



RECORD OF PROCEEDING

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

SEPTEMBER 20, 2021

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 Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the August 30, 2021 City Council meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the August 30, 2021 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, October 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented Mr. Mark Leach as the 2019 Citizen of the Year.

Mayor Nation presented Mr. George Chrissos and Mrs. Ann Chrissos as the 2020 Citizens of the Year.

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Nation temporarily adjourned the meeting at 7:16 p.m. for those in attendance to join a reception for the Citizen of the Year.

The meeting was reconvened at 7:48 p.m.

COMMUNICATIONS AND PETITIONS (CONTINUED)

City Clerk Vickie McGownd read communication from The Staenberg Group into the record, in support of eliminating the penthouse full enclosure requirement for Bill No. 3359 – P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village).

Mr. Jeff Tegethoff, 7700 Forsyth Blvd, Clayton, stated that he was available to answer questions pertaining to Bill No. 3359 – P.Z. 03-2021 Downtown Chesterfield (Wildhorse Village).

Mr. John Wright, 2478 White Stable Road, Town and Country, stated that he was available to answer questions pertaining to Bill No. 3355 – P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16.

Mr. Thomas DuBois, 20 Archbishop May Drive, stated that he was available to answer questions pertaining to Bill No. 3356 – P.Z. 06-2021 O'Sullivan Mortuary (St. Andrew Kim Parish).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3354 Amends Section 210.2460 “Regulation of Portable Storage Units” of the City of Chesterfield Code to address storage trailers **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3354. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3354 was read for the second time. Mayor Nation expressed concerns about the potential impacts of this ordinance restriction. A roll call vote was taken for the passage and approval of Bill No. 3354 with the following results: Ayes – Moore, DeCampi, Hurt, Mastorakos, Budoor, McGuinness, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3354 approved.

[Mayor Nation has elected to withhold his signature on Bill No. 3354.]

Bill No. 3355 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “PI”—Planned Industrial District to a new “PI”—Planned Industrial District for a 3.083-acre tract of land located at the southwest corner of the intersection of Wings Corporate Drive and Buzz Westfall Drive (P.Z. 04-2021 Wings Corporate Estates, Lots 14 & 16 {Stock and Associates, Inc.} 18W440122, 18W440133) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3355. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3355 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3355 with the following results: Ayes – McGuinness, Hurt, Wahl, Monachella, DeCampi, Moore, Mastorakos and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3355 approved, passed it and it became **ORDINANCE NO. 3156**.

Bill No. 3356 Amends City of Chesterfield Ordinance 1313 to incorporate an additional 0.17-acre tract of land and modify permitted uses for an existing “C8” Planned Commercial District located at 13996 Olive Boulevard (P.Z. 06-2021 O’Sullivan Mortuary [St. Andrew Kim Parish] 16Q130977, 16R340281) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3356. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3356 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3356 with the following results: Ayes – Budoor, Wahl, Moore, McGuinness, DeCampi, Mastorakos, Hurt and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3356 approved, passed it and it became **ORDINANCE NO. 3157**.

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the modification to the site development section plan for the Flats at Wildhorse Village, as recommended by the Planning and Public Works Committee. A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”) and the motion was declared passed.

Bill No. 3359 Amends City of Chesterfield Ordinance 3114 for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 03-2021 Downtown Chesterfield [Wild Horse Village] - (18T620185, 18S410240, 18S410206, 18T620228, 18T620239, 18T630348, 18T630195, 18T640248, 18T620064, 18T640260, 18T640271, 18T620174, 18S430259, 18S430282, 18T640336, 17T320169, 17T320158, 18T640392, 18T640381, 18T640259, 18T640237, 18T640369, 18T640370) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Monachella made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3359 with the green sheet amendments from the Planning and Public Works Committee. There was substantial discussion regarding individual amendments and Council’s expectation that they will address the individual amendments prior to the second reading. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3359 was read for the first time.

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

Finance and Administration Committee

Bill No. 3358 Adopts and implements revisions to the City of Chesterfield employee salary administration manual **(First Reading) Finance and Administration Committee recommends approval**

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3358. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3358 was read for the first time.

Bill No. 3361 Provides for submission of the proposal to the qualified voters of the City of Chesterfield for their approval at the general election to be held in the City on April 5th, 2022 **(First Reading) Finance and Administration Committee recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3361. A voice vote was taken with an affirmative result (Councilmembers DeCampi and Budoor voted “No”) and the motion was declared passed. Bill No. 3361 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the proposal for professional audit services as submitted by Schowalter & Jabouri, as recommended by Staff and the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Moore, Mastorakos, Monachella, Budoor, Wahl, DeCampi, Hurt and McGuinness. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve a proposed financial strategy for allocation and use of American Rescue Plan Act Federal Funding as recommended by Staff and the Finance and Administration Committee. A roll call vote was taken with the following results: Ayes – Mastorakos, Moore, DeCampi, McGuinness, Monachella, Wahl, Hurt and Budoor. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore announced that the next meeting of this Committee is scheduled for Tuesday, September 28, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, 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 Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting, and the next meeting of this Committee is scheduled for Monday, September 27, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2021 City Hall Parking Deck Sealing 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 low bid as submitted by Keely Restoration, and

authorization for the City Administrator to enter into a contract in an amount not to exceed \$73,000. This project is fully funded by the Capital Projects Fund. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, DeCampi, McGuinness, Hurt, Mastorakos, Wahl, Budoor and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Westchester, located at 127 Chesterfield Towne Center, and Shake Shack, located at 17312 Chesterfield Airport Road, have each requested a new liquor license to sell all kinds of liquor by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported that, per City policy, these applications have been reviewed and are now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve issuance of new liquor licenses to Westchester and Shake Shack. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3357 Amends Chapter 600 of the City of Chesterfield Municipal code regarding the hours intoxicating liquor may be sold on Sundays
(Second Reading)

Councilmember Moore made a motion, seconded by Councilmember Wahl, for the second reading of Bill No. 3357. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3357 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3357 with the following results: Ayes – Mastorakos, DeCampi, Monachella, Hurt, Wahl, Moore, Budoor and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3357 approved, passed it and it became **ORDINANCE NO. 3158**.

Bill No. 3360 Provides for the approval of a Lot Split Plat for Lot 1 of the Walnut Hill Farm Subdivision, zoned NU Non-Urban District and located west of Wilson Avenue and south of Wild Horse Creek Road (18T120146) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3360. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3360 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3360. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3360 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3360 with the following results: Ayes – DeCampi, McGuinness, Moore, Hurt, Budoor, Wahl,

Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3360 approved, passed it and it became **ORDINANCE NO. 3159**.

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 9:24 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 10/4/2021