



RECORD OF PROCEEDING

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

APRIL 18, 2023

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

President Pro-Tem Mary Monachella 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

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

ABSENT

Mayor Bob Nation

APPROVAL OF MINUTES

The minutes of the March 20, 2023 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Hurt, to approve the March 20, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 20, 2023 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the March 20, 2023 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Monachella announced that the next meeting of City Council is scheduled for Monday, May 1, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. George Stock, 257 Chesterfield Business Parkway, was available to answer questions pertaining to Bill No. 3434 (Gateway Studios) and Bill No. 3438 (Wildhorse Village, Lot 2A-2).

Mr. John Nations, 16150 Main Circle Drive, requested that action on Bill No. 3418 (Estates at Fire Rock) be postponed.

Ms. Patricia Tocco, 14720 Whitebrook Drive, spoke regarding the results of the April election.

Mr. Ron Cawood, 16992 Riverdale Drive, spoke regarding the results of the April election.

Mr. Alan Keathley, 16726 Chesterfield Farms Drive, spoke regarding the results of the April election.

SWEARING-IN CEREMONY

President Pro-Tem Monachella recognized the Honorable Mark J. Gaertner, Municipal Judge. Councilmember Barbara McGuinness made a brief statement of appreciation, after being officially sworn in on Monday, April 17, 2023 by City Clerk Vickie McGownd. Judge Gaertner then conducted the Swearing-In Ceremony for: Councilmember Aaron Wahl – Ward II; Councilmember Dan Hurt – Ward III; and Councilmember Gary Budoor – Ward IV.

ROLL CALL

A roll call was then re-taken, with the following results:

PRESENT

Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl

ABSENT

Mayor Bob Nation

Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

TEMPORARY ADJOURNMENT - RECEPTION

President Pro-Tem Monachella temporarily adjourned the meeting at 7:22 p.m., for those in attendance to attend a reception for the re-elected officials.

The meeting was reconvened at 7:52 p.m.

APPOINTMENTS

There were no appointments scheduled on the agenda for this meeting.

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) **(Second Reading)**
Planning Commission recommends approval. Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to postpone action on Bill No. 3418 until the next City Council meeting on May 1, 2023. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3434 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 77.8 acre tract of land located on the north side of Outer 40 Road [P.Z. 13-2022 17955, 17965, 17985, and 17995 N. Outer Forty Road (Gateway Studios, LLC), 17W640035, 16W320011, 16W330021, and 16W320022] **(Second Reading)** **Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by Planning & Public Works Committee**

Councilmember Dan Hurt, Chairperson of the Planning and Public Works Committee, made a motion, seconded by Councilmember Moore, to amend Bill No. 3434 with the green sheet recommendations from the Planning and Public Works Committee.

Councilmember McGuinness made a motion, seconded by Councilmember Hansen, to amend the green sheet to remove the letter “N” use category. A roll call vote was taken with the following results: Ayes – Hansen, Mastorakos, McGuinness and Budoor. Nays – Wahl, Moore, Hurt and Monachella. President Pro-Tem Monachella voted “Nay” to break the tie and declared the motion failed.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to amend the green sheet, letter “N” use category, to restrict the use to indoor sales and displays only. This amendment also eliminates the i, ii, and iii restrictions. A roll call vote was taken with the following results: Ayes – Hurt, Mastorakos, McGuinness, Budoor, Wahl, Moore, Monachella and Hansen. Nays – None. The motion was declared passed.

A voice vote was taken with an affirmative result (Councilmember McGuinness voted “No”), to amend Bill No. 3434 with the green sheet, as amended, and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3434, as amended, with an affirmative result (Councilmember McGuinness voted “No”), and the motion was declared passed. Bill No. 3434 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3434, as amended, with the following results: Ayes – Mastorakos, Monachella, Hansen, Wahl, Budoor, Hurt and Moore. Nays – McGuinness. President Pro-Tem Monachella declared Bill No. 3434 approved, as amended, passed it and it became **ORDINANCE NO. 3229**.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, April 20, at 5:30 p.m.

Finance & Administration Committee

Bill No. 3435	Authorizes and approves a redevelopment agreement for Chesterfield Regional area RPA-2 by and between the City and Wildhorse Village, LP; authorizing certain actions by City Officials and Officers; and containing severability clause (Second Reading, substitute bill offered) Finance and Administration Committee recommends approval
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Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3435.

Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to amend Bill No. 3435 and replace it with substitute Bill No. 3435 as recommended by staff and legal counsel. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken for the second reading of Bill No. 3435 as amended, with a unanimous affirmative result, and the motion was declared passed. Bill No. 3435 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3435 with the following results: Ayes – McGuinness, Moore, Monachella, Hurt, Mastorakos, Hansen, Wahl and Budoor. Nays – None. President Pro-Tem Monachella declared Bill No. 3435 approved, as amended, passed it and it became **ORDINANCE NO. 3230**.

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, made a motion, seconded by Councilmember Hansen, to amend Public Health and Safety Policy No. 13 (No Smoking) to include Marijuana, as recommended by the Public Health and Safety Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3439	Repeals Chapter 210, Offenses Article XIII. Offenses concerning tobacco, alternative nicotine products or vapor products, Section 210.2180. Sale of cigarette papers prohibited. (First Reading) Public Health and Safety Committee recommends approval
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Councilmember Wahl made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3439. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3439 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that the following businesses have requested liquor licenses: Mimi's Café, The Gallery, and Tikka Tangy LLC. Per City policy, these applications have been reviewed and are now recommended for approval by both the Police Department and the Planning Department, and have no outstanding violations. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of the following new liquor licenses:

- Mimi's Café, located at 17240 Chesterfield Airport Road, for retail sale of all kinds of liquor by the drink, to be consumed on premise, and Sunday sales.

- The Gallery, located at 17081 N. Outer Road, Suite 207, for retail sale of all kinds of liquor by the drink, to be consumed on premise, and Sunday sales.
- Tikka Tangy LLC, located at 13441 Olive Blvd., for retail sale of malt liquor (beer only) by the drink, to be consumed on premise, and Sunday sales.

A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3437 Provides for the vacation of an existing Permanent Roadway, Improvement, Maintenance, Utility, Sidewalk, and Sewer Easement (PRIMUSSE) within the Schaeffter's Grove subdivision currently under construction (18V510381 and 18V510204) **(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 No. 3437. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3437 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3437 with the following results: Ayes – Monachella, McGuinness, Mastorakos, Budoor, Hurt, Hansen, Moore and Wahl. Nays – None. Whereupon President Pro-Tem Monachella declared Bill No. 3437 approved, passed it and it became **ORDINANCE NO. 3231.**

Bill No. 3438 Provides for the establishment of access and utility easements on Lot 2A-2 of Wildhorse Village (Terraces at Wildhorse) (18T640402). **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill No. 3438. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3438 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3438 with the following results: Ayes – Hansen, Mastorakos, Hurt, Monachella, Budoor, Moore, Wahl and McGuinness. Nays – None. Whereupon President Pro-Tem Monachella declared Bill No. 3438 approved, passed it and it became **ORDINANCE NO. 3232.**

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

President Pro-Tem Monachella opened the floor to receive nominations for President Pro-Tem for April 2023-April 2024. Councilmember Wahl made a motion, seconded by Councilmember Budoor, to nominate Councilmember Mastorakos to serve as President Pro-Tem for the term April 2023-April 2024, and Councilmember Mastorakos accepted the nomination. With no further nominations offered, a voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Mastorakos, in her capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Michael Moore, Ward III – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Aaron Wahl, Ward II
Councilmember Gary Budoor, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Mary Monachella, Ward I – **CHAIRPERSON**
Councilmember Aaron Wahl, Ward II
Councilmember Dan Hurt, Ward III
Councilmember Gary Budoor, Ward IV

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Merrell Hansen, Ward IV – **CHAIRPERSON**
Councilmember Mary Monachella, Ward I
Councilmember Mary Ann Mastorakos, Ward II
Councilmember Dan Hurt, Ward III


PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Mary Ann Mastorakos, Ward II – **CHAIRPERSON**
Councilmember Barbara McGuinness, Ward I
Councilmember Michael Moore, Ward III
Councilmember Merrell Hansen, Ward IV

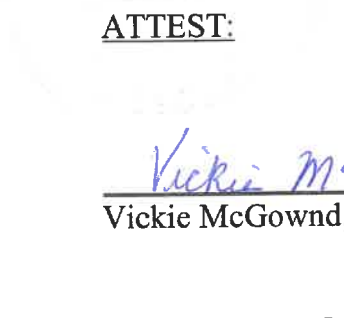
Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the City Council Committee Assignments listed above for April 2023-April 2024. A voice vote was taken to approve the slate as presented by newly elected President Pro-Tem Mastorakos, with a unanimous affirmative result, and the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Monachella adjourned the meeting at 8:38 p.m.


Mary Monachella
President Pro-Tem Mary Monachella

ATTEST:


Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5/1/2023