



RECORD OF PROCEEDING

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

JUNE 5, 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

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the May 15, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the May 15, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 15, 2023 Wildhorse Village Special Business District Public Hearing were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the May 15, 2023 Wildhorse Village Special Business District Public Hearing minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 15, 2023 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the May 15, 2023 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 23, 2023 Special City Council meeting were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve the May 23, 2023 Special City Council minutes. A voice vote was taken with an affirmative result (Councilmembers Hurt and Wahl abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Monday, June 19, in observance of Juneteenth.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, June 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Marc Jacob indicated that he was available to answer questions pertaining to Bill No. 3446 – Brayhill Boundary Adjustment Plat.

Mr. Bill Vellios indicated that he was available to answer questions pertaining to Bill No. 3444 – Ballwin Acres Rezoning.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke regarding her desire to be appointed to the Finance and Administration Citizens Advisory Committee.

Mr. Rob Rodermund, 17134 Surrey View Drive, TIF Commissioner, spoke to commend the City and Monarch Fire Protection District relative to the fire district's willingness to financially participate in the Chesterfield Regional Tax Increment Financing.

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, spoke regarding his desire to solicit and attract a republican debate to the City of Chesterfield.

APPOINTMENTS

There were no appointments on the agenda for this evening.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3444 Amends the Unified Development Code of the City of Chesterfield by changing the boundary of an “NU” Non-Urban District to an “R-3” Residence District for a 3.9 acre tract of land located east of Kehrs Mill Road, south of Wendimill Drive, west of Meadowbrook Country Club Estates, and north of Coventry Woods Court (21S410088) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Merrell Hansen, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3444. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3444 was read for the first time.

Bill No. 3445 Amends Section 405.03.070 of the Unified Development Code relating to the Use Table for non-residential districts. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3445. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3445 was read for the first time.

Bill No. 3447 Amends Section 405.02.120.A and Section 405.04.120 of the Municipal Code pertaining to stormwater guarantees and stormwater requirements. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3447. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3447 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, June 8, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Parks, Recreation & Arts Committee

Councilmember Mary Monachella, 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 Michael Moore, Vice-Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel recommended approval of an intergovernmental agreement with Monarch Fire Protection District regarding the Chesterfield Regional Tax Increment Financing District. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Monachella, McGuinness, Hurt, Wahl, Hansen and Budoor. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Sports Facilities Food & Beverage Missouri, LLC, located at 17925 N. Outer Road, 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 Moore made a motion, seconded by Councilmember Wahl, to approve issuance of a new liquor license to Sports Facilities Food & Beverage Missouri, LLC. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3446	Provides for the approval of a boundary adjustment via deed for Lot A and Lot 11 of Brayhill Court to create a 5.45 acre tract of land zoned "R2" Residence District located southwest of Ladue Road and north of Brayhill Court (17R220443, 17R220393). (First & Second Readings) Planning Department recommends approval
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Councilmember Budoor made a motion, seconded by Councilmember Monachella, for the first and second readings of Bill No. 3446. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3446 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3446 with the following results: Ayes – Wahl, Budoor, Moore, Hurt, McGuinness, Hansen and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3446 approved, passed it and it became **ORDINANCE NO. 3236**.

Bill No. 3448 Provides for the approval of a record plat 1 and escrow agreements for Schaeffer's Grove subdivision, a 14.56 acre tract of land zoned E-1/2AC Estate District with a Wildhorse Creek Road overlay district located on the north side of Wildhorse Creek Road and across from Wildhorse Parkway Drive. **(First & Second Readings)**
Planning Commission recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3448. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3448 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3448 with the following results: Ayes – Budoor, Hansen, McGuinness, Monachella, Wahl, Hurt and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3448 approved, passed it and it became **ORDINANCE NO. 3237**.

Bill No. 3449 Provides for the approval of a record plat 2 and escrow agreements for Schaeffer's Grove subdivision, a 12.22 acre tract of land zoned E-1/2AC Estate District with a Wildhorse Creek Road overlay district located on the north side of Wildhorse Creek Road and across from Wildhorse Parkway Drive. **(First & Second Readings)**
Planning Commission recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Wahl, for the first and second readings of Bill No. 3449. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3449 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3449 with the following results: Ayes – Moore, Monachella, Hurt, Budoor, Hansen, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3449 approved, passed it and it became **ORDINANCE NO. 3238**.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting to ask any questions he may have.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:46 p.m.



Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 6/20/23