



RECORD OF PROCEEDING

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

APRIL 16, 2024

The meeting was called to order at 7 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 March 18, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the March 18, 2024 City Council minutes. A voice vote was taken with an affirmative result (Councilmember Wahl abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Mastorakos announced that the next meeting of City Council is scheduled for Monday, May 6, at 7 p.m.

COMMUNICATIONS AND PETITIONS

President Pro-Tem Mastorakos recognized members of Girl Scout Troops 696 and 3796. Girl Scout Leader Dana Mulden Deffer was in attendance with Senior Girl Scouts from Marquette High School, working on their Public Policy Badges.

Ms. Linda Meeh, 200 Appaloosa Drive, representing Appaloosa Way subdivision, requested that the City consider amendments to municipal ordinances for fences, related to color and appearance, materials, maintenance and upkeep.

APPOINTMENTS

There were no appointments.

SWEARING-IN CEREMONY

President Pro-Tem Mastorakos recognized City Clerk Vickie McGownd. Ms. McGownd conducted the Swearing-In Ceremony for: Councilmember Mary Monachella – Ward I, Councilmember Mary Ann Mastorakos – Ward II; Councilmember Michael Moore – Ward III; and Councilmember Merrell Hansen – Ward IV.

ROLL CALL

A roll call was then re-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

TEMPORARY ADJOURNMENT - RECEPTION

President Pro-Tem Mastorakos temporarily adjourned the meeting at 7:25 p.m., for those in attendance to attend a reception for the re-elected officials.

The meeting was reconvened at 7:57 p.m.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3498 Adds an additional 16.32-acre tract land zoned “NU” Non- Urban District to an existing 16.58-acre tract of land zoned “PI” Planned Industrial District and modify development criteria **(First Reading) Planning Commission recommends approval, as amended. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment recommended by Planning & Public Works Committee with the recommendation of adding a third site entrance for emergency access only**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3498.

Councilmember Hansen made a motion, seconded by Councilmember Moore, to amend Bill No. 3498 to incorporate the green sheet amendment, as recommended by the Planning and Public Works Committee, providing for a third entrance for emergency use only. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the motion as amended, with a unanimous affirmative result, and the motion, as amended, was declared passed. Bill No. 3498 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, April 18, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & 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 Mary Ann Mastorakos, 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 Staff is recommending award of a contract for the 2024 Asphalt Mill and Overlay Project. 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 E. Meier Contracting for the 2024 Asphalt Mill and Overlay Project and authorization for the City Administrator to execute a contract in an amount not to exceed \$1.3 million; and concurrently approving allocation of the remaining budgeted funds in the amount of \$500,000 to a change order with Amcon Municipal Concrete for additional concrete slab and sidewalk work. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, McGuinness, Mastorakos, Monachella, Wahl, Moore, Hansen and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the St. Louis Metro American Public Works Association (APWA) Salt Cooperative. 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 negotiated renewal pricing for the APWA Salt Cooperative from Compass Minerals for the 2024-2025 winter season, at a unit price of \$87.41 per ton, which represents a four percent increase over current pricing. The City of Chesterfield does not anticipate purchasing any deicing salt for the fall delivery and if a winter/spring order is necessary, there is an existing purchase order, authorized last year, for deicing salt that has not been fully consumed. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, McGuinness, Moore, Budoor, Mastorakos, Wahl, Hurt and Hansen. Nays – None. Whereupon President Pro-Tem Mastorakos declared the motion passed.

Mr. Geisel reported that Napoli Brothers Pizza and Pasta, located at 17084 N. Outer Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor,

for consumption on premises, 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 Budoor, to approve issuance of a new liquor license to Napoli Brothers Pizza and Pasta. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3497 Provides for the approval of a Record Plat and Escrow Agreements for Tara Ridge Subdivision, a 35.0 acre tract of land zoned “PUD” Planned Unit Development District located on the north side of Wild Horse Creek Road **(First & Second Reading) Planning and Public Works Committee recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second reading of Bill No. 3497. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3497 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3497 with the following results: Ayes – Budoor, Moore, Wahl, Monachella, Mastorakos, McGuinness, Hansen and Hurt. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3497 approved, passed it and it became **ORDINANCE NO. 3287**.

Bill No. 3499 Accepts the donation of 15.9 Acres of Parkland from Lower Missouri River, LLC **(First Reading)**

Councilmember Hurt made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3499. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3499 was read for the first time.

Bill No. 3500 Authorizes the sale of 16.95 acres of excess real estate to Staenberg Advisors LLC or its affiliates **(First Reading)**

Councilmember McGuinness made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3500. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3500 was read for the first time.

Bill No. 3501 Authorizes the City Administrator to execute a Transportation Alternative Funds Program Agreement with the Missouri Highways and Transportation Commission for construction of the Pathway on the Parkway Project from Clarkson Road to Chesterfield Pines

**Lane (First Reading) Planning & Public Works Committee
recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3501. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3501 was read for the first time.

Bill No. 3502 Authorizes the City of Chesterfield to execute a contract with St. Louis County, Missouri for Vector Control Services and authorizes and directs the City Administrator of the City of Chesterfield to enter into a contract with St. Louis County, Missouri for Vector Control Service **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3502. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3502 was read for the first time.

Bill No. 3503 Provides for the approval of a Boundary Adjustment Plat for a 290.9-acre tract of land located north of North Outer 40 Road (16W620025, 16W620036, 16W610015, 16W330022, 17W640035, 16W330021, 16W320011, 16V110077, 16W310045, 16W240041) **(First and Second Reading) Department of Planning recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second reading of Bill No. 3503. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3503 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3503 with the following results: Ayes – Monachella, Hansen, Mastorakos, Wahl, Hurt, Moore, McGuinness and Budoor. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3503 approved, passed it and it became **ORDINANCE NO. 3288.**

Bill No. 3504 Vacates an easement on part of lot 1 and lot 3 of Hay Barn Lane Plat Book 179, page 77 of the St. Louis County, Missouri records, located in U.S. surveys 370 & 1978, township 45 north, range 4 east of the fifth principal meridian, City of Chesterfield, St. Louis County, Missouri **(First and Second Reading) Planning and Public Works Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first and second reading of Bill No. 3504. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3504 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3504 with the following results: Ayes – Hansen, Budoor, Monachella, Hurt, Wahl, McGuinness, Mastorakos and Moore. Nays – None. Whereupon President Pro-Tem Mastorakos declared Bill No. 3504 approved, passed it and it became **ORDINANCE NO. 3289**.

UNFINISHED BUSINESS

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

NEW BUSINESS

President Pro-Tem Mastorakos opened the floor to receive nominations for President Pro-Tem for April 2024-April 2025. Councilmember Moore nominated Councilmember Dan Hurt to serve as President Pro-Tem for the term April 2024-April 2025, and Councilmember Hurt accepted the nomination. With no further nominations offered, a voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt, in his capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Dan Hurt, Ward III – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Merrell Hansen, Ward IV

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Barbara McGuinness, Ward I – **CHAIRPERSON**
Councilmember Aaron Wahl, Ward II
Councilmember Michael Moore, Ward III
Councilmember Gary Budoor, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Gary Budoor, Ward IV – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Dan Hurt, Ward III

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Aaron Wahl, Ward II – **CHAIRPERSON**

Councilmember Barbara McGuinness, Ward I

Councilmember Michael Moore, Ward III

Councilmember Merrell Hansen, Ward IV

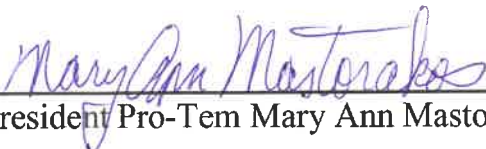
Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the City Council Committee Assignments listed above for April 2024-April 2025.

Councilmember Budoor made a motion, seconded by Councilmember Wahl, to amend the proposed assignments by swapping Councilmember Budoor’s proposed seat on the Finance & Administration Committee with Councilmember Hansen’s proposed seat on the Public Health & Safety Committee. A voice vote was taken with a negative result [(2-6) Councilmembers Wahl and Budoor voted “Aye”]. The motion to amend was declared failed.

A voice vote was taken to approve the slate, as presented by newly-elected President Pro-Tem Hurt, with a unanimous affirmative result, and the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Mastorakos adjourned the meeting at 8:37 p.m.



President Pro-Tem Mary Ann Mastorakos

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5/6/2024