



RECORD OF PROCEEDING

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

MARCH 17, 2025

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 March 3, 2025 City Council meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the March 3, 2025 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 general municipal election is scheduled for Tuesday, April 8, and encouraged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 22, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation read a communication from former Florissant Mayor Tom Schneider in opposition to St. Louis County Proposition B.

Ms. Patricia Tocco, 17420 Whitebrook, spoke regarding the City's actions and position related to the curb bump outs constructed by the Missouri Department of Transportation (MoDOT).

Mr. Dan Hubbard, 16420 Brandsford Pt., spoke regarding the City's actions and position related to the curb bump outs constructed by MoDOT.

Mr. Ben Murphy, 15696 Silver Lakes Ct., spoke in support of residents' rights to raise chickens in the City of Chesterfield.

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3532	Amends Section 405.03.050 Overlay Districts and Zoning Procedures of the Municipal Code pertaining to Landmark and Preservation Area (LPA) and Chesterfield Historic (H) Designation (Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval
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Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3532. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3532 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3532 with the following results: Ayes – McGuinness, Hurt, Moore, Mastorakos, Monachella, Budoor, Hansen and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3532 approved, passed it and it became **ORDINANCE NO. 3322**.

Bill No. 3533 Pertains to Spire at W.F. Dierberg Meditation Park (13703 Olive Boulevard) in the City of Chesterfield **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3533. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3533 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3533 with the following results: Ayes – Monachella, Hurt, Budoor, Wahl, Moore, Hansen, McGuinness and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3533 approved, passed it and it became **ORDINANCE NO. 3323**.

Bill No. 3534 Amends the Traffic Generation Assessment (“TGA”) Trust Fund Rate Schedule of the City of Chesterfield, Missouri **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3534. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3534 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3534 with the following results: Ayes – Moore, Monachella, Mastorakos, Hansen, McGuinness, Wahl, Budoor and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3534 approved, passed it and it became **ORDINANCE NO. 3324**.

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to authorize the Intergovernmental Agreement with the Library District. A roll call vote was taken with the following results: Ayes – Hurt, Moore, Mastorakos, Wahl, Budoor, Hansen, McGuinness and Monachella. Nays – None. Mayor Nation declared the motion passed.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, March 20, at 5:30 p.m., has been cancelled.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & 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, made a motion, seconded by Councilmember Hansen, to accept the 2025 art draft selection, *To Bee, or Not to Bee* by Alexander Mendez. A roll call vote was taken with

the following results: Ayes – Hansen, McGuinness, Hurt, Wahl, Budoor, Monachella, Mastorakos and Moore. Nays – None. Mayor Nation declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to expand the Community Garden at Eberwein Park and to approve a budget transfer from the Parks Fund Fund Reserve in the amount of \$4,800 to account 119-084-5313. A roll call vote was taken with the following results: Ayes – Wahl, Hansen, McGuinness, Moore, Hurt, Budoor, Mastorakos and Monachella. Nays – None. Mayor Nation declared the motion passed.

Public Health & Safety Committee

Bill No. 3535 Amends certain sections of Article V unfit buildings in the City of Chesterfield **(First Reading) Public Health and Safety Committee recommends approval**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3535. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3535 was read for the first time.

Bill No. 3536 Amends section 205.120 to require dogs to remain on a leash **(First Reading) Public Health and Safety Committee recommends approval**

Councilmember Wahl made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3536. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3536 was read for the first time.

Bill No. 3537 Prohibits sleeping on or adjacent to City right-of-way, enacting a new section of code 210.560 related thereto, and prohibits camping on city property without a permit, amending section 220.120 related thereto **(First Reading) Public Health and Safety Committee recommends approval**

Councilmember Wahl made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3537. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3537 was read for the first time.

Councilmember Wahl made a motion, seconded by Councilmember Budoor, directing staff to install a rectangular rapid flashing beacon and two additional no parking signs, funded by a budget transfer in the amount of \$5,300 from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Budoor, Monachella, Hurt, Wahl, McGuinness, Mastorakos, Hansen and Moore. Nays – None. Mayor Nation declared the motion passed.

REPORT FROM THE CITY ADMINISTRATOR

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to execute an Engineering Services contract with Oates Associates in an amount not to exceed \$479,000, \$303,000 to be expensed in 2025, as recommended by the Director of Public Works after completing the Request for Qualifications (RFQ) and interview process. A roll call vote was taken with the following results: Ayes – Monachella, Hansen, Hurt, McGuinness, Budoor, Mastorakos, Moore and Wahl. Nays – None. Mayor Nation declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to authorize an agreement with PGAV for a Professional Planning Study related to redevelopment of The Wedge, at a cost not to exceed \$18,000, funded by a budget adjustment from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Budoor, Mastorakos, Hurt, Hansen, Monachella, Wahl, McGuinness and Moore. Nays – None. Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3538 Provides for the approval of a Boundary Adjustment Plat for the consolidation of two parcels totaling 4.24-acres zoned “C8” Planned Commercial (18S130191, 18T340333) **(First & Second Reading)**
Department of Planning recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3538. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3538 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3538 with the following results: Ayes – Monachella, Wahl, Moore, Hansen, McGuinness, Hurt, Budoor and Mastorakos. Nays – None. Whereupon Mayor Nation declared Bill No. 3538 approved, passed it and it became **ORDINANCE NO. 3325**.

Bill No. 3539 Provides for the approval of a Boundary Adjustment Plat for the consolidation of four parcels totaling 5.04-acres zoned “PC” Planned Commercial (17W610094, 17W610104, 17W620246, 17W620235)
(First & Second Reading) Department of Planning recommends approval

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill No. 3539. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3539 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3539 with the following results: Ayes – Hansen, Wahl, McGuinness, Monachella, Moore, Budoor, Mastorakos and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3539 approved, passed it and it became **ORDINANCE NO. 3326**.

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 8:11 p.m.



Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 4/22/2025