



RECORD OF PROCEEDING

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

OCTOBER 21, 2024

The meeting was called to order at 7:04 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 October 7, 2024 City Council meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the October 7, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the October 7, 2024 Downtown Chesterfield Special Business District public hearing were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Budoor, to approve the October 7, 2024 Downtown Chesterfield Special Business District public hearing minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the October 7, 2024 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the October 7, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the October 1, 2024 F&A Committee of the Whole (Budget Workshop) were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to approve the October 1, 2024 F&A Committee of the Whole (Budget Workshop) 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, November 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Anna Vasilenok, 14562 Gatemont Drive, spoke in favor of a mandatory dog leash law in residential areas of Chesterfield.

Mr. Bill Vellios (property owner), 1538 Virginia Drive, was present to answer questions about the Ballwin Acres (The Glen) preliminary plat approval.

Mr. Brett Hardesty (representing Hardesty Homes), 232 Chesterfield Industrial Blvd., was present to answer questions about the Ballwin Acres (The Glen) preliminary plat approval.

Mr. Rob Kilo, 16734 Benton Taylor Drive, provided additional information about the Chesterfield Parks leash policies in City parks.

APPOINTMENTS

There were no appointments scheduled for this meeting.

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 **(Second 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 second reading of Bill No. 3522. A voice vote was taken with an affirmative result (Councilmember Wahl voted “Nay”) and the motion was declared passed. Bill No. 3522 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3522 with the following results: Ayes – Budoor, Hurt, McGuinness, Monachella, Mastorakos, Hansen and Moore. Nays – Wahl. Whereupon Mayor Nation declared Bill No. 3522 approved, passed it and it became **ORDINANCE NO. 3312**.

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) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3523 with the following results: Ayes – Hansen, Mastorakos, McGuinness, Hurt, Monachella, Budoor, Moore and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3523 approved, passed it and it became **ORDINANCE NO. 3313**.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve the preliminary plat and associated plans for Ballwin Acres (The Glen). A roll call vote was taken with the following results: Ayes – Monachella, Hansen, Mastorakos, Wahl, Moore, McGuinness, Budoor and Hurt. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve the purchase of a walk-behind forklift with existing budgeted funds from Crown Lift Trucks in an amount not to exceed \$35,559 and authorize the intra-fund budget transfer as recommended by the Planning and Public Works Committee. A roll call vote was

taken with the following results: Ayes – Wahl, Hansen, Budoor, Hurt, Monachella, Moore, McGuinness and Mastorakos. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, November 7, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, 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 Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Budoor announced that the next meeting of this Committee is scheduled for Wednesday, November 6, at 5:30 p.m.

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 ASSISTANT CITY ADMINISTRATOR

Assistant City Administrator Elliot Brown requested a motion to increase the 2025 draft budget allocation from the Capital Projects Fund by \$300,000 for the purpose of increasing the effort for sidewalk repair, replacement and accessible ramp installations, as recommended by Director of Public Works/City Engineer Jim Eckrich. Councilmember Wahl made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, McGuinness, Mastorakos, Wahl, Moore, Hurt, Hansen and Monachella. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3525	Provides for the approval of a Boundary Adjustment Plat for Lots 3-7 of the Long Road Lipton Parcel subdivision totaling 8.98-acres of land zoned “PI” Planned Industrial District (17U410160, 17U410159, 17U410148, 17U410137, 17U410126) (First & Second Reading) Department of Planning recommends approval
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Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3525. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3525 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3525 with the following results: Ayes – Wahl, Monachella, Mastorakos, Budoor, Hansen, Hurt, McGuinness and Moore. Nays – None. Mayor Nation declared Bill No. 3525 approved, passed it and it became **ORDINANCE NO 3314**.

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 (**Second Reading held until January 2025**)

Assistant City Administrator Brown indicated that no action is required pertaining to Bill No. 3524 at this meeting. The second reading is scheduled for January 2025 due to statutory requirements.

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 7:35 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 11/18/2024