



RECORD OF PROCEEDING

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

JUNE 7, 2022

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

Mayor Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Councilmember Dan Hurt

APPROVAL OF MINUTES

The minutes of the May 16, 2022 Executive Session meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the May 16, 2022 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 16, 2022 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the May 16, 2022 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, June 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Joseph Huesing, 2102 Chesterfield Place, spoke pertaining to Bill No. 3391 (P.Z. 19-2021 2030 Clarkson Road [Srilakshmi Properties, LLC]).

Mr. Matt Kennan, representing Holman Motorcars, spoke pertaining to Bill No. 3392 (P.Z. 02-2022: River Crossings [Holman Motorcars St. Louis]) and requested consideration of an adjustment to signage limitations.

Mr. Bill Behrens, representing Warren Sign, stated that he was available to answer questions pertaining to Bill No. 3392 (P.Z. 02-2022: River Crossings [Holman Motorcars St. Louis]).

Mr. Joseph Bealmear, 947 Cleveland Avenue, Kirkwood, spoke pertaining to Bill No. 3392 (P.Z. 02-2022: River Crossings [Holman Motorcars St. Louis]) and requested consideration of an adjustment to signage limitations.

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3391	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “R-5” Residential District for a 2.84-acre tract of land located on the north side of Old Clarkson Road and southeast side of Clarkson Road [P.Z. 19-2021 2030 Clarkson Road, 20T640517] Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval
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Councilmember Mary Monachella, Vice-Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3391. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3391 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3391 with the following results: Ayes – Budoor, Moore, Monachella, Mastorakos, Hansen, McGuinness and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3391 approved, passed it and it became **ORDINANCE NO. 3193**.

Bill No. 3392 Amends City of Chesterfield Ordinance 2566 to modify development criteria contained in Exhibit 2 of Ordinance 2566 to establish new signage criteria for a 15.841-acre tract of land zoned “PC” Planned Commercial District located northeast of the intersection of Chesterfield Airport Road and Public Works Drive (P.Z. 02-2022 River Crossings [Holman Motorcars St. Louis] 17U240066; 17U240077; 17U240088; 17U520061; 17U520072; 17U520171; 17U520182; 17U520193) **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Monachella made a motion, seconded by Councilmember McGuinness, for the second reading of Bill No. 3392. Councilmember Hansen made a motion, seconded by Councilmember Wahl, to amend the motion regarding Lots 7 and 8 to permit a maximum of four signs on each building. The signs may be located on a maximum of three facades with no façade having more than two signs. The aggregate area of signs on each façade will not exceed five percent of the area of the wall onto which they are attached, except that for the two building facades facing the private courtyard between the buildings on Lots 7 and 8, the aggregate area of signs on each façade should not exceed eight percent of the total area of the walls. A roll call vote was taken with the following results: Ayes – Budoor, Wahl and Hansen. Nays – Mastorakos, Monachella, McGuinness and Moore. The motion to amend was declared failed.

A voice vote was taken on the motion for second reading of Bill No. 3392, with an affirmative result (Councilmembers Wahl and Budoor voted No) and the motion was declared passed. Bill No. 3392 was read for the second time.

A roll call vote was taken for the passage and approval of Bill No. 3392 with the following results: Ayes – Monachella, Moore, Hansen, McGuinness and Mastorakos. Nays – Wahl and Budoor. Whereupon Mayor Nation declared Bill No. 3392 approved, passed it and it became **ORDINANCE NO. 3194**.

Bill No. 3393 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6 acre tract of land located on the east side of North Eatherton Road [P.Z. 03-2022 530 North Eatherton Road, 16W130064] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3393. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3393 was read for the first time.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve the Site Development Section Plan, Landscape Plan, Lighting Plan and amended Architectural Elevations of Terra Corporate Park, Lot 7, as recommended by the Planning Commission and Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the amended Site Development Concept Plan, Landscape Concept Plan, and Lighting Concept Plan for Wildhorse Village, as recommended by the Planning Commission and Planning and Public Works Committee. A voice vote was taken with an affirmative result (Councilmember McGuinness voted No) and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statements of Design for Wildhorse Village Lot 2B-1, as recommended by the Planning Commission and Planning and Public Works Committee. A voice vote was taken with an affirmative result (Councilmember McGuinness voted No) and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Wahl, to receive the Petitioner’s Appeal of Denial for P.Z. 07-2021 and to refer the appeal to the Planning and Public Works Committee to conduct the Public Hearing in accordance with City Code. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, June 9, at 5:30 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, to approve revised F&A Policy No. 2 as unanimously recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve a new F&A policy describing when and under what conditions the City considers debt refunding, as recommended by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Budoor, to approve a new City Council policy regarding public participation during meetings of the four standing committees of City Council, as recommended by the Finance and Administration Committee.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to amend the motion by eliminating the paragraph under "Purpose" and replacing it with the last paragraph of the proposed policy.

Councilmember Wahl made a motion, seconded by Councilmember Budoor, to further amend the motion by leaving the last sentence of the referenced paragraph which reads, "In order to maintain order and productivity, the Chair may, in their sole discretion, limit the duration and content of public comment and interaction as may be necessary to maintain decorum and productivity" at the end of the policy. The remainder of the referenced paragraph would be moved to the "Purpose" section at the top of the policy, as stated in the first recommended amendment. A voice vote was taken on the second amendment, with a unanimous affirmative result, and the motion to amend was declared passed.

The purpose of the first proposed amendment was negated by approval of the second amendment. A voice vote was taken on the motion, as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Moore, to receive and file the five-year financial forecast as presented and received by the Finance and Administration Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Councilmember Moore stated for the record that staff has been tasked with finding strategies to address the issue of expenses outpacing revenues in the City of Chesterfield.

Councilmember McGuinness announced that the next meeting of this Committee is scheduled for Monday, June 13, at 4:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Tuesday, June 14, at 5:15 p.m.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health and Safety Committee, announced that this Committee met on Monday, June 6, and actions from that meeting will be addressed at the next City Council meeting.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2022 Deicing Salt. 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 Compass Minerals on behalf of the St. Louis Metro APWA Cooperative for the purchase and delivery of deicing salt. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Budoor, Wahl, Hansen, Monachella, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for Eberwein Park Construction. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to enter into an agreement with the low bidder, Kozeny-Wagner, Inc. for the construction of the Eberwein Park Trail Restoration Project in an amount not to exceed \$840,000 and to authorize an agreement with Horner & Shifrin for construction engineering services in an amount not to exceed \$70,000. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hansen, McGuinness, Moore, Budoor, Mastorakos, Monachella and Wahl. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve two budget amendments associated with the Eberwein Trail Remediation Project. A roll call vote was taken with the following results: Ayes – Monachella, Mastorakos, Moore, Budoor, Hansen, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Budoor, to authorize the City Administrator to purchase a 2 ½ ton dump body truck and a tandem dump body truck, from the MoDOT Cooperative, for the amount of \$413,723, both of

which are necessary and essential for emergency operations, including the City's snow removal response. A roll call vote was taken with the following results: Ayes – Moore, Budoor, McGuinness, Hansen, Mastorakos, Wahl and Monachella. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve a budget amendment in the amount of \$67,612 to fund the increased cost for Public Works vehicles, specifically a 2 ½ ton dump body truck and a tandem dump body truck. A roll call vote was taken with the following results: Ayes – Moore, Mastorakos, Monachella, McGuinness, Budoor, Wahl and Hansen. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3394 Provides for the approval of a Lot Split Plat of Lot 2B of Wildhorse Village totaling 1.5 acres, with all tracts zoned "PC&R" Planned Commercial and Residence District **(First & Second Readings)**
Department of Planning recommends approval

Bill No. 3395 Provides for the approval of a Boundary Adjustment Plat for two tracts of land totaling 13.08 acres zoned "R3" Residence District and "PC" – Planned Commercial District located on the south side of Olive Boulevard, west of State Highway 141 (16Q311770; 16Q330911) **(First & Second Readings)**
Department of Planning recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill Nos. 3394 and 3395. A voice vote was taken with an affirmative result (Councilmember McGuinness voted No) and the motion was declared passed. Bill Nos. 3394 and 3395 were read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3394 with the following results: Ayes – Wahl, Monachella, Mastorakos, Moore, Hansen and Budoor. Nays – McGuinness. Whereupon Mayor Nation declared Bill No. 3394 approved, passed it and it became **ORDINANCE NO. 3195**.

A roll call vote was taken for the passage and approval of Bill No. 3395 with the following results: Ayes – Hansen, Budoor, Moore, Monachella, Wahl, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3395 approved, passed it and it became **ORDINANCE NO. 3196**.

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 8:43 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 6/20/2022