



RECORD OF PROCEEDING

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

APRIL 21, 2026

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 March 16, 2026 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Budoor, to approve the March 16, 2026 City Council minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

The minutes of the March 16, 2026 Executive Session were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Hansen, to approve the March 16, 2026 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that the next meeting of City Council is scheduled for Monday, May 4, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Hurt presented Councilmember Monachella with a plaque of appreciation for her service to the City of Chesterfield.

Ms. Angie LaRosa White, 1394 Green Birch Drive (General Manager for Old House at Hog Hollow), stated that she was available to answer questions pertaining to the Appeal by Petitioner of Recommendation of Denial – P.Z. 02-2026, 14319 Olive Blvd. (Old House at Hog Hollow).

Mr. Michael Kane, 1292 Still House Creek Road, invited the public to attend a public event at Don Wiegand's studio on Sunday, May 17 from 2-5 p.m.

Councilmember Mastorakos recognized Scout Sam Weisenberg in attendance.

SWEARING-IN CEREMONY

Mayor Hurt recognized the Honorable Mark Gaertner, Municipal Judge. Judge Gaertner conducted the Swearing-In Ceremony for: Councilmember Adam (A.J.) Moll – Ward I, Councilmember Mary Ann Mastorakos – Ward II; Councilmember Michael Moore – Ward III; and Councilmember Merrell Hansen – Ward IV.

ROLL CALL

A roll call was then re-taken, with the following results:

PRESENT

Mayor Dan Hurt
Councilmember A.J. Moll
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

TEMPORARY ADJOURNMENT - RECEPTION

Mayor Hurt temporarily adjourned the meeting at 7:28 p.m., for those in attendance to participate in a reception for the re-elected and newly elected officials.

The meeting was reconvened at 7:57 p.m.

APPOINTMENTS

Mayor Hurt nominated the following individuals for re-appointment to the Planning Commission:

- Gail Choate
- Guy Tilman
- Khalid Chohan

Councilmember Hansen made a motion, seconded by Councilmember Budoor, to re-appoint Gail Choate, Guy Tilman and Khalid Chohan to the Planning Commission for terms of four years. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Councilmember Merrell Hansen, Chairperson of the Planning and Public Works Committee, made a motion, seconded by Councilmember Mastorakos, to approve the revision to the damage to mailbox policy, as 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.

Councilmember Hansen made a motion, seconded by Councilmember Koch, to approve the site development section plan, landscape plan, lighting plan and architectural elevations for Chesterfield Village Mall, Lot B, as 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.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, April 23, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and 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 and Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Gary Budoor, Vice-Chairperson of the Public Health and Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

REPORT FROM THE CITY ADMINISTRATOR

PUBLIC HEARING – Downtown Chesterfield Special Business District – Petition to Enlarge District Boundary

The public hearing was opened at 8:04 p.m. Director of Planning Justin Wyse presented information pertaining to the petition to enlarge the district boundary for Downtown Chesterfield Special Business District.

Public Comment

- Mr. Mark Kohl, representing the Drury and Hyatt Hotels, spoke in opposition.
- Mr. Matt Segal, representing the Tri-Star property, spoke in favor.
- Mr. Tim Lowe, representing The Staenberg Group and Downtown Chesterfield, spoke in favor.

The public hearing was closed at 8:23 p.m.

City Administrator Mike Geisel reported that Dolce Napoli LLC, located at 17089 N. Outer 40 Road, Suite 139, has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on premise and Sunday sales. Mr. Geisel reported that there are no known outstanding municipal violations at this location.

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to Dolce Napoli LLC. 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 authorize a budget amendment in the amount of \$300,000, revenues and expenditures, reflecting the \$300,000 payment to the City associated with the Grand Entry Project and anticipated professional design expenses. A roll call vote was taken with the following results: Ayes – Koch, Mastorakos, Tocco, McGuinness, Hansen, Moll, Budoor and Moore. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve a proposed resolution reappointing City of Chesterfield Chief of Police as an Advisory

Board member of the Downtown Chesterfield Special Business District. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 520.

Councilmember Moore made a motion, seconded by Councilmember Hansen, to refer the appeal by petitioner of recommendation of denial – P.Z. 02-2026 (14319 Olive Blvd. – Old House at Hog Hollow) to the Planning and Public Works Committee for public hearing, review and recommendation. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Budoor made a motion, seconded by Councilmember Koch, to approve the reappropriation of \$68,000 of the unspent \$85,000 allocated in the 2025 budget and to approve the best bid as submitted by Diamond Fence, and 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, as recommended by the Department of Parks, Recreation and Arts. A roll call vote was taken with the following results: Ayes – Moore, Budoor, Moll, Mastorakos, Tocco, Koch, Hansen and McGuinness. Nays – None. Mayor Hurt declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for a Drone Show. Based upon review of information provided by Director of Parks, Recreation and Arts Wayne Dunker, Mr. Geisel joined with him in recommending acceptance of the competitive price quote from Glyphix in an amount not to exceed \$41,000 and authorization for the City Administrator to execute an agreement with Glyphix for these services, as recommended by the Department of Parks, Recreation and Arts. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Budoor, Moore, Hansen, McGuinness and Moll. Nays – Tocco and Koch. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Bill No. 3585	Authorizes 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
---------------	--

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3585. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3585 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3585 with the following results: Ayes – Koch, Mastorakos, Budoor, Moll, Hansen, Tocco, McGuinness and Moore. Nays – None. Mayor Hurt declared Bill No. 3585 approved, passed it and it became **ORDINANCE NO. 3376**.

Bill No. 3586 Provides 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

Councilmember Budoor made a motion, seconded by Councilmember Hansen, for the first and second readings of Bill No. 3586. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3586 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3586 with the following results: Ayes – Tocco, Mastorakos, Moll, Moore, McGuinness, Hansen, Koch and Budoor. Nays – None. Mayor Hurt declared Bill No. 3586 approved, passed it and it became **ORDINANCE NO. 3377**.

Bill No. 3587 Enlarges 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)**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3587. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3587 was read for the first time.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

Mayor Hurt opened the floor to receive nominations for President Pro-Tem for April 2026-April 2027. Councilmember Mastorakos made a motion, seconded by Councilmember Koch, nominating Councilmember Moore to serve as President Pro-Tem for the term April 2026-April 2027. With no further nominations offered, a voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

Councilmember Moore, in his capacity as the newly elected President Pro-Tem, announced the following proposed slate for the City Council Standing Committee assignments:

PLANNING AND PUBLIC WORKS COMMITTEE

Councilmember Lane Koch, Ward III – **CHAIRPERSON**

Councilmember A.J. Moll, Ward I

Councilmember Mary Ann Mastorakos, Ward II

Councilmember Merrell Hansen, Ward IV

FINANCE AND ADMINISTRATION COMMITTEE

Councilmember Barbara McGuinness, Ward I – **CHAIRPERSON**

Councilmember Patricia Tocco, Ward II

Councilmember Michael Moore, Ward III

Councilmember Merrell Hansen, Ward IV

PARKS, RECREATION AND ARTS COMMITTEE

Councilmember Gary Budoor, Ward IV – **CHAIRPERSON**

Councilmember A.J. Moll, Ward I

Councilmember Mary Ann Mastorakos, Ward II

Councilmember Michael Moore, Ward III

PUBLIC HEALTH AND SAFETY COMMITTEE

Councilmember Patricia Tocco, Ward II – **CHAIRPERSON**

Councilmember Barbara McGuinness, Ward I

Councilmember Lane Koch, Ward III

Councilmember Gary Budoor, Ward IV

Councilmember Hansen made a motion, seconded by Councilmember Tocco, to accept President Pro-Tem Moore's slate of committee assignments for April 2026-April 2027. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

ADJOURNMENT

There being no further business to discuss, Mayor Hurt adjourned the meeting at 8:45 p.m.



Mayor Dan Hurt

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 5/4/2026