



RECORD OF PROCEEDING

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

JUNE 20, 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 June 5, 2023 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the June 5, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation presented a proclamation to the Rob Kilo family in recognition for their efforts in creating Monarch Grove, located in Central Park.

Mayor Nation announced that City Hall will be closed on Tuesday, July 4, in observance of Independence Day.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, July 17, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. William (Bill) Vellios, 2758 Kehrs Mill, indicated that he was available to answer questions pertaining to Bill No. 3444 – P.Z. 07-2023 Ballwin Acres, Lot 15 (William G. Vellios).

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke in opposition to the Chesterfield Regional Tax Increment Financing (TIF) District.

Mr. John Nations, 16150 Main Circle Drive, indicated that he was available to answer questions pertaining to Resolution No. 485 – 16775 & 16806 Baxter Road (Annie Gunn's) – Right-of-Way Quit-Claim Deed.

APPOINTMENTS

No appointments were scheduled 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) (Second Reading) Planning Commission Recommends Approval. Planning & Public Works Committee Recommends Approval
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Councilmember Merrell Hansen, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second 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 second time. A roll call vote was taken

for the passage and approval of Bill No. 3444 with the following results: Ayes – Monachella, Hurt, McGuinness, Budoor, Wahl, Moore and Hansen. Nays – None. Whereupon Mayor Nation declared Bill No. 3444 approved, passed it and it became **ORDINANCE NO. 3239.**

Bill No. 3445 Amends section 405.03.070 of the Unified Development Code relating to the Use Table for Non-Residential Districts **(Second Reading) Planning Commission Recommends Approval. Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3445 with the following results: Ayes – Moore, Monachella, Budoor, Hurt, Wahl, Hansen and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3445 approved, passed it and it became **ORDINANCE NO. 3240.**

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 **(Second Reading) Planning Commission Recommends Approval. Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3447 with the following results: Ayes – Hansen, McGuinness, Hurt, Budoor, Wahl, Monachella and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3447 approved, passed it and it became **ORDINANCE NO. 3241.**

Bill No. 3450 Amends the Unified Development Code of the City of Chesterfield by changing the ordinance of the existing “PI” Planned Industrial District to a new “PI” Planned Industrial District for a 7.1 acre tract of land located on the south side of Edison Avenue (17V310081) **(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. 3450. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3450 was read for the first time.

Bill No. 3451 Amends the Unified Development Code of the City of Chesterfield by changing the boundary of a "PI" Planned Industrial District to a new "PI" Planned Industrial District for a 1.3 acre tract of land located northeast of the intersection of Wings Corporate Drive and Buzz Westfall Drive (17W120087) **(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. 3451. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3451 was read for the first time.

Bill No. 3452 Repeals and replaces Chapter 505, Article I, Division 2 Opening and Excavation of Public Streets **(First Reading) Planning & Public Works Committee Recommends Approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3452. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3452 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, June 22, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, June 27, at 5:00 p.m.

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 reported that Buzzettas Italian Cafe, located at 120 Chesterfield Valley Drive, 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 Hansen made a motion, seconded by Councilmember Monachella, to approve issuance of a new liquor license to Buzzettas Italian Cafe. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Old House in Hog Hollow, located at 14319 Olive Blvd., 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 Wahl made a motion, seconded by Councilmember Monachella, to approve issuance of a new liquor license to Old House in Hog Hollow. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

OTHER LEGISLATION

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve a proposed resolution authorizing the City Administrator to execute a quit-claim deed. A roll call vote was taken with the following results: Ayes – Monachella, Budoor, Wahl, Moore, Hansen, Hurt and McGuinness. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 485.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve a proposed resolution authorizing the City Administrator to execute the necessary documentation for sale of real property to the Monarch-Chesterfield Levee District. A roll call vote was taken with the following results: Ayes – Wahl, Hansen, McGuinness, Moore, Monachella, Budoor and Hurt. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 486.

UNFINISHED BUSINESS

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

NEW BUSINESS

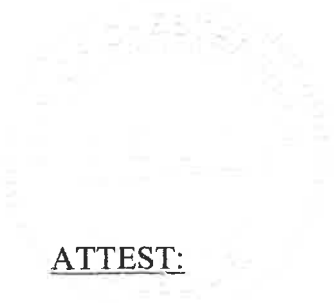
There was no new business.

ADJOURNMENT

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Moore made a motion, seconded by Councilmember Budoor, to go into closed session, pursuant to RSMo 610.021(1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City’s representatives and its

attorneys and RSMo 610.021(2) for the purpose of discussing the lease, purchase or sale of real estate between the City's representatives and its attorneys. A roll call vote was taken with the following results: Ayes – Monachella, Wahl, Budoor, McGuinness, Moore, Hansen and Hurt. Nays – None. Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:39 p.m.



Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL:

7/17/2023