



RECORD OF PROCEEDING

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

SEPTEMBER 15, 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

PUBLIC HEARING – Special Business Districts Tax Rates

Mayor Hurt opened the public hearing at 7:01 p.m. Director of Planning Justin Wyse presented information pertaining to the 2025 tax rate for the Wildhorse Village and Downtown Chesterfield Special Business Districts. There were no public comments during the public hearing. Mayor Hurt declared the public hearing closed at 7:04 p.m.

APPROVAL OF MINUTES

The minutes of the September 2, 2025 City Council meeting were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve the September 2, 2025 City Council minutes.

Councilmember Tocco made a motion to amend the September 2, 2025 City Council minutes by adding language under the “Approval of Minutes” section to clarify the reason for the proposed amendment – to remove the references (supported or opposed) for each individual listed under the “Communications and Petitions” portion of the agenda – was for consistency with minutes from the previous meeting. The motion died for lack of a second.

A voice vote was taken on the original motion, with an affirmative result (Councilmember Tocco voted Nay), and Mayor Hurt declared the motion passed.

The minutes of the September 2, 2025 Executive Session were submitted for approval. Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the September 2, 2025 Executive Session meeting minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced a Special City Council (Executive Session) meeting is scheduled for Monday, September 22, at 6 p.m.

Mayor Hurt announced the annual Subdivision Trustee Symposium is scheduled for Wednesday, September 24, at 6 p.m.

Mayor Hurt announced that the next regular meeting of City Council is scheduled for Monday, October 6, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Kelli Unnerstall, 14649 Summer Blossom Lane, spoke regarding censorship, transparency, and a residents’ bill of rights.

Ms. Patty Vietmeier, 186 Kendall Bluff Court, proposed a residents’ bill of rights.

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, spoke regarding the property acquisition at 16150, 16290, and 16301 Main Circle Drive.

APPOINTMENTS

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

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3560 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-I AC” Estates District (one acre) for a 3.07-acre tract of land located south of the intersection of South Greentrails Drive and Ladue Road (P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B Kennerly Custom Homes) **(First Reading) Planning Commission recommended approval with a 7-0 vote. Planning & Public Works Committee recommended approval with a 4-0 vote**

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3560, as unanimously recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3560 was read for the first time.

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to affirm authorization for the City Administrator and Finance Director to approve intra-division budget transfers, as unanimously recommended by the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Tocco, Monachella, Mastorakos, Koch, Moore, Hansen, McGuinness and Budoor. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Hansen made a motion, seconded by Councilmember Monachella, to authorize an additional \$85,000 for tree removals, using existing unspent budgeted dollars transferred from other accounts within the street maintenance division, as unanimously recommended by the Planning and Public Works Committee. A roll call vote was taken with the following results: Ayes – Koch, Tocco, Monachella, McGuinness, Mastorakos, Hansen, Budoor and Moore. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, September 18, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced Budget Workshops are scheduled for the following dates:

- Budget Workshop #1 – F&A Committee of the Whole – September 30, 2025, at 5:30 p.m.

- Budget Workshop #2 – F&A Committee of the Whole – October 28, 2025, at 5:30 p.m.
- Budget Workshop #3 (if needed) – F&A Committee of the Whole – November 18, 2025, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Monday, September 22, at 4 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.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening, but there were action items under “Other Legislation” for which he would be requesting motions.

OTHER LEGISLATION

Bill No. 3559 Levies and establishes the rate of annual taxes for Special Business Districts to be collected by the City of Chesterfield, Missouri, for the year 2025 **(Second Reading)**

Councilmember Moore made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3559. A voice vote was taken with an affirmative result (Councilmember Tocco voted Nay) and Mayor Hurt declared the motion passed. Bill No. 3559 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3559 with the following results: Ayes – Budoor, McGuinness, Koch, Monachella, Moore, Mastorakos and Hansen. Nays – Tocco. Mayor Hurt declared Bill No. 3559 approved, passed it and it became **ORDINANCE NO. 3349**.

Bill No. 3430 Approves a Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 3 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA-3; making findings with respect thereto; establishing a special allocation fund with respect to RPA-3; authorizing certain actions by city officials and officers; and containing a severability clause **(Second Reading)**
A Blue Sheet Amendment is attached as a substitute Bill

Councilmember Hansen made a motion, seconded by Councilmember Moore, to amend Bill No. 3430, with the substitute blue sheet bill, which will be on the October 6, 2025 agenda for second reading. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion to amend passed.

Bill No. 3561 Approves an amendment to the Redevelopment Project pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, for that portion of the Redevelopment Area designated as RPA 2 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA-2; making findings with respect thereto; establishing a special allocation fund with respect to RPA-2; authorizing certain actions by city officials and officers; and containing a severability clause **(First Reading)**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3561. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3561 was read for the first time.

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 7:46 p.m.



Mayor Dan Hurt

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 10/6/2025