



## **RECORD OF PROCEEDING**

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

**FEBRUARY 6, 2023**

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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.

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 January 17, 2023 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the January 17, 2023 City Council minutes. Councilmember McGuinness requested the minutes be amended to reflect Councilmember Monachella seconded the motion to postpone the second reading of Bill No. 3421. A voice vote was taken with a unanimous

affirmative result and the motion to approve the minutes, as amended, was declared passed.

The minutes of the January 17, 2023 Executive Session were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the January 17, 2023 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **INTRODUCTORY REMARKS**

Mayor Nation announced that City Hall would be closed on Monday, February 20, in observance of Presidents' Day.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, February 21, at 7 p.m.

### **COMMUNICATIONS AND PETITIONS**

Mr. Gregory Haug, 128 Lighthouse Drive, introduced himself as candidate for Monarch Fire Protection District Director, and provided a brief biography.

### **APPOINTMENTS**

Mayor Nation nominated Mr. Mick Weber for re-appointment to the Architectural Review Board. Councilmember Hurt made a motion, seconded by Councilmember Hansen, to re-appoint Mr. Weber to the Architectural Review Board for a term of two years. 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. 3418	Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "PUD" Planned Unit Development to the "E-1AC" Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2022 Estates at Fire Rock (St. Austin School) 18V130099, 18V140065, & 18V140098) <b>(Second Reading)</b> <b>Planning Commission recommends approval. Planning &amp; Public Works Committee recommends approval. Petitioner has requested to hold until the February, 21 2023 City Council meeting</b>
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Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hansen, to postpone action on Bill No. 3418 until

the next City Council meeting, scheduled for February 21, as requested by the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3425           Amends Article 4 of the Unified Development Code to include regulations pertaining to comprehensive marijuana facilities **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3425. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3425 was read for the first time.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, February 9, at 5:30 p.m., has been canceled.

#### **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and 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.

#### **Public Health & Safety Committee**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, advised that this Committee met on Monday, January 30, and action items from that meeting will appear on the next City Council agenda.

#### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2023 Construction and Inspection Testing Services. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the proposal for construction and inspection testing as submitted by Geotechnology Incorporated and authorization for the City Administrator to execute a contract in an amount not to exceed \$110,000, funded from the Capital Projects Fund, as recommended by the Department of Public Works. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hurt, Budoor, Wahl, Hansen, Mastorakos, Moore, McGuinness and Monachella. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2023 Concrete Slab Replacement Project B. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending acceptance of the low bid as submitted by Next Level Construction LLC and authorization for the City Administrator to execute a contract in an amount not to exceed \$1,000,000, funded from the Capital Projects Fund, as recommended by the Department of Public Works. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Moore, Wahl, Budoor, McGuinness, Hurt and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2023 Pyrotechnic Fourth of July Display. Based upon review of information provided by Superintendent of Recreation Kari Johnson, Mr. Geisel joined with her in recommending acceptance of the sole bid and proposal as submitted by J&M Displays, and authorization for the City Administrator to execute a contract in the amount of \$55,000, including an option for two annual renewals under the same terms and conditions. Councilmember Mastorakos made a motion, seconded by Councilmember Budoor, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Hansen, McGuinness, Wahl, Budoor, Hurt and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

### **OTHER LEGISLATION**

Bill No. 3426      Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-A under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-A; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-A; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Bill No. 3427      Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-B under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-B; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-B; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Bill No. 3428 Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the redevelopment area designated as RPA 1-C under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-C; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-C; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Bill No. 3429 Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 1-D under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-D; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-D; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Bill No. 3430 Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 3 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 3; making findings with respect thereto; establishing a special allocation fund with respect to RPA 3; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, for the first reading of Bill Nos. 3426, 3427, 3428, 3429 and 3430. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3426, 3427, 3428, 3429 and 3430 were read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, to postpone Bill Nos. 3426, 3427, 3428, 3429 and 3430 until the first meeting in February 2024, currently scheduled for February 5, 2024. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **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 7:22 p.m.

  
Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 2/21/2023