



AGENDA
SPECIAL CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, September 25, 2024
5:15 PM

- I. CALL TO ORDER** – Mayor Bob Nation

- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation

- IV. ROLL CALL** –City Clerk Vickie McGownd

- V. PUBLIC HEARING** – Wildhorse Village Special Business District Tax Rate

- VI. OTHER LEGISLATION**
 - A. Proposed Bill No. 3521 – Wildhorse Village Special Business District Tax Rate Ordinance** – An ordinance fixing the rate of taxation for the year 2024 and levying a tax on all real property made taxable by the law within the Wildhorse Village Special Business District in the City of Chesterfield, Missouri. **First and second readings are requested in order to comply with St. Louis County Assessor’s deadlines (First & Second Reading).**

- 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

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: September 25, 2024

RE: Wildhorse Village Special Business District – 2024 Tax Rate

Summary

Each year the City of Chesterfield is required to set the tax rate for the Wildhorse Village Special Business District. Residential developments have continued to progress within the District and the City received updated assessment information from St. Louis County on September 10th, 2024. The assessed valuation of the district is \$19,808,310.

As you recall, the District has an authorized maximum levy of \$0.85 / \$100 assessed valuation. Based on the current valuations, I am recommending a tax rate of \$0.60 / \$100 of assessed valuation. This would result in \$118,850 for maintenance of infrastructure within the District.

Finally, St. Louis County requires that tax rate information be provided no later than October 1. Receiving assessment information on the 10th of September, meeting public notification requires for the public hearing, and conducting the meeting have left us with a need for two readings of an ordinance setting the tax rate.

BILL NO. 3521

ORDINANCE NO. _____

AN ORDINANCE FIXING THE RATE OF TAXATION FOR THE YEAR 2024 AND LEVYING A TAX ON ALL REAL PROPERTY MADE TAXABLE BY THE LAW WITHIN THE WILDHORSE VILLAGE SPECIAL BUSINESS DISTRICT IN THE CITY OF CHESTERFIELD, MISSOURI

WHEREAS, the City Council of the City of Chesterfield, Missouri (the “City”) passed and approved Ordinance 3235 establishing the Wildhorse Village Special Business District (“District”) to include all real property legally described on Exhibit 1, and attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to section 71.800.5 of the Revised Statutes of Missouri (“RSMo”), an election was held on August 29, 2023 on the approval of a tax on owners of real property in the District in a sum not to exceed \$0.850 per \$100 assessed valuation on real property, tracts, lots, or parcels of real property in the District for the purpose of providing revenue to the District; and

WHEREAS, the qualified voters in the District unanimously approved the measure on August 29, 2023 and the results were subsequently certified by the Saint Louis County Board of Elections; and

WHEREAS, the District has levied a tax rate lower than the tax rate ceiling of \$0.850 per \$100 assessed valuation; and

WHEREAS, the revenue generated from tax levies on real property in the District in prior years has been inadequate to fully fund the various programs and activities carried on within the District; and

WHEREAS, pursuant to section 137.073.5 RSMo, the District wishes to increase the lowered tax rate to a level not exceeding the tax rate ceiling of \$0.85 per \$100 to generate sufficient revenue to fund the various programs and activities carried on within the District; and

WHEREAS, on September 25, 2024, in accordance with the provisions of Section 67.110 RSMo., after due notice as required by law and prior to adoption of any tax rate, the City Council conducted a public hearing regarding the rates hereinafter adopted at which all citizens were afforded an opportunity to be heard;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1. There is hereby levied for the year 2024 upon all real property made taxable by the law within the Wildhorse Village Special Business District in the City of Chesterfield, Missouri, the following ad valorem taxes for the following purposes:

a) For general revenue purposes a tax levy of **\$0.600** on residential property and a tax levy of **\$0.600** on commercial property on each one hundred dollars (\$100.00) of assessed valuation

Section 2. The City Clerk is directed to send a certified copy of this Ordinance to the St. Louis County Department of Revenue prior to October 1, 2024.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved on this 25th day of September, 2024

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE MCGOWND, CITY CLERK

FIRST READING HELD: 09/25/2024

RPA Description South

A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.88 feet and a chord which bears North 44 degrees 41 minutes 16 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 93.30 and a chord which bears North 71 degrees 21 minutes 25 seconds East, 93.26 feet; continuing along last said curve with an arc length of 320.45 feet and a chord which bears North 84 degrees 25 minutes 32 seconds East, 318.79 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet, to a curve to the right having a radius of 919.00 feet; along said curve an arc distance of 444.54 feet and a chord which bears South 71 degrees 02 minutes 03 seconds East, 440.22 feet to a compound curve to the right having a radius of 1,098.00

Exhibit 1 (cont)

feet; along said curve an arc distance of 170.98 feet and a chord which bears South 51 degrees 20 minutes 36 seconds East, 170.81 feet; South 00 degrees 43 minutes 13 seconds West, 4.66 feet; South 44 degrees 16 minutes 55 seconds East, 216.96 feet; South 33 degrees 41 minutes 57 seconds East, 12.47 feet to a curve to the left having a radius of 2,917.00 feet; along said curve an arc distance of 39.59 feet and a chord which bears South 48 degrees 37 minutes 01 second East, 39.59 feet; South 49 degrees 00 minutes 20 seconds East, 14.56 feet to a curve to the right having a radius of 90.00 feet; along said curve an arc distance of 9.51 feet and a chord which bears South 45 degrees 58 minutes 48 seconds East, 9.50 feet; South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to a curve to the left having a radius of 1,959.86 feet; along said curve an arc distance of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet; South 58 degrees 25 minutes 45 seconds East, 164.17 feet to a curve to the left having a radius of 1,959.86 feet; and along said curve an arc distance of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet, to the west right of way line of Chesterfield Parkway West, variable width; thence the following courses and distances along said west right of way line: South 17 degrees 50 minutes 47 seconds East, 135.74 feet to a curve to the left having a radius of 1,186.50 feet; along said curve an arc distance of 147.63 feet and a chord which bears South 20 degrees 47 minutes 02 seconds West, 147.53 feet to a compound curve to the left having a radius of 1,111.48 feet; along said curve an arc distance of 118.41 feet and a chord which bears South 20 degrees 12 minutes 06 seconds West, 118.36 feet, to a compound curve to the left having a radius of 1,198.50 feet; along said curve an arc distance of 32.18 feet and a chord which bears South 10 degrees 47 minutes 26 seconds West, 32.18 feet; South 10 degrees 03 minutes 12 seconds West, 183.22 feet to a curve to the right having a radius of 45.00 feet; along said curve an arc distance of 33.64 feet and a chord which bears South 11 degrees 21 minutes 48 seconds East, 32.86 feet; South 10 degrees 03 minutes 12 seconds West, 773.91 feet; South 16 degrees 05 minutes 44 seconds West, 114.01 feet; South 10 degrees 03 minutes 12 seconds West, 94.07 feet to a curve to the right having a radius of 197.50 feet; along said curve to the right an arc distance of 32.29 feet and a chord which bears South 14 degrees 44 minutes 13 seconds West, 32.25 feet to a compound curve to the right having a radius of 47.50 feet; and along said curve an arc length of 62.88 feet and a chord which bears South 57 degrees 20 minutes 29 seconds West, 58.38 feet, to the north right of way line of above said Burkhardt Place; thence crossing Burkhardt Place, South 07 degrees 02 minutes 44 seconds East, 59.71 feet to the south right of way line of said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said south right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West, 472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

Containing 3,598,381 square feet or 82.607 acres, more or less.