



AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, April 21, 2026
6:00 PM

- I. SWEARING IN CEREMONY** - Honorable Mark Gaertner, Municipal Judge
 - A.** Councilmember AJ Moll, Ward I
 - Councilmember Mary Ann Mastorakos, Ward II
 - Councilmember Michael Moore, Ward III
 - Councilmember Merrell Hansen, Ward IV

- II. ROLL CALL** - City Clerk Vickie McGownd

- III. TEMPORARY ADJOURNMENT - RECEPTION** - Mayor Dan Hurt

- IV. RECONVENE MEETING** - Mayor Dan Hurt

- V. APPOINTMENTS** - Mayor Dan Hurt
 - A. Statutory Committee Reappointments** – Planning Commission (**Voice Vote**)
 - Gail Choate
 - Guy Tilman
 - Khalid Chohan

- VI. COUNCIL COMMITTEE REPORTS**
 - A. Planning and Public Works Committee – Merrell Hansen, Ward IV**
 - 1. Damage to Mailbox Policy Revision:** Recommendation to revise Policy PW40 to increase the maximum reimbursement to residents from \$300 to \$500 for mailbox replacement. Revised amount of \$500 will coincide with City’s insurance deductible. Residents who request a reimbursement over \$500 can file a claim with the City’s insurance. (**Voice Vote**) **Planning & Public Works Committee recommends approval with a vote of 4-0.**

2. **POWER OF REVIEW – Chesterfield Village Mall, Lot 3B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.82-acre tract of land zoned “PC&R” Planned Commercial and Residential located east of Chesterfield Parkway West and west of Chesterfield Center. **(Voice Vote). Planning Commission recommends approval with conditions with a vote of 8-0. Planning & Public Works Committee recommends approval with conditions with a vote of 4-0.**

3. Next Meeting — April 23, 2026 (5:30pm)

B. Finance and Administration Committee – Michael Moore, Ward III

1. Next Meeting — Not yet scheduled

C. Parks, Recreation and Arts Committee – Mary Ann Mastorakos, Ward II

1. Next Meeting — Not yet scheduled

D. Public Health and Safety Committee – Gary Budoor, Ward IV

1. Next Meeting — Not yet scheduled

VII. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Public Hearing – Downtown Chesterfield Special Business District – Petition to Enlarge District Boundary. Presentation by Director of Planning.

1. Presentation
2. Public Hearing
3. Adjournment

B. Liquor License - Dolce Napoli LLC - 17089 N Outer 40 Rd Ste 139 - has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location. (Voice Vote)

C. Budget Amendment - The amended redevelopment agreement with TSG, for Downtown Chesterfield RPA-1, TSG has conveyed the \$300,000 payment to the City associated with the "Grand Entry" project. City

administrator recommends the budget amendment increasing both the revenue and expenditure sides of the Capital Fund budget, to reflect the \$300,000 increase. **(Roll Call Vote)**

- D. Proposed Resolution No. 520** – A resolution of the City Council of the City of Chesterfield, Missouri, reappoint the City of Chesterfield Chief of Police as an Advisory Board Member of the Downtown Chesterfield Special Business District. **(Voice Vote)**

- E. Appeal by petitioner of recommendation of denial – P.Z. 02-2026 14319 Olive Blvd (Old House at Hog Hollow):** Appealing the decision of Planning Commission for an ordinance amendment for an existing Landmark and Preservation Area (LPA) to modify hours of operation and criteria related to outdoor use. **(Voice Vote) Department of Planning recommends the appeal be directed to the Planning and Public Works Committee for review and recommendation.**

- F. Bid Recommendation - Central Park Fencing Project** - Recommendation to request approval to reappropriate \$68,000 of the unspent \$85,000 from the 2025 fiscal year budget and to approve the best bid as submitted by Diamond Fence, and to authorize the City Administrator to execute an agreement with Diamond Fence in an amount not to exceed \$68,000 providing for the low bid of \$61,000 and a 10% contingency.**(Roll Call Vote) Department of Parks, Recreation and Arts recommends approval.**

- G. Bid Recommendation - Drone Show** - Recommendation to accept the quote from Glyphix in an amount not to exceed \$41,000. \$41,000 is budgeted for this purchase in account 119-084-5325. If approved a purchase order would be created in the name of Glyphix Drone Shows for the amount of \$41,000.**(Roll Call Vote) Department of Parks, Recreation and Arts recommends approval.**

VIII. OTHER LEGISLATION

- A. Bill No. 3585 - Financial Participation – Swingley Ridge Road Project:** An ordinance authorizing the City Administrator of the City of Chesterfield to enter into and execute agreements providing partial funding for the North Outer 40 - Swingley Ridge Road Project and acknowledging

satisfaction of related zoning obligations. **(Second Reading) Department of Planning and Public Works recommends approval.**

- B. **Bill No. 3586 – Westland Acres (JHB Properties, Inc) 2026 BAP:** An ordinance providing for the approval of a Boundary Adjustment Plat for 56.31 acres of land zoned “PUD” Planned Unit District located north of Strecker Road and east of Church Road (19u410018, 19u410030, 19u410063, 19u410140, 19u410173, 19u430038, 19u430072, 19u430083, 19v620074, 19v620117, 19v620184, 19v640016, 19v640038, 19v640049, 19v640050). **(First & Second Readings) Planning Department recommends approval.**
- C. **Bill No. 3587 – Downtown Chesterfield Special Business District:** An ordinance of the City of Chesterfield, Missouri enlarging the boundary area of the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(First Reading)**

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

A. President Pro-Tem Selection

At the first regular meeting of the Council after the election in each year, which meeting shall occur at the time fixed by ordinance, but shall not be later than the fourth Tuesday in April, the Council shall elect one of its members President Pro-Tem who shall hold his/her office for the term of one (1) year, and who, in the absence of the Mayor, shall preside at the meetings of the Council; provided that in the absence of the Mayor and the President Pro-Tem, the Council may select one of its members present to preside at such meetings, who shall be styled "Acting President Pro-Tem."

B. Standing Committees

The newly elected President Pro-Tem shall appoint members of the Council to committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of

every year. The new President Pro-Tem MAY be prepared to offer a Committee Slate for approval by the whole City Council but is not obligated to do so until the first Council meeting in May.

XI. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.