



AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 21, 2025
5:45 PM

I. COMMUNICATIONS AND PETITIONS - Mayor Dan Hurt

II. APPOINTMENTS - Mayor Dan Hurt

- A. Statutory Committee Reappointments - Architectural Review Board**
 - Scott Starling (Residential)
 - John Lavrich (Commercial)

III. COUNCIL COMMITTEE REPORTS

- A. Planning and Public Works Committee – Chairperson Merrell Hansen, Ward IV**

- 1. Bill No. 3546 – Action to amend existing agreement with the St. Louis County Government for Code Enforcement Services:** An ordinance authorizing an amendment to an existing agreement with St. Louis County, Missouri for the provision of Code Enforcement Services building/swimming pool and spa, residential, existing building, mechanical, electrical, plumbing and explosives codes. **(First Reading) Planning and Public Works Committee recommends approval.**
- 2. Bill No. 3547 – Chesterfield Valley Athletic Complex (CVAC) Easement Dedication:** An ordinance pertaining to the dedication of an easement to Missouri American Water Company at Chesterfield Valley Athletic Complex (17891 North Outer 40 Road) in the City of Chesterfield. **(First Reading) Planning and Public Works Committee recommends approval.**
- 3. Debris Management Plan:** A recommended modification to City Council Public Works Policy 42 – Debris Management Plan and a recommendation for additional contracted concrete slab replacement work due to City-wide storm debris removal services

provided earlier this year. **Planning and Public Works Committee recommends approval. This requires three separate actions:**

Modification to City Council Public Works Policy 42: **(Voice Vote)**

Execution of a Budget Transfer of \$500,000 from General Fund – Fund Reserves to the Capital Projects Fund: **(Roll Call Vote)**

Authorization of a \$500,000 Change Order to Concrete Slab Replacement Project B: **(Roll Call Vote)**

4. **MSD Municipal Stormwater Grant Policy:** Implementation of a Policy to delineate how the City of Chesterfield will administer future Municipal Stormwater Grants awarded through MSD. **(Voice Vote) Planning and Public Works Committee recommends approval.**
5. **Automatic Power of Review: The Wedge:** An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
6. **Automatic Power of Review: The Wedge:** A Comprehensive Sign Package for a 5.04-acre tract of land zoned “PC” – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road. **(Voice Vote) Planning Commission recommends approval, as amended. Planning & Public Works Committee recommends approval, as amended.**
7. **Bill No. 3548 – Chesterfield Regional TIF: RPA-1 Amended Redevelopment Agreement:** An ordinance of the City of Chesterfield, Missouri authorizing and approving an Amended and Restated 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) Planning and Public Works Committee recommends approval.**

8. **Chesterfield Regional TIF: Intergovernmental Agreement with the Parkway School District:** An intergovernmental agreement between the City of Chesterfield and Parkway School District detailing requirements for disbursement of funds from the Special Allocation Fund to Parkway School District in accordance with State law and the approved Redevelopment Plan and Project. **(Roll Call Vote) Planning and Public Works Committee recommends approval.**

9. **Next Meeting - July 24, 2025 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **2026 Proposed City Council Meeting Schedule (Voice Vote)**
2. **Proposed Resolution 506** - A Resolution of the City Council of Chesterfield, MO adopting and implementing an updated Purchasing Manual for the City of Chesterfield. **(Voice Vote) Finance & Administration Committee recommends approval.**
3. **Proposed Resolution 507** - A Resolution of the City Council of Chesterfield, MO adopting and implementing an updated Travel Policy and Expense Reimbursement Policy for the City of Chesterfield. **(Voice Vote) Finance & Administration Committee recommends approval.**
4. **Bill No. 3549** - An Ordinance of the City of Chesterfield, MO amending certain sections of Title I of the Chesterfield Municipal Code. **(First Reading) Finance and Administration Committee recommends approval.**

5. **Next Meeting - Not Yet Scheduled**

C. Parks, Recreation and Arts Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Next Meeting - Not Yet Scheduled**

D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

1. **Bill No. 3550** - An ordinance amending Chapter 21, Section 21-78 of the Chesterfield City Code relating to Social Hosting and Unruly Gatherings. **(First Reading) Public Health & Safety Committee recommends approval.**
2. **Bill No. 3551** - An ordinance of the City of Chesterfield, Missouri, amending chapter 500 article II related to minimum standards of maintenance for buildings and structures within the city. **(First Reading) Public Health & Safety Committee recommends approval.**
3. **Proposed Resolution 508** - A Resolution Affirming The City of Chesterfield's Commitment To Public Safety. **(Voice Vote) Public Health & Safety Committee recommends approval.**
4. **Proposed Resolution 509** - A Resolution of the City of Chesterfield to Adopt the 2025-2030 St. Louis Regional Hazard Mitigation Plan. **(Voice Vote) Public Health & Safety Committee recommends approval.**
5. **Next Meeting - Not Yet Scheduled**

IV. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

- A. June 2025 Excess Checks Report**
- B. 2025-2026 Municipal League of Metro St. Louis Annual Dues (Roll Call Vote)**
- C. Liquor License - Gateway Studios - 900 Spirit of St. Louis Blvd** - has requested a new liquor license for retail sale of all kinds of intoxicating liquor and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location. **(Voice Vote)**
- D. Liquor License - Swim, Bike, Run - 17089 N Outer Rd, Suite 137** - has requested a new liquor license for retail sale of malt liquor and light wine for consumption on the premise, and Sunday sales of intoxicating

liquor. There are no known outstanding municipal violations at this location. **(Voice Vote)**

- E. Liquor License - Fairfield Inn/Springhill Suites - 1065 Chesterfield Pkwy**
E - has requested a new liquor license for retail sale of all kinds of intoxicating liquor and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location.**(Voice Vote)**

V. OTHER LEGISLATION

- A. Bill No. 3544 - 18423 Olive Street Rd. (The Wedge)** – An ordinance finding and declaring a certain area in the city a blighted area under Chapter 353 of the Revised Statutes of Missouri, as amended; approving the 18423 Olive Street Road 353 Development Plan and Project submitted for the redevelopment of such area; and authorizing further actions in connection therewith. **(Second Reading) Department of Planning recommends approval.**
- B. Bill No. 3545 - 18423 Olive Street Road (The Wedge) 353 Redevelopment Agreement** – An ordinance authorizing an agreement between the City of Chesterfield and Energy Marketing 709, LLC relating to the redevelopment of approximately 5.04 acres. **(Second Reading) Department of Planning recommends approval.**

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

VIII. 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.