



## **RECORD OF PROCEEDING**

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### **PUBLIC HEARING DOWNTOWN CHESTERFIELD SPECIAL BUSINESS DISTRICT**

**OCTOBER 7, 2024**

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Mayor Nation called the Public Hearing to order at 6:45 p.m. Councilmembers Monachella, McGuinness, Wahl, Mastorakos, Hurt, Moore, Hansen and Budoor were in attendance, along with approximately fifteen visitors/members of the Press.

Mayor Nation recognized Director of Planning Justin Wyse who gave a brief presentation introducing details of the Downtown Chesterfield Special Business District. The City received an application to establish a special business district for Downtown Chesterfield, which generally covers the area of Chesterfield Mall and several surrounding parcels, totaling just over 100 acres. The special business district proposes to impose an assessment on the properties within the district to provide for qualified expenditures allowed under the Special District Act including, but not limited to:

- maintenance, repair and replacement of streets, street lighting, bike paths and pedestrian pathways;
- maintenance, repair and replacement of landscaped center medians within City accepted streets, including irrigation (to the extent they are separable from systems serving other areas not to be maintained by the City);
- security;
- maintenance, repair and replacement of the public parking garage (subject to available funds, at the discretion of City Council);
- maintenance, repair and replacement of the public park, including programming for marketing and events (subject to available funds, at the discretion of City Council);
- legal, insurance, administration and financial oversight;
- all other qualified and allowable expenditures of any other special district located within the City, established in accordance with the Special District Act.

Mr. Wyse further explained that staff has been working with legal counsel to meet all state and local requirements for this request, and this public hearing is part of that process. Another requirement for the City of Chesterfield is completion of a survey and investigation detailing current services provided in the area as well as anticipated costs associated with development of the area. The results of the survey and investigation are included in the City Council packet online, and are on file with the City Clerk, as required by state statute. Once the special business district is created, an election of the property owners and licensed businesses within the area is required to approve any sort of property assessment.

Mayor Nation announced that the public hearing would be continued into the regular City Council meeting so that public comments for both the public hearing and the regular City Council meeting could be heard concurrently.

[The public hearing was suspended at 6:54 p.m.]

### **PUBLIC COMMENTS**

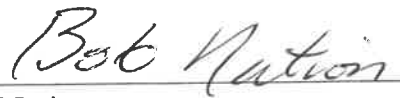
Ms. Patricia Tocco, 14720 Whitebrook Drive, addressed City Council with comments and questions pertaining to the Downtown Chesterfield Special Business District.

Mr. Robert Preston, 1 N. Brentwood Boulevard, Suite 1200, spoke representing the owners of two buildings requesting to be eliminated from the special business district petition.

Mr. Tim Lowe, 2127 Innerbelt Business Circle, representing Downtown Chesterfield Development LLC, spoke in favor of the special business district and explained the rationale for including parcels in the special business district petition.


### **ADJOURNMENT**

There being no further public discussion or comment, Mayor Nation adjourned the public hearing at 7:16 p.m.



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Mayor Bob Nation

**ATTEST:**



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Vickie McGownd, City Clerk