



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, February 5, 2024
5:45 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

**A. Planning and Public Works Committee – Chairperson Merrell Hansen,
Ward IV**

- 1. Proposed Bill No. 3485 – P.Z. 13-2023 17551, 17555 & 17599
Chesterfield Airport Rd. (Baldrige-Ryken, LLC):** An ordinance amending the zoning ordinance 2724 of the City of Chesterfield by changing the boundaries of the “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 2.9 acre tract of land located on the north side of the Chesterfield Airport Road of the intersection of Long Road and Chesterfield Airport Road (P.Z. 13-2023 17551, 17555, & 17599 Chesterfield Airport Road (Baldrige – Ryken, LLC) (17U140252, 17U140263, and 17U140203) **(Second Reading) Planning and Public Works Committee recommends approval with Green Sheet Amendments.**
- 2. FSP 59-2023 AMEREN (14490 Conway Rd):** A request for a new Facilities Siting Permit to install a new wireless telecommunications monopole located at the Union Electric Company site south of Conway Road and north of North Outer 40 Road (Ward 2). **Planning and Public Works Committee recommends approval with one condition.**
- 3. Next Meeting – Thursday, February 8, 2024 (5:30pm)**

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

- 1. Next Meeting – not yet scheduled**

**C. Parks, Recreation and Arts Committee – Chairperson Mary Monachella,
Ward I**

- 1. Next Meeting – Wednesday, February 7, 2024 (5:30pm)**

D. Public Health and Safety Committee – Chairperson Mary Ann Mastorakos,
Ward II

1. Next Meeting – Monday, February 12, 2024 (5:00pm)

III. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

- A. Gamble Schlemeier Success Contingency PAYMENT** – A request to approve a \$10,000 transfer from the General Fund Reserve in order to fund the payment of the contingency “success” payment associated with obtaining the \$2 million ARPA grant from the State of Missouri, and as contracted in May of 2021. **(Roll Call Vote)**
- B. Bid Recommendation – Miracle Field Resurfacing** – Recommendation to accept the bid in the amount of \$286,820 as submitted by Kiefer USA including a reimbursement upon completion to replace the original synthetic infield surface on Miracle Field at the CVAC. This project is funded by a municipal parks grant. **(Roll Call Vote) Department of Park, Recreation and Arts recommends approval.**
- C. Bid Recommendation Bid Recommendation** – Recommendation to accept the only bid received for the Independence Day pyrotechnic display, in the amount of \$55,000 as submitted by J&M Displays including the option to renew annually for an additional two years under the same terms and conditions. J&M Displays has successfully provided the annual pyrotechnic display in prior years. **(Roll Call Vote) Department of Park, Recreation and Arts recommends approval.**

IV. Other Legislation

- A. Proposed Resolution No. 495:** A Resolution urging Senators and Representatives of the Missouri General Assembly to oppose any legislation or proposal to eliminate the taxation or retail sales on food. City Administrator recommends approval. **(Roll Call Vote) The City Administrator recommends approval.**
- B. Proposed Bill No. 3487 – Legends at Schoettler Pointe:** An ordinance providing for the approval of a Record Plat and escrow agreements for Legends at Schoettler Pointe Subdivision, a 9.0-acre tract of land zoned “PUD” Planned Unit Development District located on the south side of outer 40 road and east side of Schoettler Road. **(First & Second Reading) Planning Commission recommends approval.**
- C. Proposed Bill No. 3488 – Scarborough West, Lot 302 & Lot 303:** An ordinance providing for the approval of a Boundary Adjustment Plat for Lot 302 and Lot 303 located on Chermore Court in the Scarborough

West subdivision (20R240388, 20R240379). **(First & Second Reading)**
Department of Planning recommends approval.

- D. Proposed Bill No. 3426 – Approving a Redevelopment Project for RPA 1-A** – An ordinance approving 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 1-A under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-A; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-A; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2025.**
- E. Proposed Bill No. 3427 – Approving a Redevelopment Project for RPA 1-B** – An ordinance approving 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 1-B under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-B; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-B; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2025.**
- F. Proposed Bill No. 3428 – Approving a Redevelopment Project for RPA 1-C** – An ordinance approving 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 1-C under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-C; making findings with respect thereto; establishing a special allocation fund with respect to RPA 1-C; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2025.**
- G. Proposed Bill No. 3429 – Approving a Redevelopment Project for RPA 1-D** – An ordinance approving 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 1-D under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-D; making findings with respect thereto; establishing a special allocation

fund with respect to RPA 1-D; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2025.**

- H. Proposed Bill No. 3430 – Approving a Redevelopment Project for RPA 3** – An ordinance approving 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) City Administrator recommends postponement until the first meeting in February of 2025.**
- I. Proposed Bill No. 3489** – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate a lease; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance. **(First Reading)**
- J. Proposed Bill No. 3490** – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to acquire property; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance. **(First Reading)**
- K. Proposed Bill No. 3491** – An Ordinance authorizing the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate that amended and restated easement, restriction and operating agreement, as amended, and further supplemented by the Chesterfield Mall supplemental agreement; and authorizing certain city officials and officers to execute all instruments necessary to carry out the intent of this ordinance **(First Reading)**
- L. Proposed Bill No. 3492** – An Ordinance of the City of Chesterfield, Missouri authorizing and approving a redevelopment agreement by and between the City and TSG Downtown Chesterfield Redevelopment, LLC in connection with the redevelopment of that portion of the redevelopment area designate as RPA-1 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; Authorizing certain actions by city officials and officers; and containing a severability clause.

V. Unfinished Business

VI. New Business

VII. 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.