



## **RECORD OF PROCEEDING**

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

**FEBRUARY 16, 2021**

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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 February 1, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the February 1, 2021 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, March 1, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Mr. Michael Kane, 1292 Stillhouse Creek Road, submitted a statement pertaining to erosion of the cemetery adjacent to Bonhomme Presbyterian Church and requested assistance from the City.

Mr. John Green, Bonhomme Presbyterian Church, spoke to City Council seeking assistance from the City with grant identification and application filing, to address the cemetery's erosion problem.

Mr. Mark Eggert, 414 Isabella Manor Court, spoke on behalf of Incarnate Word Parish in support of Bill No. 3338 (P.Z. 09-2020 Total Access Urgent Care [13426 Olive Blvd]).

Ms. Karen Page, 554 Eagle Manor Lane, requested to speak pertaining to Bill No. 3338 (P.Z. 09-2020 Total Access Urgent Care [13426 Olive Blvd]), but was not on the panelist list.

## **APPOINTMENTS**

Mayor Nation nominated Mr. Mick Weber for re-appointment to the Architectural Review Board. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to re-appoint Mr. Mick Weber to the Architectural Review Board for a term of two 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. 3335	Vacates four existing easements and dedicates two replacement easements on property recently acquired by the City adjacent to Central Park <b>(Second Reading) Planning &amp; Public Works Committee recommends approval</b>
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Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3335. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3335 was read for the second time. A roll call vote was taken for the

passage and approval of Bill No. 3335 with the following results: Ayes – Monachella, Moore, Keathley, McGuinness, Ohley, Mastorakos, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3335 approved, passed it and it became **ORDINANCE NO. 3137.**

Bill No. 3336      Amends Article 03-07 Non-Residential Use Table and Article 10-03 Use Terms of the Unified Development Code {P.Z. 10-2020 City of Chesterfield (Unified Development Code – Articles 3 & 10)}  
**(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Bill No. 3337      Amends Article 4 of the Unified Development Code to revise language pertaining to Architectural Review Design Standards {P.Z. 13-2020 City of Chesterfield (Unified Development Code – Article 4)} **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill Nos. 3336 and 3337. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3336 and 3337 were read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 3336 with the following results: Ayes – Hurt, McGuinness, Keathley, Moore, DeCampi, Monachella, Ohley and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3336 approved, passed it and it became **ORDINANCE NO. 3138.**

A roll call vote was taken for the passage and approval of Bill No. 3337 with the following results: Ayes – Keathley, Moore, Ohley, DeCampi, Monachella, Mastorakos, Hurt and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3337 approved, passed it and it became **ORDINANCE NO. 3139.**

Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, to approve a budget amendment in the amount of \$48,000 for construction of the missing section of sidewalk on the west side of Wilson Avenue, north of Buchholz Mortuary. A roll call vote was taken with the following results: Ayes – Moore, DeCampi, McGuinness, Hurt, Mastorakos, Monachella, Keathley and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Bill No. 3338      Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “C-8” Planned Commercial District to a “PC” Planned Commercial District for a

3.19 acre tract of land located south of Olive Boulevard, east of North Woods Mill Road (P.Z. 09-2020 Total Access Urgent Care [13426 Olive Blvd] 16Q330911) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by PPW Committee**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3338 with the green sheet amendments as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3338 was read for the first time.

Councilmembers McGuinness and Monachella indicated that they planned to introduce amendments at the next meeting, and they would communicate with the petitioner prior to the vote to approve Bill No. 3338. Councilmembers McGuinness and Monachella summarized a list of possible amendments and Dr. Matt Bruckel, project owner, requested permission to speak with regard to the proposed amendments.

Bill No. 3339      Pertains to the acceptance of Wilmas Farm Drive, Wilmas Hollow Drive, and Wilmas Valley Court as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3339. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3339 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, February 18, 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 Keathley made a motion, seconded by Councilmember DeCampi, to approve a budget amendment in the amount of \$70,000 for design and surveying services associated with the rehabilitation of the Eberwein Park Trails, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Hurt, DeCampi, Ohley, Monachella, McGuinness, Moore, Mastorakos and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

## **Public Health & Safety Committee**

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no action items this evening, and the next meeting of this Committee is scheduled for February 24, at 5:30 p.m.

## **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2021 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 Raineri Construction for the 2021 Sidewalk Replacement Project A. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to accept the low bid as submitted by Raineri Construction for the 2021 Sidewalk Replacement Project A, and to authorize the City Administrator to execute an agreement in an amount not to exceed \$300,000 funded from the Capital Projects Fund, which has \$527,000 allocated for sidewalk maintenance in 2021. A roll call vote was taken with the following results: Ayes – Monachella, Hurt, DeCampi, Mastorakos, Moore, Keathley, McGuinness and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for 2021 Construction and Inspection Testing Services. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to execute a professional services agreement with Geotechnology Incorporated for construction testing and inspection services. Councilmember Moore made a motion, seconded by Councilmember Monachella, to authorize the City Administrator to execute a professional services agreement with Geotechnology Incorporated for construction testing and inspection services in an amount not to exceed \$95,000 funded from the Capital Projects Fund which has \$110,000 allocated for this purpose in 2021. A roll call vote was taken with the following results: Ayes – Ohley, Mastorakos, Keathley, DeCampi, Moore, Hurt, McGuinness and Monachella. 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.

## **NEW BUSINESS**

Councilmember Keathley referenced a poll on Nextdoor (social networking service for neighborhoods) regarding Mayor Nation's proposal for a property tax. Mayor Nation refuted the assertion, stating that he had not offered any such proposal.

Councilmember Monachella stated that it would be inappropriate for City Council as a body to direct people to Nextdoor for the purpose of participating in political discussions.

## **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:28 p.m.

  
Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 3/1/2021