



RECORD OF PROCEEDING

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

OCTOBER 7, 2024

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 September 17, 2024 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the September 17, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 17, 2024 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the September 17, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 25, 2024 Special City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve the September 25, 2024 Special City Council minutes. A voice vote was taken with an affirmative result (Councilmember McGuinness abstained) and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, October 21, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Patricia Tocco, 14720 Whitebrook Drive, addressed City Council with comments and questions pertaining to the Downtown Chesterfield Special Business District.

Mr. Robert Preston, 1 N. Brentwood Boulevard, Suite 1200, spoke representing the owners of two buildings, 400 Chesterfield Center and the Midwest Bank building, requesting to be eliminated from the special business district petition.

Mr. Tim Lowe, 2127 Innerbelt Business Circle, representing Downtown Chesterfield Development LLC, spoke in favor of the special business district and explained the rationale for including parcels in the special business district petition.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3522 Amends Schedule VII of the Traffic Code of the City of Chesterfield by implementing a parking restriction on Long Road Crossing Drive, North Chesterfield Industrial Boulevard, North Trade Center Boulevard, and North Spirit Drive **(First Reading) Planning and Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No.

3522. A voice vote was taken with an affirmative result (Councilmember Wahl voted “No”) and the motion was declared passed. Bill No. 3522 was read for the first time.

Bill No. 3523 Amends City of Chesterfield Ordinance 2646 to establish four new permitted uses and revise the development criteria for a 0.226-acre tract of land zoned “UC” Urban Core District with a Landmark and Preservation Area (LPA) overlay located on the south side of Old Chesterfield Road and its intersection with Santa Maria Drive (17T310083) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3523. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3523 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, October 10, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Moore, to approve a budget transfer in the amount of \$1.8 million to the Debt Pre-Payment Fund (\$1 million from the Parks Fund – Fund Reserve and \$800,000 from the General Fund – Fund Reserve), as unanimously recommended by the Finance & Administration Committee of the Whole. A roll call vote was taken with the following results: Ayes – Wahl, Budoor, McGuinness, Hurt, Monachella, Mastorakos, Moore and Hansen. Nays – None. Mayor Nation declared the motion passed.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, 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 Aaron Wahl, 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 Food Service Consultants, Inc., located at 1851 Schoettler Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor, 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 Budoor, to approve issuance of a new liquor license to Food Service Consultants, Inc. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for the 2024 Crack Seal 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 submitted by Parking Lot Maintenance (PLM) and authorization for the City Administrator to execute an agreement with PLM in an amount not to exceed \$100,000 for the 2024 Crack Seal Project. Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Hurt, McGuinness, Budoor, Wahl, Mastorakos and Moore. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3520 Authorizes the City Administrator to execute a Surface Transportation Block Grant (STBG) Program Agreement with the Missouri Highways and Transportation Commission for improvements to Old Baxter Road from Baxter Road to Old Baxter Road and Highcroft Drive from Old Baxter Road to Schoettler Valley Drive **(Second Reading) Department of Public Works recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3520. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3520 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3520 with the following results: Ayes – Hurt, Moore, Budoor, Hansen, Mastorakos, McGuinness, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3520 approved, passed it and it became **ORDINANCE NO. 3311**.

Bill No. 3524 Establishes the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause **(First Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3524. A voice vote was taken with an affirmative result (Councilmember Hurt voted “No”) and the motion was declared passed. Bill No. 3524 was read for the first time.

Councilmember Wahl requested that the record include his explanation for why he voted against Bill No. 3521 (Wildhorse Village Special Business District Tax Rate Ordinance)

on September 25, 2024. Councilmember Wahl expressed that he fully supported the creation of the special business district and that the district would provide the ability to deliver public services within the development without negatively impacting the existing residents of Chesterfield, as the Council had previously committed. However, he voted against the 2024 SBD tax rate because he did not believe it was necessary, due to the City's positive financial condition.

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 7:33 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 10/21/2024