



## **RECORD OF PROCEEDING**

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

**JANUARY 18, 2022**

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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 Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Tom DeCampi  
Councilmember Gary Budoor

#### **APPROVAL OF MINUTES**

The minutes of the January 3, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the January 3, 2022 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, February 7, at 7 p.m.

## **COMMUNICATIONS AND PETITIONS**

Mr. Dan Manning, 16150 Main Circle Drive, Suite 250, indicated that he was available to answer questions related to Bill No. 3377 (P.Z. 14-2020 84 Lumber – 17519 Chesterfield Airport Road).

## **APPOINTMENTS**

There were no appointments scheduled for this meeting.

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning/Public Works Committee**

Bill No. 3376      Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “NU” Non-Urban District to a new “PC” Planned Commercial District for a 1.006-acre tract of land located at the southwest corner of the intersection of Clarkson Road and Wilson Avenue (P.Z. 09-2021 2272 Clarkson Road {SMS Group, LLC} 20T520406) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3376. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3376 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3376 with the following results: Ayes – Wahl, Mastorakos, Budoor, Hurt, Monachella, Moore, McGuinness and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3376 approved, passed it and it became **ORDINANCE NO. 3178**.

Bill No. 3377      Amends Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new “PC” Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64 (P.Z. 14-2020 84 Lumber 17U510073) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as**

**amended. Green Sheet Amendment recommended by Planning & Public Works Committee regarding screening of outdoor storage**

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3377, including the green sheet amendment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3377 was read for the first time.

Bill No. 3378      Pertains to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3378. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3378 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, January 20, 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 Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, reported that the Parks, Recreation and Arts Committee unanimously directed staff to look into alternative locations within Central Park to construct two to four Pickleball courts, excluding the sites immediately adjacent to Chesterfield Parkway, and to also evaluate construction of Pickleball courts at the west end of the Chesterfield Valley Athletic Complex, taking into account the wind factor at both locations. Staff is directed to return the site evaluations for both Central Park and the Athletic Complex together, as soon as practicable.

**Public Health & Safety Committee**

Councilmember Tom DeCampi, 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 Staff is recommending award of a contract for Professional Design Services. Based upon review of information provided by Director

of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of a Professional Services Agreement with Stock and Associates for the design of Main Circle Drive within Central Park, in an amount not to exceed \$40,000. Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Mastorakos, Moore, DeCampi, Budoor, McGuinness, Wahl and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

### **OTHER LEGISLATION**

Bill No. 3379      Provides for the approval of a Boundary Adjustment Plat for an 8.5-acre tract of land located southwest of the intersection of Spirit Valley East Drive and Olive Street (17W510136, 17W510125) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3379. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3379 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3379 with the following results: Ayes – Mastorakos, DeCampi, Moore, Monachella, Wahl, Hurt, McGuinness and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3379 approved, passed it and it became **ORDINANCE NO. 3179**.

Bill No. 3380      Approves an amendment to a Declaration of Trust in connection with the City's outstanding certificates of participation and authorizes the execution of other documents **(First & Second Readings) Finance Director & City Administrator recommend approval**

Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3380. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3380 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3380 with the following results: Ayes – DeCampi, Hurt, Wahl, Monachella, Moore, Budoor, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3380 approved, passed it and it became **ORDINANCE NO. 3180**.

### **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 7:28 p.m.



Mary Ann Mastoracos  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 2/7/2022