley. Nays – None. Mayor Nation declared the motion passed.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, July 23, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening.

Parks, Recreation & Arts Committee

Councilmember Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that she had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Daylight Donuts, located at 155 Hilltown Village Center (formerly Sheridan's) has requested a new liquor license, for retail sale of all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. 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 Ohley made a motion, seconded by Councilmember Keathley, to approve issuance of a new liquor license to Daylight Donuts. A roll call vote was taken with the following results: Ayes – Mastorakos, McGuinness, DeCampi, Ohley, Moore, Hurt, Keathley and Monachella. Nays – None. Whereupon Mayor Nation declared the motion passed.

City Administrator Geisel reported that Stackhouse Pub & Grill, located at 13419 Olive Blvd. (formerly Matane Restaurant) has requested a new liquor license for retail sale of all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. 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 Ohley made a motion, seconded by Councilmember Keathley, to approve issuance of a new liquor license to Stackhouse Pub & Grill. A roll call vote was taken with the following results: Ayes – Mastorakos, McGuinness, DeCampi, Ohley, Moore, Hurt, Keathley and Monachella. Nays – None. Whereupon Mayor Nation declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for 2020 Salt and Salt Delivery. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization to accept the low bid from Compass Minerals for the purchase of deicing salt at a rate of \$46.39 per ton (fall)/\$51.39 per ton (winter), and to accept the low bid from Beelman Logistics, LLC for the unloading and delivery of deicing salt on behalf of the St. Louis Metro APWA Salt Cooperative, at a rate of \$10.39 per ton to the City of Chesterfield. Councilmember Moore made a motion, seconded by Councilmember Ohley, to approve this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, Keathley, Mastorakos, Monachella, Moore, McGuinness, Hurt and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3308 Provides for the approval of a Record Plat for TSG Chesterfield Airport Road, a 13.02 acre tract of land zoned “PC” Planned Commercial District on the north side of Chesterfield Airport Road east of Long Road **(First & Second Readings) Planning Commission recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3308. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3308 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3308. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3308 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3308 with the following results: Ayes – Hurt, Moore, DeCampi, Mastorakos, Ohley, Monachella, Keathley and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3308 approved, passed it and it became **ORDINANCE NO. 3110**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Mayor Nation opened the floor to receive nominations for President Pro-Tem for June 2020-April 2021. Councilmember Monachella made a motion, seconded by Councilmember McGuinness, to nominate Councilmember Moore to serve as President Pro-Tem for the term June 2020-April 2021, and Councilmember Moore accepted the nomination.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to nominate Councilmember Ohley to serve as President Pro-Tem for the term June 2020-April 2021, and Councilmember Ohley accepted the nomination.

With no further nominations offered, City Council voted 5-3 in support of Councilmember Moore as President Pro-Tem. Votes for Councilmember Moore included Councilmembers McGuinness, Monachella, Mastorakos, Moore and Hurt. Votes for Councilmember Ohley included Councilmembers Keathley, Ohley and DeCampi.

Councilmember Moore, in his capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Dan Hurt, Ward III – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Michelle Ohley, Ward IV

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Barbara McGuinness, Ward I – **CHAIRPERSON**
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Michael Moore, Ward III
Councilmember Tom DeCampi, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Michelle Ohley, Ward IV – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Ben Keathley, Ward II
Councilmember Michael Moore, Ward III

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Ben Keathley, Ward II – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Dan Hurt, Ward III
Councilmember Tom DeCampi, Ward IV

A voice vote was taken, with a unanimous affirmative result, to approve the committee assignments for June 2020-April 2021.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:29 p.m.

Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 7/20/2020