

BILL NO. 3499

ORDINANCE NO. 3291

AN ORDINANCE OF THE CITY OF CHESTERFIELD ACCEPTING THE DONATION OF 15.9 ACRES OF PARKLAND FROM LOWER MISSOURI RIVER, L.L.C.

WHEREAS, Lower Missouri River L.L.C. offered to donate property to the City of Chesterfield; and

WHEREAS, the use of the property to be donated is restricted by a conservation easement; and

WHEREAS, the property to be donated is contiguous with the City's Railroad Park; and

WHEREAS, on February 7th, 2024, the Parks, Recreation and Arts Committee of Council recommended acceptance of the proposed parkland donation; and

WHEREAS, on February 20th, 2024, the Chesterfield City Council recommended acceptance of the proposed parkland; and

WHEREAS, the City of Chesterfield contracted for an appraisal of the real estate proposed to be dedicated; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:

Section 1: The City of Chesterfield accepts the donation of 15.9 acres of land, more fully described by the legal description attached hereto identified as EXHIBIT A.

Section 2: The City Administrator is hereby authorized and directed to execute all necessary documents to accept the parkland donation.

Section 3: This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of May, 2024.



Presiding Officer



Bob Nation, Mayor

ATTEST:



Vickie McGownd

FIRST READING HELD: 4/16/24

EXHIBIT A

Legal Description – Property

A tract of land being part of U.S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the North line of the St. Louis Southwestern Railroad right of way 100 foot wide, with the West line of property conveyed to Muk and Pontip Rotrakarn as described in the deed recorded in Book 7867 page 26 of the St. Louis County Records; thence Westwardly along said North line of the St. Louis Southwestern Railroad right of way South 80 degrees 31 minutes 48 seconds West 709.84 feet to a point on the North line of Lot 2 of the subdivision of U.S. Survey 126 being also the South line of Damian Korenungs Estate, North 89 degrees 34 minutes 28 seconds West 295.95 feet to a point on the approximate centerline of Bonhomme Creek as located by Volz Engineering and Surveying, Inc. on October 31, 1981; thence along said centerline the following courses and distances: North 35 degrees 18 minutes 54 seconds East 58.08 feet, North 22 degrees 51 min 26 seconds East 88.00 feet, North 33 degrees 52 minutes 41 seconds East 222.00 feet, North 27 degrees 44 minutes 53 seconds East 128.00 feet, North 15 degrees 04 minutes 05 seconds East 88.0 feet, North 32 degrees 47 minutes 43 seconds East 103.00 feet, North 39 degrees 35 minutes 47 seconds East 326.00 feet, North 27 degrees 45 minutes 10 seconds East 217.00 feet, North 62 degrees 24 minutes 54 seconds East 75.00 feet, North 80 degrees 50 minutes 56 seconds East 105.00 feet, and North 86 degrees 07 minutes 15 seconds East 194.97 feet to a point on the aforesaid West line of the Rotrakarn property; thence Southwardly along said West line South 00 degree 24 minutes 48 seconds West 990.92 feet to the point of beginning and containing 15.923 acres according to a survey by Volz, Inc. during June, 1998.

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: TW Dieckmann, Director of Parks, Recreation & Arts
SUBJECT: Parks, Recreation & Arts Committee of Council Meeting Summary
DATE: Wednesday, February 7, 2024



A meeting of the Parks, Recreation & Arts (PRA) Committee of the Chesterfield City Council was held on Wednesday, February 7, 2024 in Conference Room 102/3.

In attendance were: **Chair Mary Monachella** (Ward I), **Councilmember Aaron Wahl** (Ward II), **Councilmember Dan Hurt** (Ward III) and **Councilmember Gary Budoor** (Ward IV).

Also in attendance were: Councilmember Merrell Hansen, Councilmember Michael Moore, Councilmember Mary Ann Mastorakos, Mayor Bob Nation, City Administrator Mike Geisel, Kyle McCawley (Waters Edge Aquatic Design), Dr. Alan Politte (PRA advisory committee member), Sally Polite, David Kinsey (Playbook+), Director of Parks, Recreation & Arts TW Dieckmann, Superintendent of Sports & Wellness Ethan Collier, Parks, Recreation & Arts Office Coordinator Ann-Marie Stagoski, Rob Kilo (PRA advisory committee member), and resident John Marino.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the November 1, 2023 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of November 1, 2023. The motion was seconded by Councilmember Budoor, and passed by a voice vote of 3-0 (Councilmember Wahl not present at the time of the vote).

II. NEW BUSINESS

A. Dr. Alan Politte discussed the possible development of Railroad Park including a name change to Family Park. Councilmembers and staff discussed the challenges of development and access including regulatory obstacles, water, sewer, parking and grading. Councilmember Hurt made a motion to pursue accepting the donation of 15.92 acres of land immediately west of Railroad Park with the cost not to exceed \$5,000 (for appraisal), and send to full council. The motion was seconded by Councilmember Wahl, and passed by a voice vote of 4-0. Councilmember Hurt also moved to update the 2019 Railroad Park bridge access feasibility study with the integration of the additional parcel on the west. The motion was seconded by Councilmember Budoor, and passed by a voice vote of 4-0.

B. David Kinsey from Playbook+ presented the proposal from Perfect Game for the naming rights of the Chesterfield Valley Athletic Complex to First Community Athletic Complex at

Chesterfield Valley. Councilmember Wahl moved to offer a counter proposal with the name Chesterfield's First Community Athletic Complex, and renegotiate to a 3-year deal (vs 5-year) at the current value. There was no second. There was consensus on the committee not to accept this naming rights proposal. The committee concurred that City Council had authorized staff in the Perfect Game contract to review and approve naming rights or sponsorship proposals for all facilities that represent anything less than the entire CVAC complex.

- C. Kyle McCawley from Waters Edge Aquatic Design presented the findings from the Aquatic Feasibility Study. There was discussion on the future of aquatic center. Councilmember Hurt moved to direct staff to proceed to develop a plan and strategy to be presented to City Council for the complete replacement scenario of the aquatic facility, including a public input component during the design phase., Councilmember Monachella seconded the motion. Councilmember Wahl moved to amend the motion to add direction to staff to look into decommissioning of the current pool, and replacing it with a playground and splash pad. The motion died for lack of a second. The original motion passed with a voice vote of 4-0.

- D. Councilmember Wahl moved to accept the top 10 list for the Sculpture on the Move program as presented by the Parks, Recreation & Arts Citizen's Advisory Committee (PRACAC). The motion was seconded by Councilmember Monachella. The motion passed by a voice vote of 4-0. The art draft is February 13. Final selection will then go to City Council for approval. PRACAC will choose a location at their March meeting.

III. UNFINISHED BUSINESS

- A. none

IV. ADJOURNMENT

The meeting adjourned at 8:13 p.m.

Mike Geisel

From: Scott Harding <SHarding@sciengineering.com>
Sent: Friday, January 19, 2024 10:49 AM
To: Mike Geisel
Subject: 190 Long Road, Chesterfield

Mike,

As we discussed, I am interested in donating the property at 190 Long Road in Chesterfield to the city. It is 15.92 acres and immediately west of the city's Railroad Park. I am only looking to have the cost of an appraisal and tax paperwork covered (approximately \$3200). If that is a reasonable cost to have covered by the city, I would be willing to move forward with the donation over the next month or so. Thank you for your time.

Scott Harding

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553



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RECORDING DOCUMENT IDENTIFICATION SHEET

Title: Special Warranty Deed

Date: April __, 2024

Grantor: Lower Missouri River, L.L.C., a Missouri limited liability company
Address: 650 Pierce Blvd., St. Charles MO 62269

Grantee: City of Chesterfield, Missouri, a third class city organized under the State of Missouri
Address: 16052 Swingley Ridge Road, Chesterfield, MO 63017

Legal Description: See Exhibit A attached hereto and incorporated herein by reference.

Deed Reference: Book 12389, page 587

Note: The labels and designations set forth on this cover page are for purposes of permitting recording only and shall not amend or change the substance of the document.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into on this ___ day of April, 2024, by and between Lower Missouri River, L.L.C., a Missouri limited liability company with an address of 650 Pierce Blvd., St. Charles MO 62269, (“Grantor”) and the City of Chesterfield, Missouri, a third class city organized under the State of Missouri, having an address of 16052 Swingley Ridge Road, Chesterfield, MO 63017, (“Grantee”).

WITNESSETH, that the Grantor, for and in consideration of the sum of one dollar and other good and valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, that certain real property situated in the County of St. Louis, Missouri having an address of 190 Long Road, Chesterfield, MO 63005, and legally described on the attached Exhibit A, incorporated herein by reference, (the “Property”).

Subject to: Deed restrictions, covenants, declarations, easements, rights of way of record, and zoning regulations.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging, unto the Grantee, and to the successors and assigns of such Grantee forever.

The Grantor hereby covenanting that it and its successors, shall and will WARRANT AND DEFEND the title to the premises unto the Grantee, and to the Grantee’s heirs, successors and assigns of such parties forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the current calendar year and thereafter, and special taxes becoming a lien after the date of this deed.

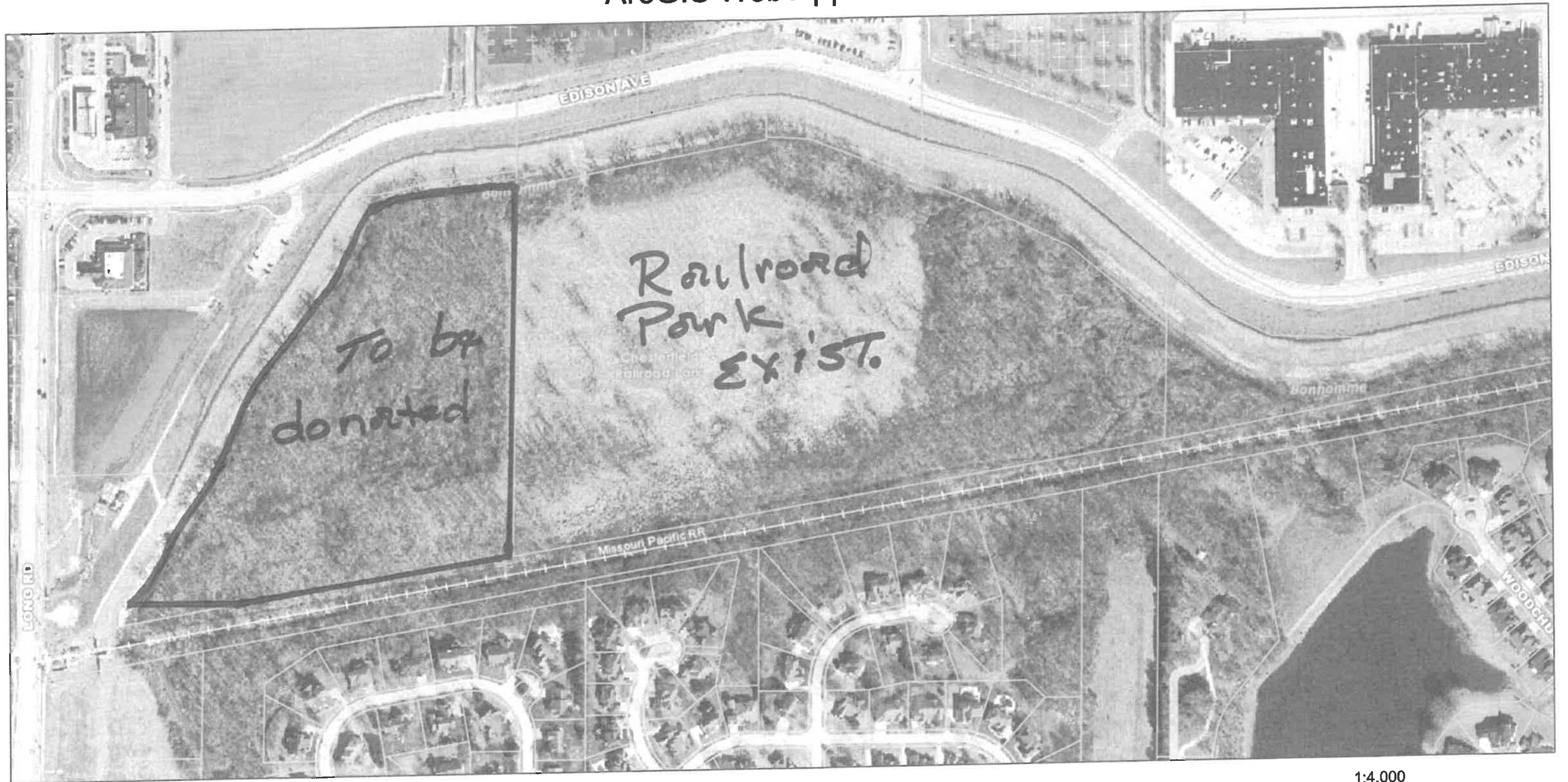
SIGNATURE PAGE FOLLOWS

EXHIBIT A

Legal Description – Property

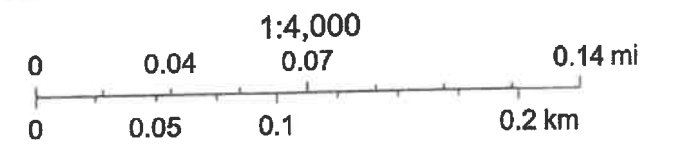
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2/7/2024, 3:06:15 PM

Parcels



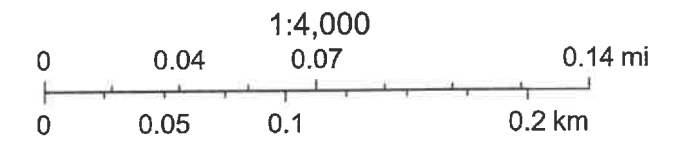
Esri, Inc., City of Chesterfield, Missouri

Esri, Inc., City of Chesterfield, Missouri |



2/7/2024, 3:06:15 PM

Parcels



Esri, Inc., City of Chesterfield, Missouri

Mike Geisel

From: Scott Harding <SHarding@sciengineering.com>
Sent: Thursday, February 08, 2024 9:31 PM
To: Mike Geisel
Subject: Re: Monarch-Chesterfield Right of Entry

Ok. Will do.

Sent from my Verizon, Samsung Galaxy smartphone
[Get Outlook for Android](#)

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553

From: Mike Geisel <mgeisel@chesterfield.mo.us>
Sent: Thursday, February 8, 2024 8:24:02 PM
To: Scott Harding <SHarding@sciengineering.com>; TW Dieckmann <twdieckmann@chesterfield.mo.us>
Subject: Re: Monarch-Chesterfield Right of Entry

You don't often get email from mgeisel@chesterfield.mo.us. [Learn why this is important](#)

Scott: Our Council parks committee recommended the go ahead with funding the appraisal, and I'll take it to the full council on the 20th, but doubt there will be any issues.

Do you have a title report on the property? If not, if you can get one with the appraisal, I'd fund that as well. I assume the appraiser would probably want it, and we'd like to know about all of the encumbrances on the property as well.

From: Scott Harding <SHarding@sciengineering.com>
Sent: Thursday, January 18, 2024 1:58 PM
To: Mike Geisel <mgeisel@chesterfield.mo.us>
Subject: RE: Monarch-Chesterfield Right of Entry

Sounds reasonable.

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553

From: Mike Geisel <mgeisel@chesterfield.mo.us>
Sent: Thursday, January 18, 2024 1:56 PM
To: Scott Harding <SHarding@sciengineering.com>
Subject: RE: Monarch-Chesterfield Right of Entry

The appraisal is not necessary from our perspective. That is between the owner and the IRS. We can simply acknowledge the donation, we don't attest to a value.

From: Scott Harding <SHarding@sciengineering.com>
Sent: Thursday, January 18, 2024 1:52 PM
To: Mike Geisel <mgeisel@chesterfield.mo.us>
Cc: TW Dieckmann <twdieckmann@chesterfield.mo.us>; Elliot Brown <ebrown@chesterfield.mo.us>
Subject: RE: Monarch-Chesterfield Right of Entry

Thanks, Mike. Let me look into a few things and circle back around with your requested items.

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553

From: Mike Geisel <mgeisel@chesterfield.mo.us>
Sent: Tuesday, January 16, 2024 3:35 PM
To: Scott Harding <SHarding@sciengineering.com>
Cc: TW Dieckmann <twdieckmann@chesterfield.mo.us>; Elliot Brown <ebrown@chesterfield.mo.us>
Subject: RE: Monarch-Chesterfield Right of Entry

If you would like to proceed that way, I recommend that you send some sort of correspondence to me and I'll forward to Council for them to act. If you can provide some reasonable estimate of those costs, I think we could recommend that

From: Scott Harding <SHarding@sciengineering.com>
Sent: Tuesday, January 16, 2024 1:12 PM
To: Mike Geisel <mgeisel@chesterfield.mo.us>
Subject: RE: Monarch-Chesterfield Right of Entry

All true, I understand I will need a certified appraisal in order to properly submit for a tax deduction. I am looking to only get the cost of that appraisal and any associated paperwork covered. Thanks.

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553

From: Mike Geisel <mgeisel@chesterfield.mo.us>
Sent: Tuesday, January 16, 2024 1:03 PM
To: Human, David <David.Human@huschblackwell.com>; Scott Harding <SHarding@sciengineering.com>; TW Dieckmann <twdieckmann@chesterfield.mo.us>
Subject: RE: Monarch-Chesterfield Right of Entry

You don't often get email from mgeisel@chesterfield.mo.us. [Learn why this is important](#)

Scott:

As I recall, that property is entirely a wetlands mitigation site and has a conservation easement on it. It is immediately west of our Railroad Park property. I think the City may have an interest in accepting a donation of the property, insofar as it provides for contiguous access from the west, but we have no interest in expending any cash to acquire the property.

From: Human, David <David.Human@huschblackwell.com>

Sent: Monday, January 15, 2024 12:34 PM

To: Mike Geisel <mgeisel@chesterfield.mo.us>

Subject: Fwd: Monarch-Chesterfield Right of Entry

This is the ground immediately west of the railroad park. Does the City have any interest?

Sent from my iPad

Begin forwarded message:

From: Scott Harding <sharding@sciengineering.com>

Date: January 15, 2024 at 12:50:39 PM EST

To: "Human, David" <David.Human@huschblackwell.com>

Subject: FW: Monarch-Chesterfield Right of Entry

[EXTERNAL EMAIL]

David...Happy New Year.

I don't expect you to remember this transaction from over a decade ago, but we are now interested in selling/donating our property at 190 Long Road and thought the levee district might be interested. If so, would you be the person to talk to? Thanks for your attention.

Scott Harding, CPSS/SC

President & CEO

SCI Engineering Inc.

Office: (618) 206-3041

Mobile: (314) 581-3553



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From: Scott Harding

Sent: Wednesday, August 7, 2013 2:28 PM

To: Meyer, Andrew <Andrew.Meyer@huschblackwell.com>
Cc: Human, David <David.Human@huschblackwell.com>; Bill Green <BGreen@sciengineering.com>;
Mark A. Harms <MHarms@sciengineering.com>
Subject: RE: Monarch-Chesterfield Right of Entry

See attached for a scanned copy of the signed form. We are happy to help the Levee District as well as the Corps of Engineers. As we understand from our conversation, we anticipate seeing a temporary construction easement document next. Have a good day.

Scott Harding

From: Meyer, Andrew [<mailto:Andrew.Meyer@huschblackwell.com>]
Sent: Wednesday, August 07, 2013 1:17 PM
To: Scott Harding
Cc: Human, David
Subject: Monarch-Chesterfield Right of Entry

Scott:

Please find attached a Right of Entry and a depiction of the easement area previously discussed with David Human. As you will see, the project, which will stabilize the creek bed near Pump Station 7, will need to utilize a narrow strip of the Western edge of Lower Missouri River LLC's property for temporary construction purposes. The attached document will permit the Corps' contractors to access this narrow strip.

Please have the attached Right of Entry signed by a representative of Lower Missouri River LLC and have a PDF copy sent back to me. We will send a temporary construction easement deed to your attention as soon as it is available. We appreciate the quick turnaround on this, as the Corps is trying to get this project out to bid as soon as possible.

If you have any questions, please contact David Human at (314) 480-1710 or me directly. Thank you.

Andrew R. Meyer
Attorney

HUSCH BLACKWELL LLP
190 Carondelet Plaza, Suite 600
St. Louis, MO 63105-3433
Direct: 314.480.1853
Fax: 314.480.1505
Andrew.Meyer@huschblackwell.com
huschblackwell.com
[View Bio](#) | [View VCard](#)

Effective July 15, 2013, Husch Blackwell is pleased to welcome the attorneys and staff of Texas-based Brown McCarroll, LLP to our firm.

To learn more about this exciting new combination and how our firm's expansion into Texas will benefit you, please visit www.huschblackwell.com.

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**REAL PROPERTY CERTIFICATE OF VALUE
ST LOUIS COUNTY**

Type or print all information. All questions must be answered by grantee.

DATE ___/___/___

DAILY _____

- 1. Grantor: Lower Missouri River L.L.C.
- 2. Grantee: City of Chesterfield
- 3. Address of Property: 190 Long Road Chesterfield, MO 63005

Locator(s): 18U440542

4. Is this newly constructed residential property? Yes , No . If "Yes", date of occupancy: _____

5. Intended use of property? Present use , Renovation , New Development , Short term Investment

6. Did the transaction transfer title in any of the following ways:

- A. To or from any governmental or political agency?..... - Yes
- B. For the purpose of correcting a previously recorded deed?..... - Yes
- C. For the purpose of releasing security for a debt?..... - Yes
- D. Sale for delinquent taxes?..... - Yes
- E. Sale of cemetery lot?..... - Yes
- F. Transfer of severed mineral interests?..... - Yes
- G. By order of any court?..... - Yes
- H. By deed between husband & wife, parent & child, without actual consideration; to or from a family corporation or partnership or trust for no consideration?..... - Yes
- I. By deed of partition?..... - Yes
- J. By deed made pursuant to merger, consolidation, sale or transfer of the assets of a corporation pursuant to a plan filed with the Missouri Secretary of State?..... - Yes
- K. By executory contract for deed?..... - Yes
- L. By deed of distribution conveying property to heirs? - Yes
- M. By lease or easement?..... - Yes
- N. By deed which conveys property held in name of partnership to any partner or partner's spouse?..... - Yes

If any of the above are marked yes, go to item 10.

7. Did this transaction involve any of the following:

- A. A transaction between relatives or related corporations?..... - Yes
- B. A compulsory transaction in lieu of foreclosure, divorce, court order, condemnation, probate? - Yes
- C. A transaction with one of the following types of deed: Quit Claim Deed, Trustee's Deed, Deed conveying less than full fee simple interest in property?..... - Yes

If 7a, 7b, or 7c was answered yes, and there was consideration, complete 8a.

- 8. A. Full consideration, including the amount of all assumed mortgages and liens, excluding personal property: Mortgage(s): \$0 _____ Cash: \$0 _____ Total: \$0 _____
- B. If a gift, in whole or part, state the estimated market value of the gift portion: \$ _____
- C. Was a trade of property involved in this transaction? Yes , No . If "Yes" estimate the value and describe the traded property: Estimated Value: \$ _____ Describe Property: _____

9. If you believe this transaction does not represent market value, please attach any additional information that you want the County Assessor to consider.

10. I certify under the penalty of law that this statement has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement.

4-8-24
DATE

Scott D. Haskins
SIGNATURE OF GRANTEE OR HIS REPRESENTATIVE

Scott D. Haskins, owner & manager, Lower MO. River LLC
PRINT NAME AND POSITION