



RECORD OF PROCEEDING

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

APRIL 22, 2025

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 March 17, 2025 City Council meeting were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Moore, to approve the March 17, 2025 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the March 17, 2025 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the March 17, 2025 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 the National Day of Prayer event will be held at City Hall on Thursday, May 1, at noon.

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

COMMUNICATIONS AND PETITIONS

Mr. Kyle Brown, 3906 Dry Hollow Court, stated that he was available to answer questions pertaining to Bill No. 3540 (P.Z. 09-2024 14001 Olive Blvd. – BlueOnx Development LLC).

Mr. Nick Dalba, P.O. Box 311, Chesterfield, stated that he was available to answer questions pertaining to Bill No. 3540 (P.Z. 09-2024 14001 Olive Blvd. – BlueOnx Development LLC).

Mr. Scott Pratt, 10407 Barr Blvd., stated that he was available to answer questions pertaining to Bill No. 3540 (P.Z. 09-2024 14001 Olive Blvd., - BlueOnx Development LLC).

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, expressed thanks to Mayor Nation and all other elected officials for their service.

Mr. Colin Kinkade, Municipal League of Metro St. Louis, expressed appreciation to Mayor Nation for his service and promoted upcoming educational opportunities for elected officials.

Ms. Kate Diebold, 2127 Hunters Way Court, expressed concern about her experience with crime in Chesterfield.

Mr. George Stock, 257 Chesterfield Business Parkway, expressed appreciation to Mayor Nation and Councilmember Wahl for their service to the City of Chesterfield. He also stated that he was present to answer questions pertaining to Bill No. 3540 (P.Z. 09-2024 14001 Olive Blvd. – BlueOnx Development LLC) and Wildhorse Village, Lot 2B-2 (Audere II).

Mr. Alan Keathley, 769 Stone Meadow Drive, expressed thanks to Mayor Nation and Councilmember Wahl for their years of service to the City of Chesterfield and

congratulated the newly elected and re-elected officials. He also spoke in opposition to Bill 3536.

Councilman Mark Harder, St. Louis County Council, presented a resolution to Mayor Nation recognizing his years of public service.

Mr. Dennis Ganahl, 15979 Woodlet Way Court, expressed concern about crime in Chesterfield in reference to Ms. Diebold's experience.

SWEARING-IN CEREMONY

City Clerk Vickie McGownd presented Mayor Nation and Councilmember Wahl with plaques of appreciation for their service to the City of Chesterfield.

City Clerk McGownd recognized the Honorable Mark Gaertner, Municipal Judge. Judge Gaertner conducted the Swearing-In Ceremony for: Mayor Dan Hurt; Councilmember Barbara McGuinness – Ward I, Councilmember Patricia Tocco – Ward II; Councilmember Lane Koch – Ward III; and Councilmember Gary Budoor – Ward IV.

ROLL CALL

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

PRESENT

ABSENT

Mayor Dan Hurt
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Hurt temporarily adjourned the meeting at 7:59 p.m., for those in attendance to participate in a reception for the re-elected and newly elected officials.

The meeting was reconvened at 8:32 p.m.

APPOINTMENTS

No appointments were scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3540 Repeals City of Chesterfield Ordinance Number 3143 for a “PUD” Planned Unit Development and creates a new “PUD” Planned Unit Development for 29.4 acres located north of Olive Blvd and east of Hog Hollow Road (16R340151) [P.Z. 09-2024 14001 Olive Blvd. (BluOnx Development LLC)] **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, former Vice Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember McGuinness, for the first reading of Bill No. 3540. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3540 was read for the first time.

Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the site development section plan, landscape plan, lighting plan and architectural elevations for Wildhorse Village, Lot 2B-2 (Audere II). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, May 8, at 5:30 p.m.

Finance & Administration Committee

Councilmember Barbara McGuinness, former 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, former 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

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

Councilmember Merrell Hansen, former Vice-Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Monachella, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3535 with the following results: Ayes – Moore, Monachella, Mastorakos, Hansen, Koch, Budoor, McGuinness and Tocco. Nays – None. Whereupon Mayor Hurt declared Bill No. 3535 approved, passed it and it became **ORDINANCE NO. 3327.**

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

Councilmember Hansen made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3536, as amended with the blue sheet proposed by City Attorney Graville. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3536 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3536, as amended, with the following results: Ayes – Koch, Mastorakos, Moore, McGuinness, Monachella, Hansen and Budoor. Nays – Tocco. Whereupon Mayor Hurt declared Bill No. 3536 approved, passed it and it became **ORDINANCE NO. 3328.**

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 **(Second Reading) Public Health and Safety Committee**
recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3537, as amended with the blue sheet proposed by City Attorney Graville. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3537 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3537, as amended, with the following results: Ayes – Moore, Budoor, Tocco, Monachella, Hansen, McGuinness, Mastorakos and Koch. Nays – None. Whereupon Mayor Hurt declared Bill No. 3537 approved, passed it and it became **ORDINANCE NO. 3329.**

REPORT FROM THE CITY ADMINISTRATOR

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to authorize a budget amendment, transferring \$4,953 from Parks Fund Fund Reserves to Parks Fund, Sports and Wellness Division Maintenance and Repair Account, due to an emergency repair to Athletic Field D1 which was authorized by the City Administrator, per City policy. A roll call vote was taken with the following results: Ayes – McGuinness, Hansen, Koch, Budoor, Monachella, Moore, Mastorakos and Tocco. Nays – None. Mayor Hurt declared the motion passed.

City Administrator Mike Geisel reported that Paddle Up Pickleball Club, located at 17057 N. Outer 40 Road, has requested a new liquor license for retail sale of malt liquor

(beer only), light wine, drinks to be consumed on premise and Sunday sales. Mr. Geisel reported that, per City policy, there are no outstanding municipal violations. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to approve issuance of a new liquor license to Paddle Up Pickleball Club. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that O'LOVE, located at 135 Chesterfield Towne Center, has requested a new liquor license for retail sale of all kinds of intoxicating liquor. Mr. Geisel reported that, per City policy, there are no outstanding municipal violations. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to O'LOVE. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute the easement modification agreement for the "Ring Road" around the Chesterfield Valley Athletic Complex. A roll call vote was taken with the following results: Ayes – Budoor, Hansen, Mastorakos, Koch, Tocco, Moore, McGuinness and Monachella. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Bill No. 3541	Provides for the vacation of a drainage easement as established by Book 17693, Page 3272 located on Lot A of Carshield in Chesterfield as per Plat Book 372, Page 303 of St. Louis County Records, City of Chesterfield, St. Louis County, Missouri (First & Second Readings) Planning Department recommends approval
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Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill No. 3541. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3541 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3541 with the following results: Ayes – Monachella, Koch, Mastorakos, Hansen, Budoor, Tocco, Moore and McGuinness. Nays – None. Whereupon Mayor Hurt declared Bill No. 3541 approved, passed it and it became **ORDINANCE NO. 3330**.

UNFINISHED BUSINESS

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

NEW BUSINESS

Mayor Hurt opened the floor to receive nominations for President Pro-Tem for April 2025-April 2026. Councilmember McGuinness made a motion, seconded by Councilmember Mastorakos, nominating Councilmember Hansen to serve as President Pro-Tem for the term April 2025-April 2026. With no further nominations offered, a

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

Councilmember Hansen, 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 Patricia Tocco, Ward II

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 Lane Koch, Ward III

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Mary Ann Mastorakos, Ward II – **CHAIRPERSON**

Councilmember Barbara McGuinness, Ward I

Councilmember Michael Moore, Ward III

Councilmember Merrell Hansen, Ward IV

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Mary Monachella, Ward I – **CHAIRPERSON**

Councilmember Patricia Tocco, Ward II

Councilmember Lane Koch, Ward III

Councilmember Gary Budoor, Ward IV

Councilmember McGuinness made a motion, seconded by Councilmember Tocco, to approve the City Council Committee Assignments listed above for April 2025-April 2026. A voice vote was taken to approve the slate as presented by President Pro-Tem Hansen, with a unanimous affirmative result, and the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, Mayor Hurt adjourned the meeting at 9:30 p.m.



Dan Hurt
Mayor Dan Hurt

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5/5/2025