



## RECORD OF PROCEEDING

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

**AUGUST 21, 2023**

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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 Merrell Hansen  
Councilmember Gary Budoor

**APPROVAL OF MINUTES**

The minutes of the August 7, 2023 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the August 7, 2023 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the August 7, 2023 Special Council Work Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the August 7, 2023 Special Council Work 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 will be closed on Monday, September 4, in observance of Labor Day.

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

### **COMMUNICATIONS AND PETITIONS**

Chief Ray Johnson awarded the Chief's Commendation Award to Officers Joseph Brewer and John Hartman for their heroic life-saving response involving a six-year-old child.

Ms. Patricia Tocco, 14720 Whitebrook Drive, made comments pertaining to compromises reached for Bill No. 3463 (P.Z. 06-2023 Chesterfield Village Mall [TSG Downtown Chesterfield Redevelopment, LLC]).

Mr. Michael Doster, 16150 Main Circle Drive, representing The Staenberg Group, reaffirmed the request to postpone consideration of Bill No. 3463 (P.Z. 06-2023 Chesterfield Village Mall [TSG Downtown Chesterfield Redevelopment, LLC]).

The following individuals spoke in support of Bill No. 3463 (P.Z. 06-2023 Chesterfield Village Mall [TSG Downtown Chesterfield Redevelopment, LLC]) and expressed opposition to any amendment that restricts the successful redevelopment of Chesterfield Mall:

- Mr. Ralph Pfremmer, 16573 Wildhorse Creek Road
- Mr. Rob Rodermund, 17134 Surrey View Drive
- Ms. Mary Brown, 62 Chesterfield Lakes Road

### **APPOINTMENTS**

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

## **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

### **Planning & Public Works Committee**

Bill No. 3463      Rezones an existing C-8 Planned Commercial District to “PC&R” – Planned Commercial and Residential District for 96.017 acres located west of Clarkson Road / MO 340, south of S Outer 40 Road, east and north of Chesterfield Parkway **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval. Green Sheet Amendments. Petitioner requests postponement**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Moore, to postpone the reading of Bill No. 3463 until the next City Council meeting, as requested by the petitioner.

After lengthy discussion, Councilmember Wahl made a motion, seconded by Councilmember Hansen, to amend the original motion to postpone, by moving forward with the first reading, incorporating green sheet amendment numbers 1-15 and excluding green sheet amendment number 16, which created the 1.35 million square foot residential ground floor footprint restriction. A roll call vote was taken on the amendment, with the following results: Ayes – Moore, Wahl, Budoor and Hansen. Nays – Hurt, McGuinness, Monachella and Mastorakos. Mayor Nation voted “Aye” to break the tie and declared the motion passed. This vote invalidates the original motion to postpone.

Councilmember Hansen made a motion, seconded by Councilmember Wahl, for the first reading of Bill No. 3463, as amended. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, Wahl, Hansen, Hurt, Monachella and Moore. Nays – McGuinness. Mayor Nation declared the motion passed, as amended. Bill No. 3463 was read for the first time.

Bill No. 3464      Authorizes waiver of compensation and dedicates temporary slope construction licenses in connection with St. Louis County project number AR-1768, Chesterfield Parkway West (South) resurfacing in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3464. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3464 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, August 24, at 5:30 p.m.

### **Finance & Administration Committee**

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee, scheduled for Monday, September 24, will be re-scheduled due to a conflict with a religious holiday.

### **Parks, Recreation & Arts Committee**

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Wahl, to approve a proposed resolution authorizing the City's Municipal Parks Grant Application, as recommended by the Parks, Recreation & Arts Committee. A roll call vote was taken with the following results: Ayes – Hurt, McGuinness, Moore, Monachella, Wahl, Hansen, Mastorakos and Budoor. Nays – None. Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 488.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve an expenditure of up to \$40,000 of the existing American Rescue Plan Act (ARPA) allocation, for windscreens and fencing at the Chesterfield Valley Athletic Complex (CVAC) Pickleball Courts, as recommended by the Parks, Recreation & Arts Committee. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Hurt, Wahl, Hansen, Budoor, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve “earmarking” \$500,000 from the General Fund – Fund Reserves over the 40% Fund Reserve Policy for the future construction of Pickleball facilities, with the expectation to contribute additional funds in the future, as recommended by the Parks, Recreation & Arts Committee. A roll call vote was taken with the following results: Ayes – Hansen, Budoor, Moore, Hurt, Wahl, Mastorakos, McGuinness and Monachella. Nays – None. Mayor Nation declared the motion passed.

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

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, announced that the Committee met immediately prior to the Council meeting, and action items 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 the 2023 Asphalt Mill and Overlay Project. Based upon review of information provided by Jim Eckrich, Director of Public Works/City Engineer, Mr. Geisel joined with him in recommending approval of the low bid as submitted by Ford Asphalt, and authorization for the City Administrator to execute a contract in an amount not to exceed \$420,000, which is the budgeted value in the Capital Projects Fund. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Wahl, Hurt, Monachella, Hansen, Moore, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that 4 Hands Brewing Company, located at 17081 N. Outer 40 Road, has 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, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to 4 Hands Brewing Company. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve and authorize payment of the St. Louis County Metro Municipal League dues in the amount of \$7,122. A roll call vote was taken with the following results: Ayes – Monachella, Budoor, Hansen, McGuinness, Mastorakos, Hurt, Moore and Wahl. Nays – None. Mayor Nation declared the motion passed.

## **OTHER LEGISLATION**

Bill No. 3462	Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials <b>(Second Reading)</b>
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Councilmember Wahl made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3462. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3462 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3462 with the following results: Ayes – Mastorakos, Moore, Hurt, Wahl, Monachella, McGuinness, Hansen and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3462 approved, passed it and it became **ORDINANCE NO. 3254**.

Bill No. 3465

Amends Section 110.380 of the City Code related to the City Council's rules of procedure **(First Reading) City Attorney recommends approval**

Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to send Bill No. 3465 to the Finance & Administration Committee for review and further consideration. 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 8:45 p.m.

  
Bob Nation  
Mayor Bob Nation

**ATTEST:**

Vickie McGownd  
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 9/5/2023