



RECORD OF PROCEEDING

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

FEBRUARY 3, 2025

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

ABSENT

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

APPROVAL OF MINUTES

The minutes of the January 21, 2025 City Council meeting were submitted for approval. Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the January 21, 2025 City Council minutes. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

The minutes of the January 21, 2025 Executive Session were submitted for approval. Councilmember Monachella made a motion, seconded by Councilmember Moore, to approve the January 21, 2025 Executive Session minutes. A voice vote was taken with an affirmative result (Councilmember Wahl abstained), and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, February 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation read portions of state statute pertaining to the Missouri Sunshine Law in response to a recent spurt of sunshine law requests.

Ms. Patricia Tocco, 14720 Whitebrook Drive, expressed concern over legal expenses incurred in property acquisition efforts.

APPOINTMENTS

There were no appointments on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning & Public Works Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Hurt announced that the next meeting of this Committee, scheduled for Thursday, February 6, at 5:30 p.m., has been canceled.

Finance & Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance & Administration Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember McGuinness announced that the next meeting of this Committee is scheduled for Tuesday, February 4, at 4:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, indicated that there were no action items scheduled on the agenda for this meeting.

Councilmember Wahl announced that the next meeting of this Committee is scheduled for Monday, February 24, at 4:00 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2025 Concrete Slab Replacement – Project A and B. 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 low bids as submitted by M&H Concrete for the 2025 Concrete Slab Replacement Projects A and B, and authorization for the City Administrator to enter into an agreement in an amount not to exceed \$5.1 million, funded from the Capital Projects Fund. Councilmember Hurt made a motion, seconded by Councilmember Hansen, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Moore, Budoor, Monachella, Hansen, Wahl and Mastorakos. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Sav-On Liquor & Wine, located at #11 – 17397 Chesterfield Airport Road, has requested a new liquor license for retail sale of all kinds of intoxicating liquor, drinks to be consumed on premise and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to Sav-On Liquor & Wine. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

OTHER LEGISLATION

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 2026
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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 2026

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 2026

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 2026

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 2026

Councilmember Monachella made a motion, seconded by Councilmember Moore, to postpone second reading of Bill Nos. 3426, 3427, 3428, 3429 and 3430 until the first meeting in February 2026, or earlier if deemed necessary. A voice vote was taken with a unanimous affirmative result, and the motion was declared passed.

UNFINISHED BUSINESS

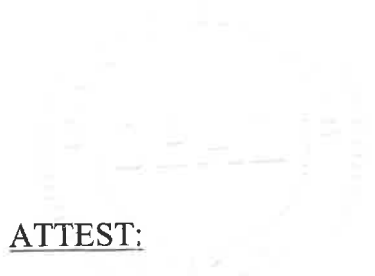
There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:22 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 3-3-2025