



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD VIRTUAL MEETING VIA ZOOM

MAY 4, 2020

The meeting was called to order at 7:03 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer. Mayor Nation made a brief statement relative to the ongoing COVID-19 pandemic.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
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 April 6, 2020 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve the April 6, 2020 City Council 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, May 18, at 7 p.m.

Mayor Nation announced that the General Municipal Election, postponed due to COVID-19, will be held on Tuesday, June 2.

COMMUNICATIONS AND PETITIONS

Mr. Dennis Ganahl, 15979 Woodlet Way Court, spoke in support of small businesses impacted by COVID-19 in Chesterfield. He also spoke in opposition to Bill No. 3296 (P.A. 18-2019 Clarkson Centre [2264 Clarkson Road]).

The following individuals submitted voice/email messages in support of the budget adjustment recommendation for August Hill Drive Streetlighting:

Ms. Sue Conklin, 621 Stonebrook Court
Ms. Carol Clerc, 632 Stonebrook Court
Judith and Rick Roth, 652 Stonebrook Court
Ms. Suzanne Gabriel, 617 Stonebrook Court
Mr. Stephen Glickman, 616 Stonebrook Court (Stonehill Village C Trustee)
Mr. Ray McCraine, 612 Stonebrook Court
Mr. Tom Rebholz, 636 Stonebrook Court
Ms. Jackie Demko, 671 Stonebrook Court

Ms. Nora Amato, Chesterfield Chamber of Commerce, submitted an email message in support of Bill No. 3302 (Suspension of Application or Enforcement of Ordinances) in response to the COVID-19 pandemic.

Mayor Nation presented a Proclamation (virtually) to the Public Works Department in honor of National Public Works Week.

APPOINTMENTS

Mayor Nation nominated Ms. Melissa Heberle for re-appointment to the Board of Adjustment. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to confirm the Mayor's re-appointment of Ms. Melissa Heberle to the Board of Adjustment for a term of five years, ending June 1, 2025. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3296 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R-2” Residence District and “C-8” Planned Commercial District to an “R-4” Residence District for 0.99 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive (P.Z. 18-2019 Clarkson Centre [2264 Clarkson Road] 20T610716) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Ohley, to postpone consideration of Bill No. 3296 until June 17, 2020, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3297 Repeals City of Chesterfield Ordinance Number 2213 creating a Planned Environment Unit Procedure within an “R-3” Residence District for two (2) tracts of land totaling 29.4 acres located on Olive Boulevard (P.Z. 19-2019 Briarcliffe Villas {13987 & 14001 Olive Blvd} 16R340207 & 16R340151) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to postpone consideration of Bill No. 3297 until June 17, 2020, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3298 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an “R-3” Residence District to a “PUD” Planned Unit Development for a 29.4 acre tract of land located on the north side of Olive Boulevard (P.Z. 20-2019 Briarcliffe Villas {14001 Olive Blvd} 16R340151) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends denial**

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to postpone consideration of Bill No. 3298 until June 17, 2020, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3299

Amends Section 07 “Building and Building Regulations” of the City of Chesterfield Municipal Code and creating a new Section 07-03 “Dumpsters in Residential Areas” that provides the procedures and requirements for placement, use, and duration of dumpsters in residential areas within the City of Chesterfield (PP 2020-06 City of Chesterfield [Dumpsters in Residential Areas]) **(First Reading)**
Planning & Public Works Committee recommends approval

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3299. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3299 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve a proposed resolution expressing the City of Chesterfield’s intent to adopt the Revised Building, Residential, Existing Building, Mechanical, Electrical, Plumbing and Property Maintenance Codes of St. Louis County as the Plumbing and Electrical Codes for the City of Chesterfield. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 461.

Bill No. 3300

Adopts and enacts the Building, Existing Building, Mechanical, Residential, Existing Building, Electrical, Plumbing, Property Maintenance, Swimming Pool and Spa, and Explosives Codes of the City of Chesterfield, Missouri **(First Reading)** **Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3300. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3300 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve the proposed sign package for Chesterfield Presbyterian Church. Discussion ensued pertaining to consistency with electronic message center signage requirements. Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to amend the sign package to allow a sign change every thirty minutes rather than twice per day. Discussion continued. A roll call vote was taken on the proposed amendment, with the following results: Ayes – McGuinness, Ohley, Keathley and DeCampi. Nays – Monachella, Hurt, Mastorakos and Moore. Mayor Nation voted “Aye” to break the tie and declared the motion to amend passed. A roll call vote was taken on the motion as amended, with the following results: Ayes – Hurt, Keathley, DeCampi, Ohley, McGuinness and Mastorakos. Nays – Monachella and Moore. Whereupon Mayor Nation declared the motion, as amended, passed.

Councilmember Mastorakos made a motion, seconded by Councilmember DeCampi, to authorize a budget adjustment of \$50,000 from the General Fund Fund Reserves to the Capital Projects Fund for purchase and in-house installation of solar street lights along August Hill Drive after return of the furloughed Public Works employees. A roll call vote was taken with the following results: Ayes – Hurt, Moore, Keathley, DeCampi, Ohley, McGuinness, Monachella and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

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

Finance and Administration Committee

Bill No. 3303 Adopts and enacts a new code for the City of Chesterfield, Missouri; providing for the repeal of certain Ordinances not included therein, except as herein expressly provided; providing a penalty for the violation thereof; providing for the manner of amending such code; and providing when such code and this Ordinance shall become effective **(First Reading) Finance & Administration Committee recommends approval**

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3303. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3303 was read for the first time.

Parks, Recreation & Arts Committee

Councilmember Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that she had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for the Old Chesterfield Road Culvert Replacement Project. Based upon review of information provided by Director of Public Works Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid as submitted by Gershenson Construction Company Incorporated and authorization for the City Administrator to enter into a contract in an amount not to exceed \$550,000. This project is fully funded by the Capital Projects Fund. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the low bid as submitted by Gershenson Construction and to

authorize the City Administrator to enter into a contract in an amount not to exceed \$550,000 for the Old Chesterfield Road Culvert Replacement Project. A roll call vote was taken with the following results: Ayes – DeCampi, Mastorakos, Monachella, McGuinness, Hurt, Moore, Keathley and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for Public Works Facility Roof Replacement, including Equipment Storage Building and Material Storage Building. Based upon review of information provided by Director of Public Works Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid as submitted by Glandt Roofing LLC and authorization for the City Administrator to enter into a contract in an amount not to exceed \$77,000. This project is fully funded by the Capital Projects Fund. Councilmember Monachella made a motion, seconded by Councilmember McGuinness, to approve the low bid as submitted by Glandt Roofing LLC and to authorize the City Administrator to enter into a contract in an amount not to exceed \$77,000 for the Public Works Facility Roof Replacement Project. A roll call vote was taken with the following results: Ayes – Moore, Keathley, McGuinness, Mastorakos, Monachella, Ohley, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2020 Sidewalk Replacement Project B. Based upon review of information provided by Director of Public Works Jim Eckrich, Mr. Geisel joined with him in recommending approval of the low bid as submitted by Amcon Municipal Concrete and authorization for the City Administrator to enter into a contract in an amount not to exceed \$200,000. This project is fully funded by the Capital Projects Fund. Councilmember McGuinness made a motion, seconded by Councilmember Monachella, to approve the low bid as submitted by Amcon Municipal Concrete and to authorize the City Administrator to enter into a contract in an amount not to exceed \$200,000 for the 2020 Sidewalk Replacement Project, Area B. A roll call vote was taken with the following results: Ayes – Moore, Keathley, Monachella, Mastorakos, DeCampi, Hurt, McGuinness and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the firm of Piper Sandler (formerly Piper Jaffray) serves as the City's financial advisor with regard to public debt. Mr. Geisel concurred with Staff's recommendation to authorize the City Administrator to execute the Financial Services Agreement with Piper Sandler for the purpose of representing the financial aspects of debt issuance associated with the potential parks land acquisition and the Neighborhood Improvement District financing. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to direct and authorize the City Administrator to execute the financial services agreement with Piper Sandler. A roll call vote was taken with the following results: Ayes – McGuinness, Ohley, DeCampi, Hurt, Mastorakos, Monachella, Keathley and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel requested direction and/or approval of recommendations as a result of the economic crisis caused by the COVID-19 pandemic, for the following: Aquatic Facility, Fourth of July Event, and Financial Strategy.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve Staff's recommendation to suspend operations at the aquatic facility for the entire 2020 swimming season. Lengthy discussion ensued. A roll call vote was taken with the following results: Ayes – Mastorakos, Moore, McGuinness, Hurt and Monachella. Nays – Ohley, Keathley and DeCampi. Whereupon Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve Staff's recommendation to cancel the Fourth of July Event for 2020. Discussion ensued. Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to postpone this decision indefinitely. A roll call vote was taken on the motion to postpone the decision, with the following results: Ayes – Keathley and DeCampi. Nays – McGuinness, Moore, Monachella, Mastorakos, Hurt and Ohley. Whereupon Mayor Nation declared the motion to postpone failed. Lengthy discussion ensued. A roll call vote was taken on the original motion to cancel the Fourth of July Event for 2020 with the following results: Ayes – Mastorakos, McGuinness, Moore, Hurt and Monachella. Nays – Ohley, Keathley and DeCampi. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel provided a financial update and strategy addressing both revenue and operational expenses to survive the COVID-19 pandemic, and requested the Council endorsement or direction for an alternative strategy. Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to implement a ten percent pay cut for all staff except Police Department for a financial quarter, and to suspend all elected official compensation until 2021. After lengthy discussion Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to amend the motion, to defer this discussion until May 18, and to have an ordinance prepared for possible action at that time. Discussion ensued. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to postpone this discussion to the May 18 City Council meeting. City Attorney Chris Graville stated that the motion to postpone takes precedent over the previous motions. A roll call vote was taken on the motion to postpone discussion until May 18, with the following results: Ayes – Ohley, McGuinness, Monachella, Moore, Hurt and Mastorakos. Nays – Keathley and DeCampi. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3301	Approves the installation of one fire hydrant in West County Acres located within the City of Chesterfield (First & Second Readings) Department of Public Works recommends approval
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Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3301. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3301 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3301. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3301 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3301 with the following results: Ayes – Mastorakos, McGuinness, Monachella, Moore, Keathley, Ohley, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3301 approved, passed it and it became **ORDINANCE NO. 3102**.

Bill No. 3302 Grants the City Administrator and Director of Planning the authority to suspend the application or enforcement of ordinances as necessary to support the reopening of businesses across the City of Chesterfield and protect the public health, safety, and general welfare during this period **(First & Second Readings)**
Department of Planning recommends approval

Councilmember McGuinness made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3302. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3302 was read for the first time.

Councilmember Keathley made a motion, seconded by Councilmember DeCampi, to suspend the rules to allow for the second reading of Bill No. 3302. A roll call vote was taken with the following results: Ayes – Hurt, Mastorakos, Moore, Keathley, Monachella, McGuinness, DeCampi and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3302. Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to amend Bill No. 3302 by adding the following wherein clause between the second and third existing wherein clauses:

Whereas, the State of Missouri has recognized the need of businesses to reopen, so too the City of Chesterfield recognizes the need of its businesses to remain viable and supports the governor's Phase I to lift the state's restrictions effective May 4, 2020.

Lengthy discussion ensued. A roll call vote was taken with the following results: Ayes – Mastorakos, McGuinness, Ohley, DeCampi, Keathley and Hurt. Nays – Monachella and Moore. Whereupon Mayor Nation declared the motion to amend passed.

A voice vote was taken on the original motion as amended, with a unanimous affirmative result and the motion for second reading was declared passed. Bill No. 3302 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3302 with the following results: Ayes – Mastorakos, Ohley, Moore, DeCampi, Keathley, McGuinness, Monachella and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3302 approved, as amended, passed it and it became **ORDINANCE NO. 3103**.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 10:00 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5/18/2020