



## **RECORD OF PROCEEDING**

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

**FEBRUARY 5, 2024**

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The meeting was called to order at 7 p.m.

Mayor Bob Nation 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**

Mayor Bob Nation  
Councilmember Mary Monachella  
Councilmember Barbara McGuinness  
Councilmember Aaron Wahl  
Councilmember Mary Ann Mastorakos  
Councilmember Michael Moore  
Councilmember Merrell Hansen  
Councilmember Gary Budoor

#### **ABSENT**

Councilmember Dan Hurt

#### **APPROVAL OF MINUTES**

The minutes of the January 16, 2024 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the January 16, 2024 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the January 16, 2024 City Council meeting were submitted for approval. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve the January 16, 2024 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

### **INTRODUCTORY REMARKS**

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting to ask any questions he may have.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, February 20, at 7 p.m.

### **COMMUNICATIONS AND PETITIONS**

Mr. Tim Lowe, 2127 Innerbelt Business Center, stated that he was available to answer questions pertaining to Bill Nos. 3426, 3427, 3428, 3429, 3489, 3490, 3491 and 3492.

Ms. Susan Storie, Collective Solutions, LLC - agent for Ameren, stated that she was available to answer questions pertaining to a new Facilities Siting Permit (FSP 59-2023 Ameren – 14490 Conway Road).

Mr. George Stock, 247 Chesterfield Business Pkwy., requested consideration for one additional permitted use (oil change facility) pertaining to Bill No. 3485 (P.Z. 13-2023 17551, 17555 & 17599 Chesterfield Airport Road [Baldridge-Ryken, LLC]).

Mr. Steve Valentine, 4 Research Park, St. Charles, Missouri, stated that he was available to answer questions pertaining to Bill No. 3487 (Legends at Schoettler Pointe).

### **APPOINTMENTS**

There were no appointments scheduled on the agenda for this meeting.

### **COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION**

#### **Planning & Public Works Committee**

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bill No. 3485 | Amends 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) (Baldridge – Ryken, LLC) (17U140252, 17U140263, and 17U140203)<br><b>(Second Reading) Planning and Public Works Committee recommends approval with Green Sheet Amendments</b> |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of amended Bill No. 3485.

Councilmember Wahl made a motion, seconded by Councilmember Monachella, to amend the original motion to include an additional use (oil change facility) to the list of approved uses. A roll call vote was taken with the following results: Ayes – Moore, Budoor, Monachella and Wahl. Nays – Hansen, McGuinness and Mastorakos. The motion to amend was declared passed.

A voice vote was taken on the original motion for the second reading of amended Bill No. 3485, with a unanimous affirmative result, and the motion was declared passed. Bill No. 3485 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3485 with the following results: Ayes – Monachella, Hansen, Budoor, Moore and Wahl. Nays – Mastorakos and McGuinness. Mayor Nation declared Bill No. 3485 approved, passed it and it became **ORDINANCE NO. 3275**.

Councilmember Hansen made a motion, seconded by Councilmember Monachella, to approve the Facility Siting Permit at 14490 Conway Road, including the condition regarding a fence, as recommended by the Planning and Public Works Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, February 8, at 5:30 p.m.

#### **Finance & Administration Committee**

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced that the next meeting of this Committee is tentatively scheduled for Tuesday, February 27, at 5:30 p.m.

#### **Parks, Recreation & Arts Committee**

Councilmember Mary Monachella, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee is scheduled for Wednesday, February 7, at 5:30 p.m.

#### **Public Health & Safety Committee**

Councilmember Mary Ann Mastorakos, Chairperson of the Public Health & Safety Committee, announced that the next meeting of this Committee is scheduled for Monday, February 12, at 5:00 p.m.

## **REPORT FROM THE CITY ADMINISTRATOR**

Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve a \$10,000 fund transfer and authorize the “Success” contingency payment to Gamble Schlemeier, associated with obtaining a \$2 million American Rescue Plan Act (ARPA) grant from the State of Missouri, as contracted in May of 2021. A roll call vote was taken with the following results: Ayes – Wahl, Moore, McGuinness, Mastorakos, Monachella, Budoor and Hansen. Nays – None. Mayor Nation declared the motion passed.

[Councilmember Hurt arrived at 7:20 p.m.]

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Miracle Field Resurfacing. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of the bid from Kiefer USA and authorization for the City Administrator to execute a contract with Kiefer USA in the amount of \$286,820. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, Budoor, Mastorakos, Hansen, Wahl, Monachella and Hurt. Nays – None. Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for Independence Day Pyrotechnic Display. Based upon review of information provided by Director of Parks, Recreation and Arts TW Dieckmann, Mr. Geisel joined with him in recommending approval of the bid from J&M Displays, for the Independence Day Pyrotechnic Show in the amount of \$55,000, including the mutual option for two additional years. Councilmember Budoor made a motion, seconded by Councilmember Monachella, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Hurt, Hansen, Wahl, McGuinness, Budoor and Moore. Nays – None. Mayor Nation declared the motion passed.

## **OTHER LEGISLATION**

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.**

Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve a proposed resolution opposing the elimination of sales tax on food items, subject to minor editing to reflect the revenue loss and impacts to the City of Chesterfield. A roll call vote was taken with the following results: Ayes – Hurt, Hansen,

Wahl, Moore, Budoor, McGuinness, Monachella and Mastorakos. Nays – None. The motion was declared passed and the successful resolution became Chesterfield Resolution No. 495.

Bill No. 3487 Provides 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**

Bill No. 3488 Provides 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**

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, for the first and second readings of Bill Nos. 3487 and 3488. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3487 and 3488 were read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3487 with the following results: Ayes – McGuinness, Hurt, Budoor, Monachella, Mastorakos, Hansen, Wahl and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3487 approved, passed it and it became **ORDINANCE NO. 3276**.

A roll call vote was taken for the passage and approval of Bill No. 3488 with the following results: Ayes – Mastorakos, McGuinness, Budoor, Wahl, Moore, Hansen, Hurt and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3488 approved, passed it and it became **ORDINANCE NO. 3277**.

Bill No. 3426 Approves 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**

Bill No. 3427 Approves 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**

Bill No. 3428

Approves 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**

Bill No. 3429

Approves 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**

Bill No. 3430

Approves 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**

Councilmember Hansen made a motion, seconded by Councilmember Moore, to postpone Bill Nos. 3426, 3427, 3428, 3429 and 3430 until the first scheduled meeting in February, 2025. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3489      Authorizes the City of Chesterfield, Missouri to initiate condemnation proceedings to terminate a lease; and authorizes certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance **(First Reading)**

Bill No. 3490      Authorizes the City of Chesterfield, Missouri to initiate condemnation proceedings to acquire property; and authorizes certain city officials and officers to execute all instruments necessary to carry out the intent of this Ordinance **(First Reading)**

Bill No. 3491      Authorizes 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 authorizes certain city officials and officers to execute all instruments necessary to carry out the intent of this ordinance **(First Reading)**

Bill No. 3492      Authorizes and approves 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 designated 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 **(First Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill Nos. 3489, 3490, 3491 and 3492. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3489, 3490, 3491 and 3492 were read for the first time.

### **UNFINISHED BUSINESS**

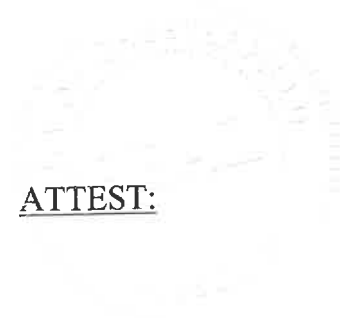
There was no unfinished business scheduled on the agenda for this meeting.

### **NEW BUSINESS**

There was no new business.

## ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:47 p.m.



Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 2/20/2024