



## RECORD OF PROCEEDING

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

**MAY 20, 2024**

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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 Merrell Hansen  
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the May 6, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the May 6, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 6, 2024 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the May 6, 2024 City Council meeting 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, June 3, at 7 p.m.

### **COMMUNICATIONS AND PETITIONS**

Ms. Tawnya Vehige, Manager of Old House in Hog Hollow, spoke in support of operational changes. She indicated that she was waiting for direction from staff regarding a determination whether two porches are part of the primary structure and whether they could be used for commercial service.

Mr. Phil Strasser, part-time employee of Old House in Hog Hollow, spoke in support of the business.

### **APPOINTMENTS**

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

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

#### **Planning & Public Works Committee**

Bill No. 3505            Amends City of Chesterfield ordinance 3255 to add an additional 16.679-acres of land zoned “C-8” Planned Commercial to an existing 96.017-acres of land zoned “PC&R” Planned Commercial and Residential District located south of Interstate 64, west of Clarkson Road, and east of Chesterfield Parkway **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. City Attorney and City Administrator recommend that the second reading be postponed until the next meeting, 6/3/2024**

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Moore, to postpone action on Bill No. 3505 until the next City Council meeting scheduled for June 3, 2024. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Wahl, to authorize the City Administrator to execute a contract with Lochmueller Group in an amount not to exceed \$2.1 million, and to approve a fund transfer from the General Fund Fund Reserve in the same amount, with the expressed intent to be reimbursed by the Chesterfield Valley TDD and the Chesterfield Regional TIF, as unanimously recommended by the Planning & Public Works Committee as well as the Finance & Administration Committee. A roll call vote was taken with the following results: Ayes – McGuinness, Wahl, Mastorakos, Hansen, Moore, Monachella, Budoor and Hurt. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, May 23, at 5:30 p.m.

### **Finance & Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Wahl, to approve the proposed 2025 City Council Meeting Schedule, as recommended by the Finance & Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Hansen, to approve the Budget Workshop scheduled dates for 2024 and 2025, as recommended by the Finance & Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to authorize a \$10,000 budget transfer from the General Fund Fund Reserve and to authorize the City Administrator to engage Captiva for the purpose of migrating historical information from the current website to a new, externally hosted website, as recommended by the Finance & Administration Committee. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Budoor, Hurt, Mastorakos, McGuinness, Wahl and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember McGuinness made a motion, seconded by Councilmember Budoor, to approve the updated Chesterfield digital logo, color and usage guidelines, as recommended by the Finance & Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A motion to authorize the City Administrator to execute a contract with Lochmueller Group in an amount not to exceed \$2.1 million, and to approve a fund transfer from the General Fund Fund Reserve in the same amount, with the expressed intent to be reimbursed by the Chesterfield Valley TDD and the Chesterfield Regional TIF, as unanimously recommended by the Planning & Public Works Committee as well as the

Finance & Administration Committee, was approved under the Planning & Public Works portion of the agenda.

### **Parks, Recreation & Arts Committee**

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Wednesday, May 22, at 5:30 p.m.

### **Public Health & Safety Committee**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, June 10, at 5:00 p.m.

### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Bikeable Walkable Community Plan. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval for a professional services agreement with Toole Design in an amount not to exceed the budgeted amount of \$95,000 for updating the City's Bikeable Walkable Community Plan. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Wahl, Hurt, Monachella, McGuinness, Budoor, Hansen and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for City Hall Fountain Repair. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the low bid for coating and sealing of the City Hall Fountain and authorization for the City Administrator to execute a contract with Western Specialty Contractors in an amount not to exceed \$85,000. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve this recommendation.

Councilmember Budoor made a motion, seconded by Councilmember McGuinness, to amend the motion by postponing action until the next City Council meeting on June 3, 2024. A roll call vote was taken with the following results: Ayes – Hansen, McGuinness and Budoor. Nays – Hurt, Mastorakos, Moore, Wahl and Monachella. The motion to amend was declared failed.

A roll call vote was taken on the original motion to approve the contract and expenditure, with the following results: Ayes – Monachella, Wahl, Moore, Hurt, Budoor and

Mastorakos. Nays – Hansen and McGuinness. Whereupon Mayor Nation declared the motion passed.

**OTHER LEGISLATION**

Bill No. 3507 Provides for the approval of a Boundary Adjustment Plat for a 38.028- acre tract of land zoned “PC&R” Planned Commercial and Residential District and “C-8” Planned Commercial District located at 100 Chesterfield Mall and 7 Chesterfield Mall in the Chesterfield Village Area A Phase One Plat One Subdivision (18s140288, 18s120147) **(First & Second Reading) Department of Planning recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first and second readings of Bill No. 3507. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3507 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3507 with the following results: Ayes – Moore, Mastorakos, Hurt, Budoor, Hansen, McGuinness, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3507 approved, passed it and it became **ORDINANCE NO. 3296.**

**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 8:00 p.m.

  
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Mayor Bob Nation

**ATTEST:**

  
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Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 6/3/2024