



RECORD OF PROCEEDING

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

AUGUST 18, 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

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

APPROVAL OF MINUTES

The minutes of the August 4, 2025 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Koch, to approve the August 4, 2025 City Council minutes.

Councilmember Tocco made a motion, seconded by Councilmember McGuinness, to amend the August 4, 2025 City Council meeting minutes by removing Councilmember Koch's statement located on page 3. A voice vote was taken with a negative result (Councilmembers McGuinness and Tocco voted Aye) and Mayor Hurt declared the motion to amend failed.

Councilmember Tocco made a motion, seconded by Councilmember McGuinness, to amend the August 4, 2025 City Council meeting minutes by removing the words "due to competition" from Councilmember Koch's statement located on page 3. A voice vote was taken with a negative result (Councilmember Tocco voted Aye) and Mayor Hurt declared the motion to amend failed.

A voice vote was taken on the original motion to approve the August 4, 2025 City Council meeting minutes, with an affirmative result (Councilmember Tocco voted Nay) and Mayor Hurt declared the motion passed.

The minutes of the August 12, 2025 Public Information Meeting were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the August 12, 2025 Public Information Meeting 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 that the next meeting of City Council is scheduled for Monday, September 2, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Jeanne Tevlin, 16705 Chesterfield Farms Drive, spoke regarding the recognition of Chesterfield Citizens Environmental Advisory Committee's 20th Anniversary as a National Wildlife Federation Certified Community Wildlife Habitat.

Darcy Capstick, 2085 Baxter Road, spoke regarding the recognition of Chesterfield Citizens Environmental Advisory Committee's 20th Anniversary as a National Wildlife Federation Certified Community Wildlife Habitat.

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

- Wendy Geckeler read a statement on behalf of Mary Brown, 26 Chesterfield Lakes Road (supported)
- Barbara Briggs, 324 Cookshire Lane (supported)
- Bob Nation, 17669 Bridgeway Drive (opposed)
- Jim Regna, 2108 Fairway Bend Drive (opposed)
- Fred Steinbach, 237 S. Greentrails Drive (supported)
- McLeod Patton, 55 River Bend Court (opposed)

- Dave Hirschbuehler, 346 Woodcliffe Place Drive (opposed)
- Patty Vietmeier, 186 Kendall Bluff Court (opposed)
- Bob Clausen, 14751 Schoettler Grove Court (opposed)
- Dan Hubbard, 16420 Brandsford Point (opposed)
- Laura Lueking, 15021 Conway Road (opposed)
- Ben Murphy, 15696 Silverlake Court (opposed)
- Alan Keathley, 769 Stone Meadow Drive (opposed)
- Marjie Saiter, 644 Stonebrook Court (opposed)
- Ken Kott, 16869 Chesterfield Bluffs Circle (opposed)
- Tim Schoen, 1215 Walnut Hill Farm Drive (supported)
- Linda Green-Metzler, 352 Diplomat Lane (supported)
- Kim Hotze, 15950 Old Clarkson Road (supported)
- Cindy Blake, 1505 Walpole Drive (supported)
- Donald Flower, 16119 Walnut Hill Farm Drive (supported)
- Glenn Jamboretz, 422 Conway Meadows Drive (supported)
- David Banks, 1593 Yarmouth Point (supported)
- Ralph Canter, 15906 Picardy Crest Court (supported)
- Rob Rodermund, 17134 Surrey View Drive (supported)

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3554 Amends Title III, Schedule V of the Chesterfield Municipal Code by adding a stop sign for traffic exiting Watch Tower Plaza at Chesterfield Commons East Drive. **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3554. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3554 was read for the first time.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, August 21, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, 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 Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve a proposed resolution authorizing the City of Chesterfield to apply for a Municipal Parks Grant in round 26 for replacement of athletic field lights at the Chesterfield Valley Athletic Complex. A roll call vote was taken with the following results: Ayes – McGuinness, Budoor, Moore, Mastorakos, Koch, Tocco, Monachella and Hansen. Nays – None. Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 511.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Tuesday, August 19, at 4:00 p.m.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Moore made a motion, seconded by Councilmember Budoor to amend the agenda to address items under the “Other Legislation” portion of the agenda before addressing items under the “Report from the City Administrator” portion of the agenda. A voice vote was taken with a unanimous affirmative result 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. **(Second Reading)**

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the second 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 second time. A roll call vote was taken for the passage and approval of Bill No. 3552 with the following results: Ayes – Monachella, Hansen, Tocco, McGuinness, Mastorakos, Koch, Moore and Budoor. Nays – None. Mayor Hurt declared Bill No. 3552 approved, passed it and it became **ORDINANCE NO. 3342.**

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. **(Second Reading)**

Councilmember Koch made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3553.

Councilmember McGuinness made a motion, seconded by Councilmember Tocco, to amend the motion by instructing staff to set up a ballot issue asking the citizens of Chesterfield to vote on the acquisition of the Main Circle Drive property. A roll call vote was taken with the following results: Ayes – Tocco and McGuinness. Nays – Moore, Monachella, Budoor, Hansen, Koch and Mastorakos. Mayor Hurt declared the motion to amend failed.

Councilmember Tocco made a motion, seconded by Councilmember McGuinness, to amend the motion by postponing the purchase of the Main Circle Drive property, indefinitely. A voice vote was taken with a negative result (Councilmembers Tocco and McGuinness voted Aye) and Mayor Hurt declared the motion to amend failed.

A voice vote was taken on the original motion, with an affirmative result (Councilmembers Tocco and McGuinness voted Nay) and Mayor Hurt declared the motion passed. Bill No. 3553 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3553 with the following results: Ayes – Moore, Monachella, Hansen, Koch, Budoor and Mastorakos. Nays – McGuinness and Tocco. Mayor Hurt declared Bill No. 3553 approved, passed it and it became **ORDINANCE NO. 3343.**

Bill No. 3555 Provides for the approval of a Boundary Adjustment Plat for two tracts of land, totaling 13.08 acres, consisting of parcels at 13426 Olive Blvd. and 13416 Olive Blvd., located south of Olive Blvd. (16Q311945 and 16Q311936). **(First & Second Readings)**
Planning Department recommends approval

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3555. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3555 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3555 with the following results: Ayes – Budoor, Hansen, Tocco, Koch, McGuinness, Monachella, Moore and Mastorakos. Nays – None. Mayor Hurt declared Bill No. 3555 approved, passed it and it became **ORDINANCE NO. 3344.**

Bill No. 3556 Provides for the approval of a Boundary Adjustment Plat for a 7.31 acre tract of land, consisting of lots 26 and 27 of the Spirit Trade Center subdivision, located west of Trade Center Boulevard (17V320200 and 18V640060). **(First & Second Readings)**
Planning Department recommends approval

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3556. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3556 was read

for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3556 with the following results: Ayes – McGuinness, Mastorakos, Hansen, Monachella, Budoor, Tocco, Koch and Moore. Nays – None. Mayor Hurt declared Bill No. 3556 approved, passed it and it became **ORDINANCE NO. 3345**.

Bill No. 3557 Designates the City as the developer of certain projects related to that portion of the redevelopment area designated as RPA 3 under the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project; authorizing certain actions relating thereto; and containing a severability clause. **(First Reading) Planning Department recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3557. A voice vote was taken with an affirmative result (Councilmembers Tocco and McGuinness voted Nay) and Mayor Hurt declared the motion passed. Bill No. 3557 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the proposed amendment to the existing 2020 agreement with the City's financial advisor, Piper Sandler, providing professional services associated with lease purchase financing for acquisition of real estate at 16150, 16290 and 16301 Main Circle Drive. A roll call vote was taken with the following results: Ayes – Mastorakos, Budoor, Koch, Hansen, Monachella and Moore. Nays – McGuinness and Tocco. Mayor Hurt declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute a change order with M&H Concrete in an amount not to exceed \$259,972. A roll call vote was taken with the following results: Ayes – McGuinness, Tocco, Mastorakos, Hansen, Budoor, Monachella, Moore and Koch. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to temporarily suspend (pause) work pertaining to the Central Park Master Plan update. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Moore made a motion, seconded by Councilmember Koch, to approve renewal of the City's annual agreement for Governmental Relations Services with Gamble & Schlemeier, LTD, at the current level of services, in the amount of \$40,000 per year. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Koch, Moore, Tocco, Budoor, Mastorakos and McGuinness. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Items under "Other Legislation" were acted upon after "Council Committee Reports and Associated Legislation" 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 9:52 p.m.



Mayor Dan Hurt

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 9/2/2025