



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE MEETING OF THE WHOLE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

February 19, 2026

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt
Chairperson Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Lane Koch, Ward III
Councilmember Pat Tocco, Ward II
Councilmember Gary Budoor, Ward IV
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Alyssa Ahner, Senior Planner
Theresa Barnicle, Executive Assistant
Tim Lowe, The Staenberg Group
George Stock, Stock and Associates
Matt Siegel, TriStar Properties

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the January 22, 2026 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4–0), and the motion was declared passed.

UNFINISHED BUSINESS

Chesterfield Regional TIF – RPA-2 Amended Redevelopment Agreement

This item concerned a formal request from the developer to remove amendment requesting changes to the submittal for RPA-2.

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to accept the request from the developer to withdraw the proposed amendments for RPA-2. A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

NEW BUSINESS

Chesterfield Village Mall

Ms. Alyssa Ahner, Senior Planner, discussed key amendments to the development plan for the Downtown Chesterfield development. These amendments include shifting responsibility for construction of the grand staircase from the developer to the City, with the developer covering design costs, as well as updates to the streetscape landscaping. The bus stop was removed from its previously approved location as requested by Metro Transit and The Staenberg Group. A new location will be reviewed in the future. Minor adjustments were made to tree species and spacing while preserving designated street and island trees. Housing density was allocated to Lots 3B and 3C, with 105 and 70 units respectively, while Lot 3A contains no residential units, aligning density with zoning and anticipated development. An interim 6-foot pedestrian path with a 6-foot buffer will be constructed along the ring road to maintain connectivity without affecting Dillard’s parking, with the full 12-foot trail and landscape buffer to follow upon redevelopment. Raised intersections and roundabouts will utilize stamped concrete designed to resemble pavers for improved durability and easier maintenance while preserving the intended aesthetic prominence. Finally, the parking garage capacity was reduced from 1,068 to 617 spaces based on a professional parking study.

Councilmembers were in agreement with the most of the proposed revisions. The modification that they expressed the most concern with was the adequacy of parking garage capacity, given high public use, retail success, and community expectations. The reduction in parking also raised concerns about safety, noting that fewer parking options could require people to walk longer distances. Mayor Hurt spoke on the parking issue and was resolute about making sure there was ample parking for the development, citing examples of frustrations with other local municipalities’ parking situations.

The consensus was the emphasis on the need for a complete picture before making decisions, noting it was difficult to evaluate the plan without knowing which retailers will occupy the space. Ms. Ahner explained that the analysis was based on anticipated square footage of the types of tenants expected to locate there.

Despite the concerns about parking adequacy, the committee decided to approve all amendments, with the exception of the garage capacity, deferring final parking decisions to a future site development section plan for additional analysis and clarity.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval with the condition that details on parking spaces and height of parking structure be removed and those details be submitted on the subsequent site development section plan for the parking garage. A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Chesterfield Regional TIF – RPA-3 Request for Agreement for Reimbursable Costs (TriStar – Lot 3B)

The Committee discussed an agreement to reimburse TriStar for up to \$750,000 for the enhanced Burkhart Road extension, which features improved connectivity, wider lanes, retaining walls, and upgraded aesthetics compared to earlier designs. The total project cost is estimated at \$1.5 million, with reimbursement to come from TIF funds only after occupancy. Mr. Wyse detailed that reassessment would trigger an estimated \$3 million bond issuance to support repayment.

Committee members discussed precedent and public value, noting that partial reimbursement aligns with prior TIF-funded public road projects. It was also emphasized the need to carefully prioritize limited TIF funds.

The representative from TriStar highlighted the project’s urgency, anticipating completion of horizontal work by Memorial Day and vertical construction over two years, enabling bond issuance soon after occupancy. The applicant also underscored that the development represents a reliable revenue source for RPA-3.

The committee ultimately agreed upon moving forward with agreement negotiations, with the understanding that no City out-of-pocket costs would occur until TIF funds are generated.

Mayor Hurt requested that, when the matter is brought back at a future meeting, staff provide a detailed comparison outlining the incremental cost difference between the standard 26-foot street width and the wider street width proposed in the applicant’s plans.

Councilmember Monachella made a motion, seconded by Councilmember Koch, with direction for staff to pursue compiling an agreement for Chesterfield Regional TIF – RPA-3 Request for an agreement for Reimbursable Costs (TriStar – Lot 3B). A vote was taken with a unanimous affirmative result (6–0), and the motion was declared passed. This matter does not have to be forwarded to City Council.

MSD Municipal Stormwater Grant Program

The Committee approved moving this item to be the first new/unfinished business item discussed on the agenda.

Mr. James Eckrich, Public Works Director/City Engineer explained details regarding the MSD Municipal Stormwater Grant Program and its relation to other City-wide Capital Projects. At the request of Councilmember Mastorakos, Mr. Eckrich explained the genesis of these grants and why he believes they are not in the best interest of regional stormwater management. Mr. Eckrich stated that despite his objections to the program it would be fiscally irresponsible for the City not to participate. Accordingly, a participation agreement from MSD has been reviewed by the City Engineer and the City Attorney. Both parties have no objections to the Agreement, which must be executed in order for the City to apply for future grants.

Mr. Eckrich explained that the first grant the City will apply for is a reimbursement for the Wilson Avenue Culvert. The low bid for the Wilson Avenue reconstruction project, including contingency, was \$300,000 over budget. This overage was later offset by a \$300,000 underrun in the Slab Replacement project. Nevertheless, the requested grant funding of \$215,123 would offset a large portion of the Wilson Avenue reconstruction project. If awarded, the grant funds will replenish the Capital Projects fund.

Mr. Eckrich stated that he is working to develop criteria for future neighborhood stormwater projects that could potentially be awarded to subdivisions for stormwater work within the subdivision. Mr. Eckrich has some concerns that the City will be able to effectively implement such a program given his understanding of MSD requirements. Mr. Eckrich is working on this and will report to the committee later on this matter.

It was emphasized that MSD must not shift its core stormwater responsibilities to the City and that the City will NOT prioritize and manage a separate stormwater priority system. Unused grant funds may be banked indefinitely, with no clear expiration date. These funds could be allocated for a large project at a later date, in accordance with Council policy.

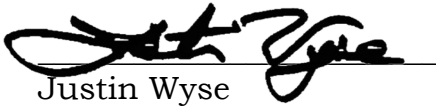
Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of an ordinance authorizing the City's participation in the MSD Municipal Stormwater Grant Program. A vote was taken with a unanimous affirmative result (6-0), and the motion was declared passed. This ordinance will be forwarded to the full City Council.

Councilmember Budoor made a motion, seconded by Councilmember Koch, to authorize staff to submit a grant application in the amount of \$215,123 for reimbursement of costs associated with the Wilson Avenue Culvert. A vote was taken with a unanimous affirmative result (6-0), and the motion was declared passed. This matter does not have to be forwarded to the full City Council.

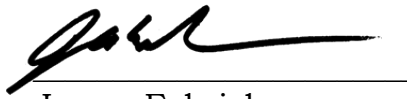
ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

Respectfully submitted:



Justin Wyse
Director of Planning



James Eckrich
Director of Public Works/City Engineer



Theresa Barnicle
Executive Assistant

Date Approved: 03/02/2026