



## RECORD OF PROCEEDING

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

**JULY 20, 2020**

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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 June 17, 2020 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the June 17, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 17, 2020 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Monachella, to approve the June 17, 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, August 3, at 7 p.m.

Mayor Nation announced that the City has successfully negotiated a long-term lease agreement for four acres of property with Logan University for the purpose of developing a neighborhood park. He congratulated Council and noted the efforts of Director of Parks, Recreation and Arts Thomas McCarthy and City Attorney Chris Graville. He also noted the potential for acquisition of additional adjacent property to expand the size of the park in the near future. Councilmember McGuinness commended the Mayor, noting that when negotiations stalled, the Mayor took the initiative to reach out, causing the discussions to restart, which led to the successful lease agreement.

### **COMMUNICATIONS AND PETITIONS**

Mayor Nation presented a Proclamation to Director of Parks, Recreation and Arts Thomas McCarthy proclaiming July 2020 as National Parks & Recreation Month in the City of Chesterfield.

Mayor Nation announced that the Clarkson Woods zoning petition had been withdrawn and Council would presumably accept the withdrawal under the Planning and Public Works Committee Report portion of the agenda.

Ms. Annette Read, 14404 Quiet Meadow Court, addressed Council pertaining to the municipal election and an email sent to her husband, Ted Read, by Councilmember Moore.

Mr. Dennis Ganahl, 15979 Woodlet Way Court, spoke in opposition to Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]) and requested coordination to expeditiously resolve the matter of repeated rezoning requests for this parcel.

Ms. Ruby Jewell, 16080 Clarkson Wood Drive, submitted comments in support of petition withdrawal for Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]).

Mr. Kevin Cushing, 120 South Central, St. Louis, spoke in support of petition withdrawal for Bill No. 3296 (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road]).

Mr. Alan Hamilton, individual owner of adjacent Clarkson Wilson Shopping Center, deferred his comments to Kevin Cushing.

## **APPOINTMENTS**

Mayor Nation nominated Ms. Jessica Stoll for re-appointment to the Architectural Review Board. Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to re-appoint Ms. Jessica Stoll to the Architectural Review Board for an abbreviated term of one year. A roll call vote was taken with the following results: Ayes – Keathley, Moore, Monachella, Ohley, McGuinness, Mastorakos, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

## **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 intersection of Clarkson Road and Clarkson Woods Drive (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road] 20T610716) **(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 Ohley, to accept petitioner’s request to withdraw Bill No. 3296. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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. Petitioner has again requested to hold Bill No. 3297 and Bill No. 3298 indefinitely until the City resumes in-person, physical meetings**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to postpone consideration of Bill No. 3297 until the City resumes in-person, physical meetings.

Councilmember Hurt made a motion, seconded by Councilmember Keathley, to amend the original motion to specify the date of August 3, 2020 for consideration of Bill No. 3297. A voice vote was taken on the amendment, with a unanimous affirmative result, and the motion to amend was declared passed.

A voice vote was taken on the motion as amended, with a unanimous affirmative result, and the motion as amended 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. Petitioner has again requested to hold Bill No. 3297 and Bill No. 3298 indefinitely until the City resumes in-person, physical meetings**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, to postpone consideration of Bill No. 3298 until the City resumes in-person, physical meetings.

Councilmember Hurt made a motion, seconded by Councilmember Keathley, to amend the original motion to specify the date of August 3, 2020 for consideration of Bill No. 3298. A voice vote was taken on the amendment, with a unanimous affirmative result, and the motion to amend was declared passed.

A voice vote was taken on the motion as amended, with a unanimous affirmative result, and the motion as amended 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 Hurt 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.

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

### **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

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

Councilmember Michelle Ohley, Chairperson of the Parks, Recreation & Arts Committee, indicated that she had no report this evening.

### **Public Health & Safety Committee**

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

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

City Administrator Mike Geisel reported that Wentes, located at 18000 Chesterfield Airport Road, is under new ownership and has requested a new liquor license for retail sale of all kinds of intoxicating 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 Wentes. A roll call vote was taken with the following results: Ayes – Ohley, Monachella, Hurt, McGuinness, Mastorakos, Keathley, Moore and DeCampi. Nays – None. Mayor Nation declared the motion passed.

### **OTHER LEGISLATION**

Bill No. 3309            Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(First Reading)**

Councilmember Ohley made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3309. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3309 was read for the first time.

Bill No. 3310            Provides for the approval of a Record Plat for Oak Creek Meadows Plat 2, a 1.00 acre tract of land zoned “R-2” Residence District on the south side of Olive Boulevard east of its intersection with Monterra Drive **(First & Second Readings) Planning Commission recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Keathley, for the first reading of Bill No. 3310. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3310 was read for the first time.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3310. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3310 was read for the

second time. A roll call vote was taken for the passage and approval of Bill No. 3310 with the following results: Ayes – Monachella, DeCampi, Moore, Mastorakos, Hurt, McGuinness, Ohley and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3310 approved, passed it and it became **ORDINANCE NO. 3111**.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve a proposed resolution authorizing the City Administrator to execute and submit the Municipal Parks Grant application in support of constructing the first phase of improvements at the newly acquired Logan Park. A roll call vote was taken with the following results: Ayes – McGuinness, Monachella, Hurt, Mastorakos, DeCampi, Keathley, Moore and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 463.

### **UNFINISHED BUSINESS**

Councilmember McGuinness reviewed individual items listed on the Excess Checks list, requesting explanation from the City Administrator.

Councilmember McGuinness inquired about the current financial issues related to the pandemic and about the experience of surrounding municipalities that had chosen to open their pools, to which City Administrator Geisel responded.

### **NEW BUSINESS**

There was no new business.

### **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:02 p.m.

  
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Mayor Bob Nation

**ATTEST:**

  
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Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 8/3/2020