



RECORD OF PROCEEDING

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

NOVEMBER 5, 2018

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 Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the October 15, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, to approve the October 15, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the October 15, 2018 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to approve the October 15, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Jeanne Clauson, of the Citizens Committee for the Environment presented Anusurya Gupta with the Stellar Green Youth Team Award. This program emphasizes the importance of recycling.

Mr. Mike Hejna, 17814 Greyabbey Court, spoke in support of Bill No. 3219 (P.Z. 10-2018 THF Chesterfield Development LLC [The Commons]).

Mr. Jason Buxton, 14804 Clayton Road, indicated that he was available to answer any questions relative to the Spirit Energy Convenience Store (Circle K) proposal.

Mr. Michael Kane, 1292 Stillhouse Creek, spoke on behalf of the Chesterfield Historic and Landmark Preservation Committee (CHLPC) and updated Council relative to the museum located in Chesterfield Mall.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, November 19, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3217 (P.Z. 06-2018 Downtown Chesterfield) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3218 (P.Z. 08-2018 Homewood Suites [Keller Ventures, LLC]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3219 (P.Z. 10-2018 THF Chesterfield Development LLC [The Commons]) will be read for the first time under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley made a motion, seconded by Councilmember Hurt, to approve the amended Architectural Elevations and project narrative for Spirit Energy Convenience Store (Circle K). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, November 8, at 5:30 p.m.

Finance and Administration Committee

Councilmember McGuinness, Chairperson of the Finance and Administration Committee, stated that this Committee met as a Committee of the Whole for the third and final budget workshop on October 22nd. In the interest of finalizing the proposed 2019 budget, which will be forwarded to City Council for the annual public hearing to be scheduled immediately prior to the next meeting of City Council on November 19, 2019, the following motions were made.

Councilmember McGuinness, made a motion, seconded by Councilmember DeCampi, to approve a transfer in the amount of \$1 million from General Fund Fund Reserves to the Debt Service Fund for early retirement of the debt related to the construction of City Hall. A roll call vote was taken with the following results: Ayes – DeCampi, Ohley, Keathley, Mastorakos and McGuinness. Nays – Flachsbart, Moore and Hurt. Whereupon the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to approve a transfer in the amount of \$1 million from the Parks Fund Fund Reserves to the Debt Service Fund to achieve level debt service through 2025 for the debt related to Proposition P for Parks. A roll call vote was taken with the following results: Ayes – Keathley, McGuinness, DeCampi and Ohley. Nays – Flachsbart, Moore, Mastorakos and Hurt. Mayor Nation voted “Aye” to break the tie and declared the motion passed.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to eliminate the line item for the replacement of vehicle E-6 in the amount of \$23,500 from Account 073-5460 in the 2019 proposed Budget. A roll call vote was taken with the following results: Ayes – Mastorakos, Keathley, DeCampi, Ohley, McGuinness and Moore. Nays – Flachsbart and Hurt. Whereupon the motion was declared passed.

Parks, Recreation & Arts Committee

Councilmember Dan Hurt, Chairperson of the Parks, Recreation & Arts Committee, indicated no action items scheduled for this meeting.

Public Health & Safety Committee

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Sunisa's Thai Restaurant (formerly Zen Restaurant), located at 17535 Chesterfield Airport Road, has requested a new liquor license for retail sale of beer and wine by the drink, 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 Keathley made a motion, seconded by Councilmember Moore, to approve issuance of a new liquor license to Sunisa's Thai Restaurant. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Balkan (formerly Balkan Grocery), located at 13393 Olive Blvd., has requested a new liquor license for packaged sales to be consumed off-premise and retail sale of all kinds of intoxicating liquor by the drink, 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 Ohley made a motion, seconded by Councilmember DeCampi, to approve issuance of a new liquor license to Balkan. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3217 Amends the legal description of City of Chesterfield Ordinance 2990 and amends the development criteria of City of Chesterfield Ordinance 2449 for an existing "PC&R" Planned Commercial and Residence District and "NU" Non-Urban District to one "PC&R" Planned Commercial and Residence District for a 99.0 acre tract of land (P.Z. 06-2018 Downtown Chesterfield [Stock & Associates Consulting Engineers Inc.] 18S410206, 18S410240, 18S430259, 18S430248, 18T620185, 18T620174, 18T620206, 18T640271, 18T640095, 18T640204, 18T640215, 18T640260, 18T640303, 18T620064, 18T640314, 18T640259, 17T320158, 17T320169, 18T640248, 18T640237, 18T630195, 18T620053, 18T630272)
**(Second Reading) Planning Commission recommends approval
Planning & Public Works Committee recommends approval, as**

**amended. Green Sheet Amendment offered by the PPW
Committee**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3217. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, to amend Bill No. 3217 by incorporating the petitioner's proposed language further clarifying and restricting specific uses. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed. Bill No. 3217 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3217 as amended, with the following results: Ayes – Keathley, McGuinness, Mastorakos, Ohley, Moore, Hurt, Flachsbart and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3217 approved, passed it and it became **ORDINANCE NO. 3023.**

BILL NO. 3218 Repeals City of Chesterfield Ordinance 2916 and amends City of Chesterfield Ordinance 2723 to establish new uses and development criteria for 7.4 acres of land zoned “C-8” Planned Commercial District located at the northeast corner of the intersection of Chesterfield Parkway West and Hilltown Village Center (P.Z. 08-2018 Homewood Suites {Keller Ventures, LLC} 18S540149, 18S540150 and 18S540138) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendment offered by the PPW Committee**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3218. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend Bill No. 3218 to incorporate the green sheet amendments proposed by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed. Bill No. 3218 was read for the first time.

BILL NO. 3219 Amends City of Chesterfield Ordinance 2081 to amend the legal description and development criteria pertaining to the hours of operation for retail uses for a “C-8” Planned Commercial District for 160.8 acres located between US Highway 40/Interstate 64 and Edison Avenue and east of RHL Drive (P.Z. 10-2018 THF Chesterfield Development LLC {The Commons} 17T130133, 17T110212, 17U340155, 17U330091, 17U340078, 17T140341, 17U340089, 17U330123, 17U330101, 17U330112, 17U340090, 17U340100, 17U320102, 17T130210, 17U340111, 17U340144, 17T130144, 17T130155, 17T130166, 17T140132, 17T140143, 17U340067, 17T130188, 17T130089, 17T140187) **(First Reading) Planning Commission recommends approval**

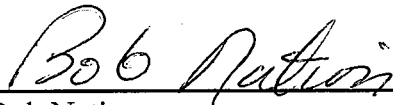
Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3219. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3219 was read for the first time.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to suspend the rules in order to allow a second reading of Bill No. 3219. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3219. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3219 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3219 with the following results: Ayes – Keathley, Moore, Mastorakos, Flachsbart, Hurt, McGuinness, Ohley and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3219 approved, passed it and it became **ORDINANCE NO. 3024**.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:02 p.m.



Mayor Bob Nation

ATTEST:



Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: 11/19/2018