



RECORD OF PROCEEDING

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

MAY 15, 2023

The meeting was called to order at 7:04 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 May 1, 2023 City Council meeting were submitted for approval. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve the May 1, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation presented a proclamation to Director of Public Works/City Engineer Jim Eckrich, identifying the week of May 21-27, 2023 as National Public Works Week in the City of Chesterfield.

Mayor Nation presented a proclamation to Director of Public Works/City Engineer Jim Eckrich, declaring May 15, 2023 as Jim Eckrich Day in the City of Chesterfield, in recognition of his dedication and commitment to Public Works.

Mayor Nation announced that a special City Council meeting is scheduled for Tuesday, May 23, at 5:30 p.m.

Mayor Nation announced that City Hall will be closed on Monday, May 29, in observance of Memorial Day.

Mayor Nation announced that the next regular meeting of City Council is scheduled for Monday, June 5, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Mark Leach, 1624 Ansonborough Drive, presented three questions pertaining to the City's policies and procedures related to historical sites.

Mr. Joe Harl, Archaeological Research Center of St. Louis, described multiple historical sites located in Chesterfield.

Mr. Eric Pinto, Katherine Buder Center for American Indian Studies, spoke about community engagement in relation to historical and cultural sites.

Ms. Patricia Tocco, 17420 Whitebrook Drive, expressed concern about the Wildhorse Village Special Business District.

Ms. Wendy Geckeler, 26 Chesterfield Lakes Road, commended City staff and the Finance Director for more than thirty years of excellence as recognized by the Government Finance Officers Association (GFOA).

APPOINTMENTS

Mayor Nation nominated Mr. Frank (McLeod) Patton for appointment to the Police Personnel Board. Councilmember Mastorakos made a motion, seconded by Councilmember McGuinness, to appoint Mr. Frank (McLeod) Patton to the Police Personnel Board for a term of three years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Ms. Susan Lew and Mr. Kris Mehrtens for re-appointment to the Architectural Review Board for terms of two years each, and Mr. John Marino Jr., Mr. Steven Wuennenberg, Ms. Debbie Midgley, Ms. Jane Staniforth and Ms. Allison Harris for re-appointment to the Planning Commission for terms of four years each. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve the proposed re-appoints. 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. 3440 A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned “NU” Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974) **(Second Reading)**
Planning & Public Works Committee recommends upholding the Planning Commission’s denial

Councilmember Merrell Hansen, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3440. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3440 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3440 with the following results: Ayes – None. Nays – Moore, Budoor, Mastorakos, Hurt, McGuinness, Wahl, Monachella and Hansen. Whereupon Mayor Nation declared Bill No. 3440 failed.

Bill No. 3441 Establishes an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri **(Second Reading)**
Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3441. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3441 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3441 with the following results: Ayes – Budoor, Moore, Wahl, Monachella, Mastorakos, McGuinness, Hansen and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3441 approved, passed it and it became **ORDINANCE NO. 3233**.

Bill No. 3442 Adopts a procedure for considering development plans pursuant to Chapter 353 of the Revised Statutes of Missouri, as amended **(Second Reading)**
Planning & Public Works Committee recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3442. A voice vote was taken with a unanimous affirmative

result and the motion was declared passed. Bill No. 3442 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3442 with the following results: Ayes – Monachella, McGuinness, Moore, Wahl, Hansen, Hurt, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3442 approved, passed it and it became **ORDINANCE NO. 3234**.

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve the Billy G's Sign Package at Dierbergs Market Place, as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, May 18, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, 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 Mary Monachella, 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 Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Hansen, to approve the Public Health and Safety Committee minutes of March 22, 2023. A voice vote was taken with a unanimous (4-0) affirmative result (Councilmembers McGuinness, Mastorakos, Moore and Budoor abstained) and the motion was declared passed.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is requesting authorization for a change order to an existing concrete contract for Concrete Slab Replacement Project C. Mr. Geisel encouraged everyone to read and digest the report prepared by Director of Public Works/City Engineer Jim Eckrich, which describes the degradation of street pavements that is occurring due to our inability to staff the Public Works Maintenance Division. The inability to provide timely and preventive maintenance necessary to sustain a pavement is much more expensive and inefficient than using those same dollars for pavement replacement. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization of an internal budget transfer of \$500,000 and authorization for execution

of a change order with Amcon Municipal Paving, increasing their contract by \$500,000 for concrete slab replacement, as recommended by the Planning and Public Works Committee. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, McGuinness, Moore, Budoor, Hansen, Hurt and Wahl. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for St. Louis Metro APWA Salt Cooperative – Deicing Salt. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization to accept a 7.25% cost increase for the provision of deicing salt from Compass Minerals on behalf of the St. Louis Metro APWA Salt Cooperative as was also recommended by the Planning and Public Works Committee. Councilmember Hansen made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Moore, Hurt, Monachella, Hansen, Mastorakos, Wahl, Budoor and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for Public Works Storage Facility Structure. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization of a professional services agreement with Archimages Incorporated in an amount not to exceed \$57,000 for architectural services as was also recommended by the Planning and Public Works Committee. Councilmember Monachella made a motion, seconded by Councilmember McGuinness, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, Hansen, Moore, Monachella, McGuinness, Wahl and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the following businesses have requested liquor licenses: Brick House Tavern and Hampton Inn & Suites. 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 Wahl made a motion, seconded by Councilmember Hansen, to approve issuance of the following new liquor licenses:

- Brick House Tavern, located at 2 McBride & Son Center Drive, for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.
- Hampton Inn & Suites, located at 5 McBride & Son Center Drive, for retail sale of malt liquor (beer only) by the drink to be consumed on premise, retail sale of light wine not in excess of 14% alcohol to be consumed on premise, and Sunday sales.

OTHER LEGISLATION

Bill No. 3443 Establishes the Wildhorse Village Special Business District; making certain findings in connection therewith; authorizing certain actions by City officials and officers; and containing a severability clause
(First Reading)

Councilmember Wahl made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3443. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3443 was read for the first time.

UNFINISHED BUSINESS

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

NEW BUSINESS

There was no new business.

ADJOURNMENT

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Hansen made a motion, seconded by Councilmember Moore, to go into closed session, pursuant to RSMo 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys and RSMo 610.021 (2) for the purpose of discussing the lease, purchase or sale of real estate between the City's representatives and its attorneys. A roll call vote was taken with the following results: Ayes – Wahl, Monachella, Budoor, McGuinness, Hurt, Mastorakos, Moore and Hansen. Nays – None. Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the City Council meeting at 8:13 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 6/5/2023