



RECORD OF PROCEEDING

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

FEBRUARY 20, 2024

The meeting was called to order at 7:02 p.m.

President Pro-Tem Mary Ann Mastorakos 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

Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Mayor Bob Nation

APPROVAL OF MINUTES

The minutes of the January 29, 2024 Special City Council Meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the January 29, 2024 Special City Council Meeting Minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the January 29, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the January 29, 2024 Executive Session Minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the February 5, 2024 Executive Session were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the February 5, 2024 Executive Session Minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the February 5, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the February 5, 2024 City Council Minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Mary Ann Mastorakos announced that the next meeting of City Council is scheduled for Monday, March 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Patricia Tocco, 14720 Whitebrook Drive, expressed her concerns related to Bill No. 3481- Firearms Regulations.

Mr. Tim Lowe, 2127 Innerbelt Business Center, stated that he was available to answer questions pertaining to Bill Nos. 3489, 3490, 3491 and 3492.

APPOINTMENTS

There were no appointments scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3493	Amends Title III, Schedule VI of the Chesterfield Municipal Code by adding yield signs on Mill Spring at Big Timber Lane. (First Reading) Planning and 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 first reading of Bill No. 3493.

Bill No. 3494 Amends the traffic generation assessment (“TGA”) Trust Fund Rate Schedule of the City of Chesterfield, Missouri. **(First Reading)**
Planning and Public Works Committee recommends approval.

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3494.

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

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is scheduled for Tuesday, February 27, at 5:30 p.m.

Parks, Recreation & Arts Committee

Chairperson of the Parks, Recreation & Arts Committee, Councilmember Mary Monachella informed Council that the Parks, Recreation, and Arts Committee discussed the CVAC naming rights proposal and elected to abandon the conversation, leaving Council’s prior rejection of the proposal intact.

Councilmember Monachella, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Hurt, to approve the recommendation from the Parks, Recreation and Arts Committee, directing staff to proceed with development of a strategy to replace the 27-year-old Aquatic Facility, including design services and financing recommendations. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve a \$5,000 fund transfer from the Parks fund-fund reserve, to the appraisal and to accept a 15-acre land donation consisting of property immediately adjacent to Railroad Park. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

Chairperson of the Parks, Recreation & Arts Committee, Councilmember Mary Monachella informed Council that The Parks, Recreation and Arts Committee discussed the current use and logistical constraints for expansion of the use of Railroad Park, and the 2019 staff analysis of same. The Committee directed Staff update the 2019 report based on current information and the inclusion of the additional 15 acre land acquisition.

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is not yet scheduled.

Public Health & Safety Committee

Bill No. 3481 Amends sections 210.900 and 220.150 of the City municipal code related to firearms regulations. First Read on 11/20/2023 **(Second Reading) Public Health & Safety Committee recommends approval.**

Councilmember Moore made a motion, seconded by Councilmember Hansen, to postpone action on Bill No. 3481 until the next meeting and direct City Attorney Chris Graville to prepare a Blue Sheet Amendment to address the last section of the bill dealing with possession of weapons. Councilmember McGuinness made a motion to amend the delay until the City Attorney has time to complete the Blue Sheet Amendment, the motion to amend died for lack of second. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is not yet scheduled.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2024 Concrete Replacement Area A. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid from M&H Concrete Contractors for concrete slab replacement Project A and authorization for the City Administrator to execute a contract with M&H Concrete Contractors in an amount not to exceed \$2,000,000.00. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2024 Concrete Replacement Area B. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid from Amcon Municipal Concrete LLC for concrete slab replacement Project B and authorization for the City Administrator to execute a contract with Amcon Municipal Concrete LLC in an amount not to exceed \$1,800,000. Councilmember Hansen made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl,

Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Public Works Facility Mezzanine. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid from Aspire Construction Services LLC and authorization for the City Administrator to execute a contract with Aspire Construction Services LLC in an amount not to exceed \$436,000. Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2024 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 approval of the lowest and best bid from Lift-Rite for sidewalk leveling and authorization for the City Administrator to execute a contract with Lift-Rite in an amount not to exceed \$100,000. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed. Councilmember Moore made a motion, seconded by Councilmember Monachella to approve the bid from Amcon Municipal Concrete LLC for sidewalk replacement and to authorize the City Administrator to execute a contract with Amcon Municipal Concrete LLC in an amount not to exceed \$200,000. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Street Tree Inventory. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the lowest and best bid from Davey Resource Group for Street Tree Inventory and authorization for the City Administrator to execute a contract with Davey Resource Group an amount not to exceed \$75,000. Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. President Pro-Tem Mary Ann Mastorakos declared the motion passed.

OTHER LEGISLATION

Bill No. 3489	Authorizes the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate a lease; and authorizes
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certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance **(Second Reading)**

Bill No. 3490 Authorizes the City of Chesterfield, Missouri to initiate condemnation proceedings to acquire property; and authorizes certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance **(Second Reading)**

Bill No. 3491 Authorizes the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate that amended and restated easement, restriction and operating agreement, as amended, and further supplemented by the Chesterfield Mall supplemental agreement; and authorizes certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance **(Second Reading)**

Bill No. 3492 Authorizes and approves a redevelopment agreement by and between the City and TSG Downtown Chesterfield Redevelopment, LLC in connection with the redevelopment of that portion of the redevelopment area designated as RPA-1 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; Authorizing certain actions by city officials and officers; and containing a severability clause **(Second Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the second reading of Bill Nos. 3489, 3490, 3491 and 3492. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3489, 3490, 3491 and 3492 were read for the second time.

A roll call vote was taken for the passage and approval of Bill No 3489 with the following results: Ayes – Mastorakos, Monachella, Hurt, Hansen, Wahl, McGuinness, Budoor and Moore. Nays – None. Whereupon President Pro-Tem declared Bill No 3489, passed, approved, and it became Ordinance 3278

A roll call vote was taken for the passage and approval of Bill No 3490 with the following results: Ayes – Mastorakos, Monachella, Hurt, Hansen, Wahl, McGuinness, Budoor and Moore. Nays – None. Whereupon President Pro-Tem declared Bill No 3490, passed, approved, and it became Ordinance 3279

A roll call vote was taken for the passage and approval of Bill No 3491 with the following results: Ayes – Mastorakos, Monachella, Hurt, Hansen, Wahl, McGuinness, Budoor and Moore. Nays – None. Whereupon President Pro-Tem declared Bill No 3491, passed, approved, and it became Ordinance 3280.

A roll call vote was taken for the passage and approval of Bill No 3492 with the following results: Ayes – Mastorakos, Monachella, Hurt, Hansen, Wahl, McGuinness,

Budoor and Moore. Nays – None. Whereupon President Pro-Tem declared Bill No 3492, passed, approved, and it became Ordinance 3281.

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 7:43 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Amanda Hurley
Amanda Hurley, Deputy City Clerk

APPROVED BY CITY COUNCIL: 2024-3-4