



RECORD OF PROCEEDING

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

AUGUST 4, 2025

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

Mayor Dan Hurt 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

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

ABSENT

Councilmember Mary Ann Mastorakos

APPROVAL OF MINUTES

The minutes of the July 21, 2025 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the July 21, 2025 City Council minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

The minutes of the July 21, 2025 Executive Session were submitted for approval. Councilmember Koch made a motion, seconded by Councilmember Hansen, to approve the July 21, 2025 Executive Session minutes. A voice vote was taken with an affirmative result (Councilmember Tocco voted Nay) and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced a Public Information Meeting will be scheduled at City Hall on Tuesday, August 12 at 6 p.m. to present information pertaining to the proposed purchase of properties located at 16150, 16290 and 16301 Main Circle Drive.

Mayor Hurt announced that the next meeting of City Council is scheduled for Monday, August 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Raenada Mason, U.S. Small Business Administration, provided updates on disaster recovery outreach efforts for recent tornadoes.

Mr. Tim Lowe, representing The Staenberg Group, stated that he was available to answer questions regarding Bill No. 3548 (Chesterfield Regional TIF: RPA-1 Amended Redevelopment Agreement).

The following individuals spoke regarding Bill No. 3553 (Proposed Property Acquisition):

- Wendy Geckeler, 26 Chesterfield Lakes Road
- Bob Nation, 17669 Bridgeway Drive
- Dennis Ganahl, 15979 Woodlet Way Court
- Alan Keathley, 769 Stone Meadow Drive
- Don Guenther, 14853 Grantley Drive
- Jim Regna, 2108 Fairway Bend Drive
- Bill Reddy, 15552 Chequer Drive
- Sandra Lowery, 14442 White Pine Ridge Lane
- William Lowery, 14442 White Pine Ridge Lane
- Rob Kilo, 16734 Benton Taylor Drive
- Kurt Studt, 2017 Andraes Lane
- Mary LaRuffa, 15512 Highcroft Drive
- Ken Kott, 16869 Chesterfield Bluffs Circle
- Jeanne Tevlin, 16705 Chesterfield Farms Drive
- Rob Rodermund, 17134 Surrey View Drive
- Clayton Larue, 31 Chesterfield Lakes Road
- McLeod Patton, 55 River Bend Court
- Ryan van Wyh, 348 Willow Weald Path

Councilmember McGuinness made a motion, seconded by Councilmember Tocco, to address items under the “Other Legislation” portion of the agenda next, in order to

accommodate numerous speakers present for the property acquisition discussion. A voice vote was taken with an affirmative result (Councilmembers Moore and Koch voted Nay) and Mayor Hurt declared the motion passed.

OTHER LEGISLATION – moved forward on the agenda

Bill No. 3552 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. **(First Reading)**.

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3552. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3552 was read for the first time.

Bill No. 3553 Authorizes the City Administrator to execute a real estate purchase and sale agreement for properties located at 16150, 16290, and 16301 Main Circle Drive. **(First Reading)**.

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3553. Councilmember Hansen made a motion, seconded by Councilmember Budoor, to amend Bill No. 3553 by adding to the sixth “whereas” clause:

Whereas, if and when tenants leave the office building, this additional space could be used for public uses including offices for parks personnel, administration, community center, etc.

A voice vote was taken on the amendment, with an affirmative result (Councilmembers McGuinness and Tocco voted Nay) and Mayor Hurt declared the motion to amend passed.

In response to comments made during the “Communications and Petitions” portion of the agenda, regarding transparency, Councilmember Koch noted for the record that Chesterfield’s Municipal Code allows confidential (closed) meetings in order to discuss certain topics, including real estate purchase options. These private discussions allow for vetting and negotiating without negatively impacting value, due to competition. She further stated for the record, that as an elected official, she listens to public input and brings proposed legislation to the public, based on that input.

A voice vote was taken on the main motion as amended, for the first reading of Bill No. 3553, with an affirmative result (Councilmembers McGuinness and Tocco voted Nay) and Mayor Hurt declared the motion passed. Bill No. 3553 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to suspend work pertaining to the Central Park Master Plan update. City Administrator Mike Geisel indicated that this work is associated with his goals and objectives for the current year and since there is consideration to purchase property, current efforts to revise the Master Plan for the eight acre addition to Central Park should be temporarily

discontinued. Councilmember McGuinness expressed concern that this vote was not specifically included on the agenda for action. Under advisement from City Attorney Chris Graville, Mayor Hurt declared this vote would be postponed until the next City Council meeting.

Councilmember Moore made a motion, seconded by Councilmember Koch, to approve a proposed resolution authorizing the solicitation of direct financing to pay a portion of the costs of acquiring property within the City; and authorizing other matters related thereto. A roll call vote was taken with the following results: Ayes – Koch, Budoor, Monachella, Hansen and Moore. Nays – McGuinness and Tocco. Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 510.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3546 Authorizes an amendment to an existing agreement with St. Louis County, Missouri for the provision of Code Enforcement Services building/swimming pool and spa, residential, existing building, mechanical, electrical, plumbing and explosives codes. **(Second Reading) Planning and Public Works Committee recommends approval with a 3 – 0 vote.**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3546. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3546 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3546 with the following results: Ayes – Tocco, McGuinness, Budoor, Koch, Hansen, Moore and Monachella. Nays – None. Mayor Hurt declared Bill No. 3546 approved, passed it and it became **ORDINANCE NO. 3336.**

Bill No. 3547 Pertains to the dedication of an easement to Missouri American Water Company at Chesterfield Valley Athletic Complex (17891 North Outer 40 Road) in the City of Chesterfield. **(Second Reading) Planning and Public Works Committee recommends approval with a 3 – 0 vote.**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3547. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3547 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3547 with the following results: Ayes – McGuinness, Hansen, Budoor, Moore, Koch, Tocco and

Monachella. Nays – None. Mayor Hurt declared Bill No. 3547 approved, passed it and it became **ORDINANCE NO. 3337.**

Bill No. 3548 Authorizes and approves an Amended and Restated Redevelopment Agreement by and between the City and TSG Downtown Chesterfield Redevelopment, LLC in connection with the redevelopment of that portion of the Redevelopment Area designated as RPA-1 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; authorizing certain actions by City officials and officers; and containing a severability clause. **(Second Reading) Planning and Public Works Committee recommends approval with a 4 – 0 vote.**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3548. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3548 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3548 with the following results: Ayes – Moore, Budoor, McGuinness, Tocco, Hansen, Monachella and Koch. Nays – None. Mayor Hurt declared Bill No. 3548 approved, passed it and it became **ORDINANCE NO. 3338.**

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, August 7, at 5:30 p.m.

Finance & Administration Committee

Bill No. 3549 Amends certain sections of Title I of the Chesterfield Municipal Code. **(Second Reading) Finance and Administration Committee recommends approval with a 4 – 0 vote.**

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3549. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3549 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3549 with the following results: Ayes – McGuinness, Tocco, Moore, Koch, Budoor, Hansen and Monachella. Nays – None. Mayor Hurt declared Bill No. 3549 approved, passed it and it became **ORDINANCE NO. 3339.**

Parks, Recreation & Arts Committee

Councilmember Michael Moore, Vice Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Budoor, to approve the Public Art Review Criteria proposed policy, as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with an affirmative result (Councilmember Tocco voted Nay) and Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to accept donation of the artwork, “Synergism” as recommended by the Parks, Recreation and Arts Committee, including a budget transfer for repair and relocation costs, from the Parks Fund Fund Reserve, in an amount not to exceed \$80,000. A roll call vote was taken with the following results: Ayes – Hansen, Moore, Monachella, McGuinness and Budoor. Nays – Tocco and Koch. Mayor Hurt declared the motion passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Budoor, to approve the sculpture on the move “To Bee, or Not to Bee” art placement location as recommended by the Parks, Recreation and Arts Committee. A voice vote was taken with an affirmative result (Councilmember Tocco voted Nay) and Mayor Hurt declared the motion passed.

Public Health & Safety Committee

Bill No. 3550 Amends Chapter 21, Section 21-78 of the Chesterfield City Code relating to Social Hosting and Unruly Gatherings. **(Second Reading) Public Health & Safety Committee recommends approval with a 4 – 0 vote.**

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3550. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3550 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3550 with the following results: Ayes – Budoor, Hansen, Monachella, Koch, McGuinness, Tocco and Moore. Nays – None. Mayor Hurt declared Bill No. 3550 approved, passed it and it became **ORDINANCE NO. 3340.**

Bill No. 3551 Amends Chapter 500 Article II related to minimum standards of maintenance for buildings and structures within the City. **(Second Reading) Public Health & Safety Committee recommends approval with a 4 – 0 vote.**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3551. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3551 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3551 with the following results: Ayes – Hansen, Budoor, Tocco, McGuinness, Monachella, Moore and Koch. Nays – None. Mayor Hurt declared Bill No. 3551 approved, passed it and it became **ORDINANCE NO. 3341.**

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Blue Agave Cocina Y Margaritas, located at 104 Chesterfield Towne Center, has requested a new liquor license for retail sale of all kinds of intoxicating liquor and Sunday sales of intoxicating liquor. Mr. Geisel reported

that there are no known outstanding municipal violations at this location. Councilmember Monachella made a motion, seconded by Councilmember Budoor, to approve issuance of a new liquor license to Blue Agave Cocina Y Margaritas. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Items under "Other Legislation" were moved and acted upon after "Communications and Petitions" on the agenda.

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 Hurt adjourned the meeting at 9:18 p.m.



Mayor Dan Hurt

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 8/18/25