



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, September 15, 2025
7:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. PUBLIC HEARING**
 - A.** Wildhorse Village and Downtown Chesterfield Special Business Districts Tax Rate
- VI. APPROVAL OF MINUTES** - Mayor Dan Hurt
 - A.** City Council Meeting Minutes - September 2, 2025
 - B.** Executive Session Meeting Minutes - September 2, 2025
- VII. INTRODUCTORY REMARKS** - Mayor Dan Hurt
 - A.** Thursday, September 18, 2025 - Planning & Public Works (5:30pm)
 - B.** Monday, September 22, 2025 - Special City Council Meeting (6pm)
 - C.** Wednesday, September 24, 2025 - Trustee Symposium (6pm)
 - D.** Tuesday, September 30, 2025 - Budget Workshop (5:30pm)
 - E.** Monday, October 6, 2025 - City Council (7pm)
- VIII. COMMUNICATIONS AND PETITIONS** - Mayor Dan Hurt
- IX. APPOINTMENTS** - Mayor Dan Hurt
- X. COUNCIL COMMITTEE REPORTS**

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

1. **Bill No. 3560 – Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes):** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-I AC” Estates District (one acre) for a 3.07-acre tract of land located south of the intersection of South Greentrails Drive and Ladue Road (P.Z. 04-2025 Trails West Village of Green Trails, Lot 290-B Kennerly Custom Homes). **(First Reading) Planning Commission recommended approval with a 7-0 vote. Planning & Public Works Committee recommended approval with a 4-0 vote.**
2. **Intradepartmental Allocation of Budgeted Funding:** Recommendation to authorize the Finance Director and City Administrator to make intra-division transfers recommended by Department Heads utilizing funding from personnel. If approved, such intradepartmental transfers (with approval) will be authorized through 2027. This matter will be re-assessed by City Council in the Fall of 2027. **(Roll Call Vote) Planning & Public Works Committee recommended approval with a 4-0 vote.**
3. **Supplemental Tree Removal:** Recommendation to authorize the City Administrator to approve \$85,000 in purchase orders for contractual tree removal within Account 001-072-5251. These purchases will utilize existing budgeted funds within the Street Maintenance Division (072) of Public Works. **(Roll Call Vote) Planning & Public Works Committee recommended approval with a 4-0 vote.**
4. **Next Meeting - September 18, 2025 (5:30 PM)**

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

1. **Next Meetings -**
Budget Workshop #1 - F&A Committee of the Whole - September 30, 2025 (5:30pm)
Budget Workshop #2 - F&A Committee of the Whole - October 28,

2025 (5:30pm)

Budget Workshop #3 - F&A Committee of the Whole - November 18, 2025 (5:30pm)

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

1. Next Meeting - September 22, 2025 (4pm)

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

1. Next Meeting - Not yet scheduled

XI. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. August 2025 Excess Checks Report

XII. OTHER LEGISLATION

A. Bill No. 3559 – Wildhorse Village & Downtown Chesterfield Special Business Districts – 2025 Tax Rate: An ordinance levying and establishing the rate of annual taxes for Special Business Districts to be collected by the City of Chesterfield, Missouri, for the year 2025. **(Second Reading)**

B. Bill No. 3430 – Approving a Redevelopment Project for RPA-3 – An ordinance approving 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-33; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) A Blue Sheet Amendment is attached as a substitute Bill.**

C. Bill No. 3561 – Amending a Redevelopment Project for RPA-2 – An ordinance approving an amendment to the 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-2; making findings with respect thereto; establishing a special allocation fund with respect to RPA-2; authorizing certain actions by city officials and officers; and containing a severability clause. **(First Reading).**

XIII. UNFINISHED BUSINESS

XIV. NEW BUSINESS

XV. 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.



RECORD OF PROCEEDING

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

SEPTEMBER 2, 2025

The meeting was called to order at 7:05 p.m.

Mayor Dan Hurt 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 Dan Hurt
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Patricia Tocco
Councilmember Mary Ann Mastorakos
Councilmember Lane Koch
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the August 18, 2025 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the August 18, 2025 City Council minutes.

Councilmember Tocco made a motion, seconded by Councilmember McGuinness, to amend the August 18, 2025 City Council meeting minutes by removing the references (supported or opposed) for each individual listed under the “Communications and Petitions” portion of the agenda. A voice vote was taken with a negative result (Councilmembers Tocco and McGuinness voted Aye), and Mayor Hurt declared the motion to amend failed.

A voice vote was taken on the original motion, with an affirmative result (Councilmember Tocco voted Nay), and Mayor Hurt declared the motion passed.

INTRODUCTORY REMARKS

Mayor Hurt announced that the next meeting of City Council is scheduled for Monday, September 15, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. Ken Kott, 16869 Chesterfield Bluffs Circle, expressed concerns regarding the purchase of properties located at 16150, 16290 and 16301 Main Circle Drive.

APPOINTMENTS

Mayor Hurt nominated Ms. Laura Houck for re-appointment to the Police Personnel Board. Councilmember Mastorakos made a motion, seconded by Councilmember Hansen, to re-appoint Ms. Laura Houck to the Police Personnel Board for a term of three years. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning & Public Works Committee

Bill No. 3554	Amends Title III, Schedule V of the Chesterfield Municipal Code by adding a stop sign for traffic exiting Clock Tower Plaza at Chesterfield Commons East Drive (Second Reading)
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Councilmember Merrell Hansen, Chairperson of the Planning & Public Works Committee, made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3554. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3554 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3554 with the following results: Ayes – Hansen, McGuinness, Moore, Mastorakos, Monachella, Koch, Budoor and Tocco. Nays – None. Mayor Hurt declared Bill No. 3554 approved, passed it and it became **ORDINANCE NO. 3346**.

Councilmember Hansen announced that the next meeting of this Committee is scheduled for Thursday, September 4, at 5:30 p.m.

Finance & Administration Committee

Councilmember Michael Moore, Chairperson of the Finance & Administration Committee, announced three budget work session meetings scheduled for September 30, October 28 and November 18 (if needed), at 5:30 p.m. He also reminded the public that the annual Trustee Symposium is scheduled for Wednesday, September 24 at 6:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve the recommendation of the FGMA Professional Services Contract for the Chesterfield Family Aquatic Center and authorize a budgetary transfer of \$596,000 from the Parks Fund Fund Reserve, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Koch, Budoor, McGuinness, Mastorakos, Hansen, Monachella, Tocco and Moore. Nays – None. Mayor Hurt declared the motion passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Moore, to approve the street pole banners as recommended by the Parks, Recreation and Arts Committee, and authorize staff to proceed with procurement.

Councilmember McGuinness made a motion, seconded by Councilmember Hansen, to amend the motion by referring the street pole banner design back to the Parks, Recreation and Arts Committee for further refinement of brand identity, with the volunteer assistance of Councilmembers Hansen and Koch. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion to amend passed.

A voice vote was taken on the original motion, as amended, with a unanimous affirmative result, and Mayor Hurt declared the amended motion passed.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

Councilmember Budoor made a motion, seconded by Councilmember Hansen, to approve the Chesterfield Regional Tax Increment Financing Intergovernmental Agreement with the Rockwood School District. A roll call vote was taken with the

following results: Ayes – Monachella, McGuinness, Mastorakos, Moore, Hansen, Budoor, Koch and Tocco. Nays – None. Mayor Hurt declared the motion passed.

OTHER LEGISLATION

Councilmember Hansen made a motion, seconded by Councilmember Mastorakos, to approve a proposed resolution authorizing a memorandum of understanding by and between the City of Chesterfield, Missouri and the Monarch-Chesterfield Levee District for the purpose of completing Phase VI of The Monarch-Chesterfield Levee Trail. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. The successful resolution became Chesterfield Resolution No. 512.

Bill No. 3557 Designates the City as the developer of certain projects related to that portion of the redevelopment area designated as RPA 3 under the Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project; authorizing certain actions relating thereto; and containing a severability clause **(Second Reading)**

Councilmember Monachella made a motion, seconded by Councilmember Hansen, for the second reading of Bill No. 3557. A voice vote was taken with an affirmative result (Councilmembers McGuinness and Tocco voted Nay), and Mayor Hurt declared the motion passed. Bill No. 3557 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3557 with the following results: Ayes – Mastorakos, Hansen, Monachella, Koch, Budoor and Moore. Nays – McGuinness and Tocco. Mayor Hurt declared Bill No. 3557 approved, passed it and it became **ORDINANCE NO. 3347.**

Bill No. 3558 Provides for the partial vacation of an easement located on a tract of land being part of “YMCA Boundary Adjustment Plat”, as recorded in Plat Book 360, Page 236 of the St. Louis County Records, in US Survey 415, Township 45 North – Range 4 East, City of Chesterfield, St. Louis County, Missouri **(First & Second Readings)**

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, for the first and second readings of Bill No. 3558. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3558 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3558 with the following results: Ayes – Koch, Moore, Monachella, Mastorakos, Budoor, Tocco, McGuinness and Hansen. Nays – None. Mayor Hurt declared Bill No. 3558 approved, passed it and it became **ORDINANCE NO. 3348.**

Bill No. 3559 Levies and establishes the rate of annual taxes for Special Business Districts to be collected by the City of Chesterfield, Missouri, for the year 2025 **(First Reading)**

Councilmember Hansen made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3559. A voice vote was taken with a unanimous affirmative result and Mayor Hurt declared the motion passed. Bill No. 3559 was 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 Hurt adjourned the meeting at 7:52 p.m.

Mayor Dan Hurt

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

September 4, 2025

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt
Chairperson Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Lane Koch, Ward III
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Dr. Rob Rodermund

ABSENT

APPROVAL OF MINUTES

Councilmember Koch made a motion, seconded by Councilmember Monachella, to approve the August 21, 2025 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Planning Commission Nominee Interview-CONFIDENTIAL

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve Dr. Rob Rodermund to the Planning Commission following confirmation from the City Attorney on eligibility, and forward to City Council. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Intradepartmental Allocation of Budgeted Funding

James Eckrich, Director of Public Works/City Engineer presented a proposal for a two-year trial policy aimed at increasing flexibility in budgeting. While the purchasing policy allows interfund transfers, the City has historically not allowed the use of personnel funds for this purpose. However, due to staffing shortages, Mr. Eckrich stated it that would be beneficial to be able to relocate these funds, within division, for contractual purposes. Chair Hansen and Councilmember Monachella questioned the two-year period. Mr. Eckrich responded that since this is a change in policy it will ultimately require a modification to the Purchasing Plan and/or a formal Council Policy. He stated it was his opinion and the opinion of the City Administrator that Council would feel more comfortable implementing the policy for a trial period before making a formal modification. Councilmember Masorakos stated that she concurred and supported the trial period.

Councilmember Koch noted her support for the proposal, citing the benefits of subcontracting in times of staffing shortages, including the use of experienced contractual personnel for specific purposes.

Concerns were raised about the impact on future personnel in budget. Mr. Eckrich explained that the City would continue to budget for full staffing, and that this proposal allows for the use of those funds for contractual purposes if sufficient staff is not available to perform the necessary work. Mr. Eckrich ensured Committee members that efficiency and accountability are paramount, stressing the importance of streamlining staff work and effective budget management by department heads.

Councilmember Koch made a motion, seconded by Councilmember Monachella, to recommend approval of the Intradepartmental Allocation of Budgeted Funding presented by Mr. Eckrich and to forward same to City Council. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Supplemental Tree Removal

Mr. Eckrich introduced the need for an additional \$85,000 in funding for tree removal contracts due to damage caused by major storms, noting that the existing allocation will soon be exhausted and the City needs to remove approximately 60 additional trees this year. While existing funds in the 072 division can accommodate this expenditure, it requires City Council authorization. Councilmember Koch questioned what percentage of a tree needed to be dead to consider removal. Mr. Eckrich stated that it varies and that Street Trees are assessed by the City Arborist. Mr. Eckrich explained the difference between street trees and private trees, and that dead / dying / hazardous street trees expose the City to liability once problems are known. Additional discussion was held with the Committee in support of this proposal.

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to recommend the allocation of \$85,000 within the 072 budget for

supplemental tree removal and to forward same to City Council. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Proposed 2026 Meeting Schedule

Director of Planning Justin Wyse noted to the committee that attachment III.D 2026 Proposed Meeting Schedule included in their original packets was incorrect, and provided updated documents for Committee review. He explained that the proposed 2026 schedule is properly aligned with City Council meetings to minimize delays in moving items forward to City Council. General discussion was held with the Committee supporting the modified schedule.

Councilmember Mastorakos made a motion, seconded by Councilmember Koch, to approve the Planning and Public Works 2026 Meeting Schedule. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed

UNFINISHED BUSINESS

Mayor Hurt informed the committee of a current vacancy on the Architectural Review Board for a landscape architect and encouraged members to share the opportunity if they know anyone who might be interested in serving.

ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

Respectfully submitted:

Justin Wyse
Director of Planning

Jim Eckrich
Director of Public Works

Theresa Barnicle
Executive Assistant

Date Approved: _____

Memorandum

Department of Planning

To: City Council

From: Justin Wyse, Director of Planning 

Date: September 15, 2025



RE: **Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes):** A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.07-acre tract of land located south of the intersection of South Greentrails Drive and Ladue Road.

Summary

Volz, Inc., on behalf of Kennerly Custom Homes, has submitted a request to rezone a 3.07-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of the Trails West Village of Green Trails Subdivision into two (2) separate parcels. Although no Preliminary Plan or Attachment A is required, the applicant has provided a Preliminary Plan and supplemental material from Frontenac Forestry with the petition for informational purposes only.

A Public Hearing was held on August 11, 2025. Following the hearing, the Planning Commission moved to recommend approval of the petition as presented. The motion passed with a vote of 7 to 0.

Planning and Public Works Committee was held on August 21, 2025. The Committee moved to recommend approval of the petition as presented. The motion passed by a vote 4-0.

A full description of the request, site history, preliminary plat, and staff analysis pertaining to the petition may be found in the August 11, 2025 Public Hearing & Vote Report attached to this memo.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO THE “E-1 AC” ESTATES DISTRICT (ONE ACRE) FOR A 3.07-ACRE TRACT OF LAND LOCATED SOUTH OF THE INTERSECTION OF SOUTH GREENTRAILS DRIVE AND LADUE ROAD (P.Z 04-2025 TRAILS WEST VILLAGE OF GREEN TRAILS, LOT 290-B KENNERLY CUSTOM HOMES).

WHEREAS, the petitioner, Volz Inc., on behalf of Kennerly Custom Homes, has requested to rezone an existing 3.07-acre tract of land zoned “NU” Non-Urban to “E-1 AC” Estates District (one acre); and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 11th, 2025; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the petition to rezone; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the petition to rezone; and,

WHEREAS, the City Council, having considered said request, voted to approve the petition to rezone.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “E-1 AC” Estates District (one acre) designation for 3.07 acres located south of the intersection of South Greentrails Drive and Ladue Road, and as described as follows:

A TRACT OF LAND BEING LOT 290-B OF THE “RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN”, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 161 PAGE 26 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH – RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 290-B; THENCE ALONG THE NORTH LINE OF SAID LOT 290-B SOUTH 69 DEGREES 56 MINUTES 08 SECONDS EAST 285.32 FEET TO A POINT; THENCE SOUTH 31 DEGREES 46 MINUTES 18 SECONDS EAST 333.57 FEET TO THE SOUTHEAST LINE OF SAID LOT 290-B; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHEAST LINE SOUTH 58 DEGREES 13 MINUTES 42 SECONDS WEST 225.00 FEET TO THE SOUTHWEST LINE OF SAID LOT 290-B; THENCE NORTHWESTWARDLY ALONG SAID SOUTHWEST LINE NORTH 58 DEGREES 57 MINUTES 07 SECONDS WEST 235.37 FEET TO THE SOUTHEAST LINE OF LOT 290-A OF AFOREMENTIONED "RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN"; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE NORTH 31 DEGREES 02 MINUTES 53 SECONDS EAST 115.00 FEET TO THE NORTHEAST LONE OF SAID LOT 290-A; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE NORTH 58 DEGREES 57 MINUTES 07 SECONDS WEST 110.00 FEET AND NORTH 67 DEGREES 15 MINUTES 33 SECONDS WEST 104.29 FEET TO THE SOUTHEAST LINE OF GREENTRAILS DRIVE, 60 FEET WIDE; THENCE NORTHEASTWARDLY ALONG SAID SOUTHEAST LINE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 62 DEGREES 36 MINUTES 53 SECONDS WEST 1564.27 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.07 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING JULY, 2025.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules, and regulations.

Section 3. The City Council, pursuant to the petition filed by Volz Inc., on behalf of Kennerly Custom Homes in P.Z. 04-2025, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of August 2025, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri, authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: 09/15/2025

Vickie McGownd, CITY CLERK

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Public Hearing & Vote Report

Meeting Date: August 11, 2025

From: Isaak Simmers, Planner

Location: 138 South Greentrails Drive

Description: **P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes):** A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of S Greentrails Drive and Ladue Road (Ward 1).

PROPOSAL SUMMARY

Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition requesting the rezoning of a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two separate lots.

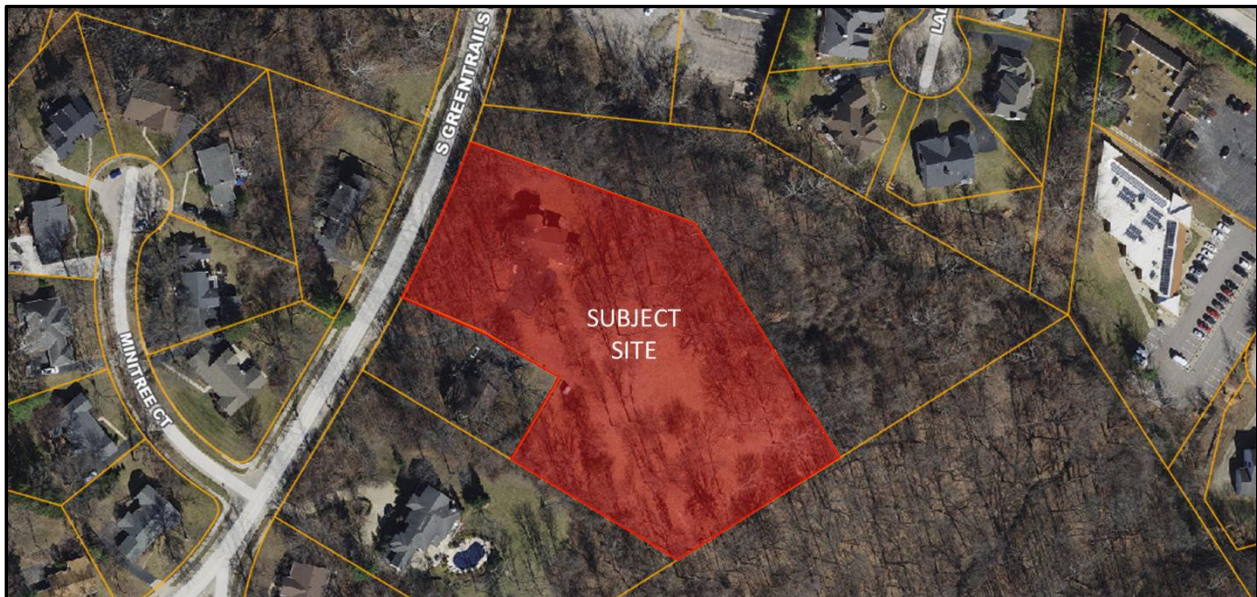


Figure 1: Subject Site

SITE HISTORY

The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The existing single-family home at 138 S Greentrails Drive was built in 1969 and is proposed to remain.

ZONING & LAND USE

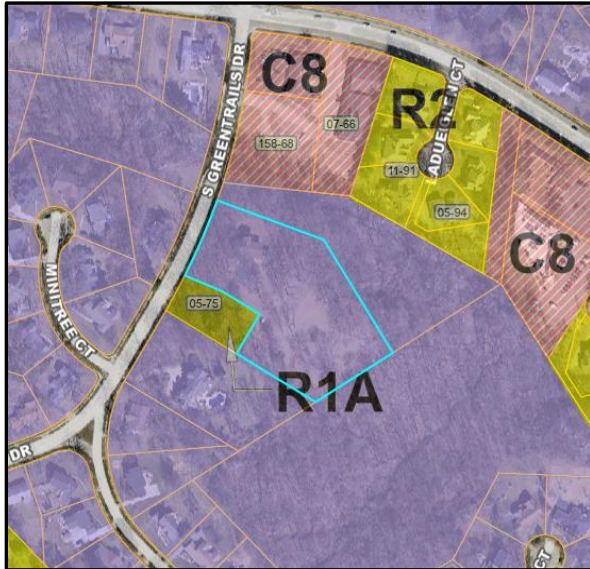


Figure 2: Zoning Map

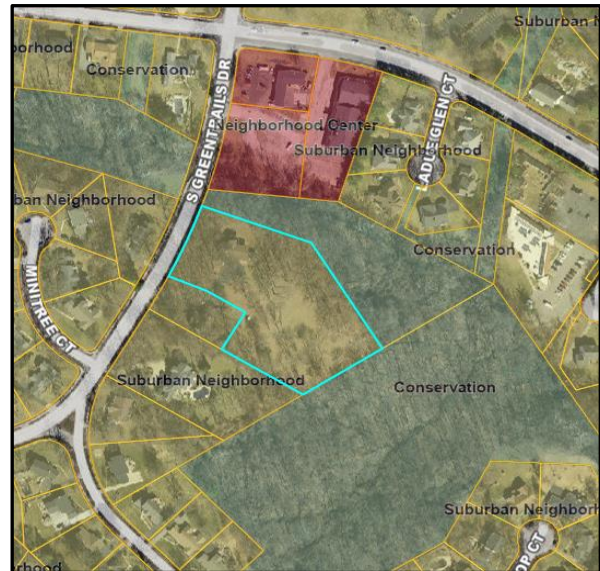


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"NU" Non-Urban District	Conservation
South	"NU" Non-Urban District and "R1-A" Residence District	Suburban Neighborhood
East	"NU" Non-Urban District	Conservation
West	"NU" Non-Urban District	Suburban Neighborhood

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The subject site is zoned “NU” (Non-Urban District) and designated as a Suburban Neighborhood by the City of Chesterfield Comprehensive Plan, linked [here](#). The City provides the following character description of this area: “Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.” Suburban Neighborhood areas have the following development policies:

- Encourage preservation of the existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by maintaining high-quality site and subdivision design, layout, and planning practices.
- Assess the anticipated expense (i.e., the cost of municipal infrastructure) for each new or redeveloped residential development.

DISTRICT INFORMATION

In accordance with City Code, no preliminary plan or “Attachment A” is required as this zoning request is for a change to a conventional zoning district. Development criteria for this zoning district require each single-family lot to be at least one (1) acre in area. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be fifty (50) feet. Permitted uses will be those established under the “E-1 AC” Estates District (one acre) that require a minimum of one (1) acre and no more than two (2) acres. When residential abuts residential, a minimum 20-foot-wide buffer strip is required and natural features, such as floodplain and steep slopes, must be preserved at no less than the requirements set by [405.03.030\(F\)\(2\)\(I\)](#) of City Code. The permitted uses and minimum structure setbacks have been outlined in the tables below:

Lot Area	
Use	Minimum Lot Size
Dwelling, single-family	1-acre
Group Home	1-acre
Sewage treatment facility	1-acre

Minimum Structure Setbacks	
Use	Setback (feet)
Residential Uses	
Front yard	
Side yard	25
Rear yard	
Righ-of-way	25
Between Structures	40
Non-residential uses	
From property line	75
Righ-of-way	
Collector or arterial	150
Other streets	100

REQUEST

Although no preliminary plan or “Attachment A” is required, Volz Incorporated, on behalf of Kennerly Custom Homes, submitted a preliminary plan, and supplemental material from a certified arborist at Frontenac Forestry with the petition for informational purposes only. A Public Hearing addressing the request will be held at the August 11, 2025 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this petition will be presented before the Planning and Public Works Committee for a recommendation to City Council. Attached, please find the narrative statement and supplemental material provided by the applicant.

Attachments

1. Narrative Statement
2. Preliminary Plan
3. Frontenac Forest submittal

K E N N E R L Y
C U S T O M • H O M E S



7-1-25
City of Chesterfield
Department of Planning
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760
Justin Wyse
Isaak Simmers

Dear Sirs:

My name is Andy Cohen, my company is Kennerly Custom Homes. I have recently purchased 138 South Green Trails Drive 63017. As it sits now, it is a 3.08 acre parcel. There is a mid-century modern original home on the property. I plan to renovate the existing home.

I grew up in Green Trails, my parents moved into their home on Atwell Court in 1973. I was born 3 years later and had a great childhood growing up in the Green Trails area. For years, I would drive by this wooded and secluded property with my mom. She always had the vision of purchasing the property and building a single story home in the rear of the property. Sadly she passed away in January 2025. My dad continues to live in their house on Atwell Court.

138 S. Green Trails is the only parcel that is 3 acres or larger in the entire "Village of Green Trails" which consists of approximately 600+ homes. Creating a new 1.8 acre lot fits within the future land use and map of "suburban neighborhood." Creating the new lot will still be one of the largest within the Village of Green Trails. I am currently working with the adjacent neighbor at 148 S. Green Trails to develop a widened, safer driveway and entrance, that will improve access and maintain many of the gorgeous trees on-site.

I do not anticipate a strain on any municipal services, nor negatively impacting any utility providers. If I can answer anything additional I will be happy to do so.

Thank you,

A handwritten signature in dark ink, appearing to read 'Andy Cohen', with a long, sweeping horizontal line extending to the right.

Andy Cohen, Kennerly Custom Homes



Install and maintain tree protection fence as indicated on preservation plan for all trees marked preserve.
Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A





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Craig R. Murphy
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IL-9645A



MONARCH TREE PRESERVATION PLAN

SITE PLAN REVIEW

6/11/2025

PROPERTY LOCATION: 138 S. Greentrails Dr.

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	CONDITION
A	White oak	40"			Exposed trunk flare, compartmentalized wounds on trunk, deadwood, <u>girdling</u> root	Good
B	White oak	32"			Phototropic, compartmentalized wounds on trunk, co-dominant at 30', deadwood	Fair
C	Red oak	32"		SHARED	Exposed trunk flare, bifurcations at 25', deadwood, storm damage	Good
D	Sassafras	29"			Exposed trunk flare, epicormic growth, deadwood, slight lean	Fair
E	Sycamore	29"			Compartmentalized wounds on trunk, deadwood	Good
F	White oak	25"			Phototropic, included bark, deadwood	Fair
G	White oak	24"			Epicormic growth, boring insect holes present, deadwood	Fair

TREE PROTECTION NOTES

1. Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and City zoning inspectors;
2. Clearing limits shall be rough staked by developer in order to facilitate location for trenching and fencing installation;
3. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed;
4. The sequence of tree treatment and preservation measures shall be:
 - a. Root pruning trenching;
 - b. Tree protection fencing;
 - c. Tree pruning and chemical treatment;
 - d. Aeration systems installed;
 - e. Sign installation.

TREE STAND DELINEATION

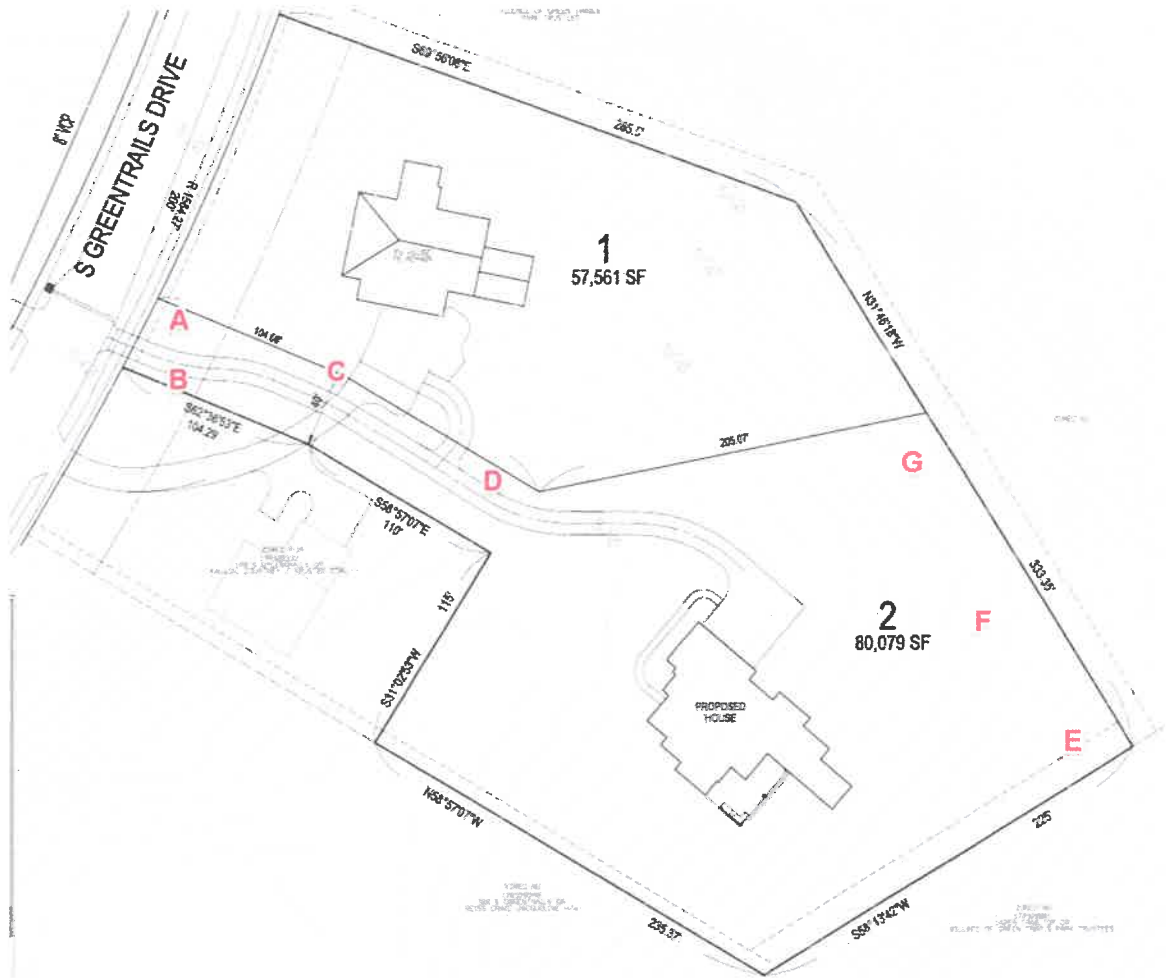
#	ACRES	FOREST TYPE	DOMINANT / CO-DOMINANT SPECIES	AVG OVERSTORY DBH	UNDERSTORY SPECIES	AVG UNDERSTORY DBH	HEALTH
1	.13	lower woodland	White oak, red oak, sassafras	35" (oaks) 12" (sassafras)	Eastern redbud, paw paw, sassafras, honeysuckle	3" paw paw saplings abundant	Good
2	1.5	Upper grassland/ meadow	Sassafras, ash black cherry, eastern redcedar, American elm, white oak, Sycamore, red oak, linden, red maple	15"	Eastern redbud, sassafras, honeysuckle, paw paw	2"	Fair (Except ash trees - POOR)
3	.2	Upper woodland	White oak, hickory, ash,	18"	Paw paw, honeysuckle,	1"	Fair (except ash trees - POOR)

GENERAL NOTES

Zoning district:	NU
Site Area:	1.83 acres / 80,079 sq. ft.



MONARCH TREE



PROJECT NOTES:	
AREA OF SITE:	3.08 ACRES
LOCATOR NO:	17R320323
SITE ADDRESS:	138 S GREENTRAILS DR CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHEEVERS MELISSA A DESCENDANTS TRUST
PREPARED FOR:	KENNERLY CUSTOM HOMES ATTN: ANDY COHEN 230 S BEMISTON AVE SUITE 850 CLAYTON, MO 63105
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.428.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"NU" NON-URBAN DISTRICT
PROPOSED ZONING:	E-1AC
FIRM MAP #	29189C0170K
SUBDIVISION	TRAILS WEST SEC OF THE VILLAGE OF GREEN
LEGAL	LOT 290-B OF THE RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 161 PAGE 26 OF THE ST. LOUIS COUNTY RECORDS.
UTILITY SERVICE AREAS & DISTRICTS	
MONARCH FIRE DISTRICT	
PARKWAY SCHOOL DISTRICT	
CHESTERFIELD - WARD 1	
METROPOLITAN ST LOUIS SEWER DISTRICT	
SPIRE	
AMEREN	
CHARTER/SPECTRUM	
AT&T	

- GENERAL NOTES:
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 4. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 5. ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
 6. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
 7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 8. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.



CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MISSOURI ONE CALL 1-800-344-7483

KENNERLY CUSTOM HOMES
230 S BEMISTON AVE
SUITE 850
CLAYTON, MO 63105

VOLZ Incorporated
10849 Indian Head Indl. Blvd.
St. Louis, MO 63132
314.428.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
TIMOTHY J MEYER
NUMBER
E-24665
Professional Engineer
MO E-24665

138 S GREENTRAILS
CHESTERFIELD, MISSOURI 63017

PRELIMINARY PLAN
BASE MAP NO. 17R
PROJECT # 23845

8/17/25
1

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. 
Public Works Dir. / City Engineer

DATE: August 26, 2025

RE: Intradepartmental Allocation of Budgeted Funding

In recent years the City of Chesterfield, including the Department of Public Works, has been impacted by significant staffing shortages. The budgeted staffing allocations have been developed to perform annual maintenance and repairs and are the minimum essential staff to provide emergency responses. Currently, the Street Maintenance Division is short seven of 21 Street Maintenance Workers. These staffing shortages make it extraordinarily difficult, and in some cases impossible, to provide the expected level of service. As discussed at a recent PPW meeting, it is imperative that we actively maintain our network of 184 miles of streets to ensure those streets meet or exceed their expected life. Sidewalk trip hazards must be removed to avoid costly insurance claims. Street trees must be regularly trimmed to remove dead limbs and allow sufficient clearance over streets and sidewalks. While it is critical to retain the budgeted staffing levels going forward, we must find creative and effective means of alternative service delivery in the short term or face significant and costly repairs in the future.

One way to combat staffing shortages and deliver necessary maintenance and the services expected by our residents is to contract for additional work. Each year during the budget process the Department Heads plan the allocation of work using in-house staff and contractors. These funds are located in separate areas of the Budget, with money allocated for personnel located in *Personnel Services* and funding for planned contractual work within *Contractual Services*. In times of staffing shortages there is typically insufficient funding in *Contractual Services* for substantial additional work. If pro-active action is not taken, less work will get accomplished with a large portion of the money allocated within *Personnel Services* lapsing into fund reserves. While this may appear to “save” the City money, there is a cost associated with reduced work output and service. The cost of a delayed repair increases exponentially with time.

The City's budget is currently prepared at the Division Level. Any transfer of funds between Divisions requires approval by City Council. As an example; a transfer of funds from Planning to Administration would require City Council approval. However, the City's Purchasing Policy does allow for intra-division transfers with approval of the Director of Finance and City Administrator. This provides for movement of budgeted funds within a given division. For example, if the Engineering Division budget ran over for postage, but had an excess in supplies, an intra-fund transfer could be approved administratively. However, the City has historically not considered significant intra-division transfers from *Personnel Services* without authorization from City Council. As you may recall, the City Council recently approved an additional 2025 contractual street replacement project due to staffing shortages in the Street Maintenance Division (and dedicated storm response).

As I plan for 2026 and beyond it would be beneficial to confirm that we possess the nimbleness and flexibility to contract for additional work when such work cannot be completed by in-house personnel due to staffing shortages. When it becomes evident that we will have surplus personnel funds due to our inability to fill vacancies, we would shift direction and simply move these funds from personnel expenses within the street maintenance division, to contractual street improvements within the street maintenance division. In such case, we would simply request an intra-division transfer approved by the Finance Director and City Administrator. This would allow the Department of Public Works to continue to provide the services expected by City Council and City residents.

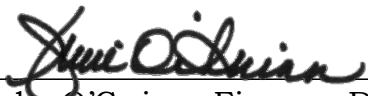
If this flexibility is not provided, our best alternative is to request additional funding in the *Contractual Services* portion of the budget. The result is over-budgeting, as I know full well that if the additional contractual work is executed, it is because of a lack of available personnel. By permitting intra-division transfers using money allocated for personnel, I can more accurately budget each division. Of course, all spending would remain capped at the amount budgeted by City Council within each division. In no case would any Department Head be allowed to exceed the division budget without approval from City Council.

To be clear, intra-fund transfers do NOT increase expenditures, they are simply moved from one account to another within the same division, most likely from personnel to contractual. This flexibility allows managers to be nimble and to adjust to the hiring environment. While our policies technically already provide for administrative approval of intra-fund transfers, that discretion has been limited to minor amounts. I am simply recommending that given our recent history of substantial employment vacancies, that City Council acknowledge management's authority to apply these intra-fund transfers more aggressively to address workload through an alternative delivery method.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. Should PPW concur with Staff's recommendation, it should vote to recommend authorization of intra-division transfers utilizing funding allocated for personnel, with approval of the Finance Director and City Administrator. That recommendation should then be forwarded to the full City Council for their consent. If approved, intra-division transfers utilizing funding from personnel (with approval) will be authorized for a period of two years (through 2027). After the 2027 fiscal year, this matter will be re-assessed by City Council in the Fall of 2027 to determine its continued application.

Concurrence:


Julie O'Guinn, Finance Director

Please forward to PPW for their review and recommendation. This approach will assist us substantially and allow us to operate much more efficiently and responsively for the next couple of years while we attempt to address our recruiting and retention.

 2025-9-2

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. 
Public Works Dir. / City Engineer

DATE: August 26, 2025

RE: Supplemental Tree Removal

As you know, the City of Chesterfield was heavily impacted in 2025 by Spring storms, including tornadoes on March 14 and May 16. These storms inflicted extensive damage on our street tree network, which includes approximately 18,500 street trees.

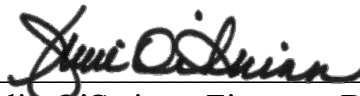
The 2025 Budget allocates \$403,910 in Account 001-072-5251, which includes a line item of \$220,000 for tree removal. That tree removal funding was allocated between three tree contractors, as delineated in the attached memorandum dated January 2, 2025. Due to the magnitude and number of storms in the Spring of 2025, more tree removal was needed than expected, and we will soon consume the allocated funding. We anticipate the need to remove approximately 60 additional trees in 2025, at an estimated cost of \$85,000 (including stump removal). **Accordingly, I support the attached recommendation from the City Arborist and recommend that City Council approve an additional allocation of \$85,000 for tree removal in 2025.** Due to underruns in the Street Maintenance Division, including seven staffing vacancies, a supplemental budget allocation from General Fund – Fund Reserves is NOT required. If City Council approval is granted this purchase will overrun Account 001-072-5251 but expenditures in the Street Maintenance division (072) will remain well under the Council authorization.

As delineated in the attached memorandum from the City Arborist, we are recommending that the \$85,000 be allocated as follows. Due to the magnitude of tree work necessary in the City of Chesterfield, it is beneficial to utilize multiple contractors.

- \$50,000 Gamma Tree Experts
- \$25,000 Timberline Professional Tree Care
- \$10,000 Hansen's Tree Care

The recommended allocation will allow us to remove approximately sixty additional trees. Please note that while tree removal can be delayed at times, it is generally not advisable as dead and hazardous trees expose the City to liability and insurance claims. The allocation of additional funds will allow us to remove dead trees this Fall and avoid delaying removal until 2026. Should you have questions or require additional information, please contact me.

Concurrence:


Julie O'Guinn, Finance Director

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. Should PPW concur with Staff's recommendation, it should authorize the City Administrator to approve \$85,000 in purchase orders for contractual tree removal within Account 001-072-5251.

Please forward to PPW for their review and recommendation to the full City Council.

2025-8-28



MEMORANDUM



DATE: August 20, 2025
TO: Jim Eckrich, Public Works Director/City Engineer
FROM: Geoffrey Wegrzyn, City Arborist/Urban Forester
RE: 2025 supplemental contracted street tree and stump removal funds

Attached quotes were received on December 26, 2024 for the 2025 contracted removal of street trees on public rights of way throughout the city, including stump grinding. The quote is to furnish equipment, materials, and delivery necessary for the removal of trees, stumps, and all debris as specified in the project specifications.

Contractor	Average Removal Cost within size range (21-30" dbh)	Stump Grinding
Gamma Tree Experts	\$1,005	\$6.40
Timberline Professional Tree Care	\$1,054	\$7.25
Hansen's Tree Care	\$1,495	\$7.25

Earlier this year we issued purchase orders in the amount of \$220,000 for tree and stump removal. However due to two large storms/tornados a significant number of additional trees had to be removed. Accordingly, I am requesting an additional allocation of \$85,000 with the breakdown as follows:

Gamma Tree Experts in the amount of \$50,000.00, Timberline Professional Tree Care \$25,000, and Hansen's Tree Service \$10,000

Memorandum

Department of Public Works



TO: Michael O. Geisel, City Administrator
Jeannette Kelly, Finance Director

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Director / City Engineer

DATE: January 2, 2025

RE: 2025 Tree and Stump Removal

As you know, the 2024 General Fund Budget contains \$220,000 in account number 001-072-5251 for the contractual removal of trees and stumps. City Arborist Geoff Wegrzyn has solicited quotes for the removal of various trees and stumps, as detailed in the attached memorandum.

As you can see, Gamma Tree Experts and Timberline Professional Tree Care have submitted the low bid, with Gamma lowest in stump grinding and Timberline lowest in average removal costs. Due to the magnitude of work in the City of Chesterfield (18,000 + street trees) it is advantageous for the City to contract with multiple tree removal services. This helps to avoid circumstances when one or two tree service contractors are not available due to other work. Accordingly, I support the recommendation of the City Arborist and **recommend that the City utilize Gamma Tree Experts, Timberline Professional Tree Care, and Hansen's Tree Service for tree and stump removal in 2024. The recommended breakdown for purchase orders is as follows:**

Contractor	Amount
Gamma Tree Experts	\$110,000
Timberline Professional Tree Care	\$80,000
Hansen's Tree Service	\$30,000

We propose to use Gamma for fifty percent of the tree removals because their tree removal price is competitive with Timberline, while providing the lowest cost for stump grinding. We propose allocating the majority of the remaining work to Timberline as they are the low bid for tree removal with a competitive stump removal cost. Finally, we also recommend a \$30,000 allocation to Hansen, who will be utilized when both Gamma and Timberline do not have crews available, which does occasionally occur. As the year progresses, we will monitor the performance of each contractor, and will recommend adjustments to the purchase orders if necessary.

As you know, the Purchasing Policy allows the City Administrator to approve purchase orders for budgeted items which are priced on a “per unit” basis and meet specific criteria detailed within the Purchasing Policy. The removal of street trees and stump grinding meet these criteria. Should you have questions or need additional information, please contact me.

Concurrence: 
Jeannette Kelly, Finance Director

Authorization: 
Michael O. Geisel, City Administrator



MEMORANDUM

DATE: December 26, 2024
TO: Jim Eckrich, Public Works Director/City Engineer
FROM: Geoffrey Wegrzyn, City Arborist/Urban Forester
RE: 2025 Contracted Street Tree and Stump Removal

Quotes were received on December 26, 2024 for the removal of street trees on public rights of way throughout the city, including stump grinding. The Quote was to furnish equipment, materials, and delivery necessary for the removal of trees, stumps, and all debris as specified in the project specifications.

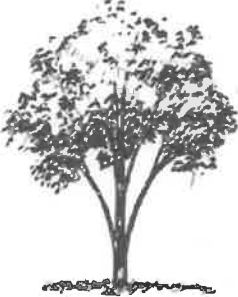
Contractor	Average Removal Cost within typical size range (11-30" dbh)	Stump Grinding
Gamma Tree Experts	\$764.42	\$6.40
Timberline Professional Tree Care	\$732.08	\$7.25
Hansen's Tree Care	\$975.00	\$7.25

Contracting multiple tree and stump removal companies has proven to be advantageous, consistent crew availability throughout the year is helpful. All submitted bids are close in price for both removals in typical size range and stump grinding. Gamma, Timberline, and Hansen's have all consistently provided excellent timely service.

Pending your approval, I would like to issue three tree and stump removal Purchase Orders for 2025 from General Fund 001-072-5251, totaling \$220,000 budgeted for this year. Gamma Tree Experts in the amount of \$110,000.00, Timberline Professional Tree Care \$80,000, and Hansen's Tree Service \$30,000

Per tree bids: Removal of Tree, Stump, and ALL Debris

- Contractor must meet city insurance requirements, please see attached sample
- Trees are being removed in residential areas. Your rates should reflect appropriate rigging to avoid damage to existing infrastructure and personal property. Precision felling or "notch and drop" techniques are not acceptable.
- All storage and disposal of Ash wood waste must adhere to all current EAB quarantine regulations.
- Contractor is responsible for any damages to sidewalk, street, utilities, and residential property, including irrigation systems.
- All trees to be removed will be accessible to aerial lift trucks.
- Signage and cones must be used to warn drivers of work ahead and to surround vehicles and work area
- Grind stumps to 12", add topsoil, grass seed and straw or grass/mulch mix
- Area should be left in a swept clean condition
- Marked vehicles and uniforms are required for all contract employees

Specifications	Crown/Canopy Type		
	Pyramidal	Spreading	Vase (upright-spreading)
			
DBH	\$ per tree	\$ per tree	\$ per tree
Up to 6"	\$ 70	\$ 70	\$ 70
7-10"	\$ 70	\$ 70	\$ 70
11-15"	\$ 325	\$ 325	\$ 185
16-20"	\$ 675	\$ 475	\$ 475
21-25"	\$ 1250	\$ 650	\$ 475
26-30"	\$ 1850	\$ 1050	\$ 1050
31-35"	\$ 2600	\$ 2000	\$ 2000
36-40"	\$ 3000	\$ 2600	\$ 900
41-45"	\$ 3200	\$ 3200	\$ 3200
Stump Removal \$ Per inch	\$ 7.25		

Fill out contact information, next sheet

Name BEN BARNETT

Title MANAGING MEMBER

Company TIMBERLINE PROF. TREE CARE

Address 3055 ARNOLD TENBROOK RD.

ARNOLD, MD 63010

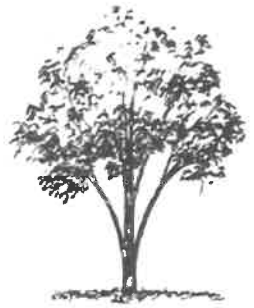
Phone 636-209-8139

Fax ben@sttreecare.com

Gamma 2025

Per tree bids: Removal of Tree, Stump, and ALL Debris

- Contractor must meet city insurance requirements, please see attached sample
- Trees are being removed in residential areas. Your rates should reflect appropriate rigging to avoid damage to existing infrastructure and personal property. Precision felling or "notch and drop" techniques are not acceptable.
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- Marked vehicles and uniforms are required for all contract employees

Specifications	Crown/Canopy Type		
	Pyramidal	Spreading	Vase (upright-spreading)
			
DBH	\$ per tree	\$ per tree	\$ per tree
Up to 6"	\$85.00	\$80.00	\$80.00
7-10"	\$142.00	\$123.00	\$123.00
11-15"	\$356.00	\$356.00	\$356.00
16-20"	\$690.00	\$690.00	\$690.00
21-25"	\$945.00	\$905.00	\$905.00
26-30"	\$1,300.00	\$990.00	\$990.00
31-35"	\$1,510.00	\$1,300.00	\$1,300.00
36-40"	\$1,950.00	\$1,880.00	\$1,880.00
41-45"	\$2,475.00	\$2,475.00	\$2,475.00
Stump Removal \$ Per inch	\$6.40		

Fill out contact information, next sheet

Name Timothy W Gamma

Title Owner

Company Gamma Tree Experts

Address PO Box 411483
Creve Coeur, MO 63141

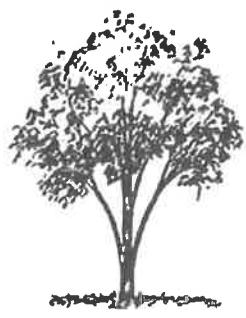
Phone 314-725-6159

Fax 314-725-6022

Hansons 2025

Per tree bids: Removal of Tree, Stump, and ALL Debris

- Contractor must meet city insurance requirements, please see attached sample
- Trees are being removed in residential areas. Your rates should reflect appropriate rigging to avoid damage to existing infrastructure and personal property. Precision felling or "notch and drop" techniques are not acceptable.
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- Area should be left in a swept clean condition
- Marked vehicles and uniforms are required for all contract employees

Specifications	Crown/Canopy Type		
	Pyramidal	Spreading	Vase (upright-spreading)
			
DBH	\$ per tree	\$ per tree	\$ per tree
Up to 6"	\$150. ⁰⁰	\$150. ⁰⁰	\$150. ⁰⁰
7-10"	\$200. ⁰⁰	\$200. ⁰⁰	\$200. ⁰⁰
11-15"	\$225. ⁰⁰	\$225. ⁰⁰	\$225. ⁰⁰
16-20"	\$675. ⁰⁰	\$700. ⁰⁰	\$675. ⁰⁰
21-25"	\$1225. ⁰⁰	\$1275. ⁰⁰	\$1225. ⁰⁰
26-30"	\$1725. ⁰⁰	\$1800. ⁰⁰	\$1725. ⁰⁰
31-35"	\$2850. ⁰⁰	\$2950. ⁰⁰	\$2925. ⁰⁰
36-40"	\$4275. ⁰⁰	\$4400. ⁰⁰	\$4375. ⁰⁰
41-45"	\$5775. ⁰⁰	\$6000. ⁰⁰	\$5875. ⁰⁰
Stump Removal \$ Per inch	\$7.25		

Fill out contact information, next sheet

Name Jesse Noel

Title V.P. Sales-Tree Division

Company Hansen's Tree, Lawn & Landscaping Inc

Address 104 Hansen Ct. Ofallon, Mo. 63366

Phone 636-379-1830 Office 314-280-4941 Cell

Fax 636-379-1866

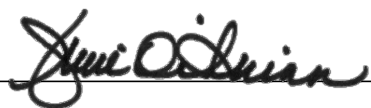
City of Chesterfield
Excess Checks (=> \$5,000)
MAY 2025

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
8/7/2025	54498	AMEREN MISSOURI	17925 N OUTER 40 CONCESSION B; ACCT# 0153089010 06/08-07/09	\$ 9,281.22	119
8/7/2025	54499	AMEREN MISSOURI	17925 N OUTER 40 CONCESSION D/E; ACCT# 5798504112 6/8-7/9	8,272.95	119
8/7/2025	54504	AMEREN MISSOURI	AQUATIC CTR, 16365 LYDIA HILL DR; ACCT# 8780009313 06/08-07/09	9,975.29	119
8/7/2025	54524	J&M DISPLAYS, INC	7/4/25 FIREWORKS DISPLAY	49,000.00	119
8/7/2025	54527	KEG 1 MISSOURI, LLC	ASSORTED BEVERAGES FOR AMPHITHEATER - 196 CASES; 2 KEGS	7,071.65	119
8/14/2025	54559	ASPIRE CONSTRUCTION SERVICES, LLC	AMPHITHEATER RESTROOM PERIOD THRU 7/31/25 - PROGRESS PAYMENT #11	99,392.31	119
8/14/2025	54568	JOHN DEERE CO.	THREE UTILITY CARTS GATOR TX 2025 (REPLACE PK-226, PK-260, PK-288)	26,342.30	119
8/14/2025	54593	NPB COMPANIES INC	SECURITY STAFF FOR AMPHITHEATER CONCERTS - BLUES TRAVELER; CAN YOU FEEL THE PUNK; MR. BLUE SKY\; SOS NINE LIVES	10,151.25	119
8/21/2025	54613	KEYSTONE STAFFING RESOURCES	STAFFING AND TIPS FOR AMPHITHEATER CONCERTS - BLUES TRAVELER/ GIN BLOSSOMS; CAN YOU FEEL THE PUNK TONIGHT	11,169.19	119
8/25/2025	54627	E&G KRAEMER ENTERPRISES, INC	FERTILIZER AND FESCUE SEED ; BASIC SOIL TESTS	5,650.00	119
8/25/2025	54633	LOWE'S CREDIT SERVICES	JULY 2025 PARKS LOWE'S CREDIT CARD CHARGES	5,148.15	119
8/25/2025	54641	MISSOURI AMERICAN WATER COMPANY	AQUATIC CTR. 16365 LYDIA HILL DR, ACCT #1017-210013295038; 07/02-08/01	41,881.33	119
8/28/2025	54662	AMEREN MISSOURI	AQUATIC CTR. 16365 LYDIA HILL DR; ACCT# 8780009313 07/09-08/07	9,782.47	119
8/28/2025	54664	AMEREN MISSOURI	17925 N OUTER 40 CONCESSION B; ACCT# 0153089010 07/09-08/07	6,694.26	119
8/28/2025	54665	AMEREN MISSOURI	17925 N OUTER 40 CONCESSION D/E; ACCT# 5798504112 7/9-8/7	5,322.44	119
8/28/2025	54691	NPB COMPANIES INC	SECURITY STAFF - GRAND ALLUSION; BACKSTOPPALOOZA; SOS QUEENS BLVD; MOVIES UNDER THE STARS	5,698.75	119
8/7/2025	75785	DELTA DENTAL OF MISSOURI	AUGUST 2025 DENTAL INSURANCE PREMIUMS HIGH PLAN	11,149.31	001
8/7/2025	75786	DELTA DENTAL OF MISSOURI	AUGUST 2025 DENTAL INSURANCE PREMIUMS LOW PLAN	5,196.31	001
8/7/2025	75788	ENERGY PETROLEUM CO.	REGULAR RFG GASOLINE (239.80 GAL), #2 DIESEL ULTRA LS (167.30 GAL) ; MID RFG GASOLINE 89 OCT (6995 GAL)	19,579.98	001
8/7/2025	75794	HANSEN'S TREE SERVICE AND ENVIRONMENTAL	MAY 2025 TREE, STUMP, AND LOG REMOVAL	12,885.00	001
8/7/2025	75801	MCCOY CONSTRUCTION & FORESTRY	CHIPPER REPAIRS - HARNESS-EMISSIONS, COOLANT LEVEL SWITCH	8,460.00	001
8/7/2025	75822	TOPE INC	268 GLEN VALLEY - SEWER REPAIR	6,139.00	110
8/7/2025	75826	U. S. POSTMASTER	POSTAGE - 2025 CITIZEN NEWSLETTER	5,380.01	001
8/8/2025	75829	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	AUGUST 2025 HEALTH INSURANCE PREMIUMS	249,361.72	001
8/14/2025	75838	CDS OFFICE TECHNOLOGIES	EIGHT IN-CAR COMPUTERS - PANASONIC TOUGHBOOK 55 INTEL CORE I5	21,752.00	121
8/14/2025	75845	HARVESTOWNE AUTO BODY, INC.	2025 FORD MAVERICK REPAIRS VIN#2507 - FRONT BUMPER, GRILL, LAMPS	7,131.17	001
8/14/2025	75851	LEON UNIFORM CO., INC.	POLICE UNIFORMS	6,488.49	121
8/14/2025	75854	LOWE AUTOMOTIVE DISTRIBUTION, INC.	TWO TOOL CHESTS, 16 DRAWER 72 INCH RS PRO ; VEHICLE AND EQUIPMENT STOCK PARTS	5,251.63	001
8/14/2025	75870	THE HARTFORD-PRIORITY ACCOUNTS	AUGUST 2025 GROUP LIFE, LONG TERM/SHORT TERM DISABILITY, VOLUNTARY LIFE, ACCIDENT/CRITICAL ILLNESS INSURANCE	15,805.22	001
8/21/2025	75876	AMEREN MISSOURI	CITY HALL 690 CHESTERFIELD PWKY W - 0627147004 07/09-08/07/25	27,330.73	001
8/21/2025	75877	ARMSTRONG TEASDALE LLP	PROFESSIONAL SERVICES - CHESTERFIELD MALL; WILDHORSE VILLAGE ; SPECIAL COUNCIL MATTERS	62,675.00	001
8/21/2025	75878	BAXTER CROSSING APARTMENTS ASSOCIATES, LLC	2025 WILSON AVE IMPROVEMENT PROJECT EASEMENT COMPENSATION - PROGRESS PAYMENT #2	24,580.00	120
8/21/2025	75888	EFK MOEN, LLC.	2025 RHL CULVERT DESIGN - SERVICES THROUGH 7/31/25 - PROGRESS PAYMENT #3	7,234.56	120
8/21/2025	75890	ENGELMEYER & PEZZANI, LLC	MARCH, APRIL, & JULY MONTHLY PROSECUTING ATTORNEY FEES	12,325.00	001

8/21/2025	75895	HR GREEN, INC.	2024 N OUTER 40 SANITARY SEWER PROJECT CONSTRUCTION SERVICES PROGRESS PAYMENT #8 ; LADUE FARM ROAD BRIDGE-DESIGN SERVICES THRU 6/14-7/11/25 - PROGRESS PAYMENT #9	5,260.05	120
8/21/2025	75904	M & H CONCRETE CONTRACTORS, INC.	2025 CONCRETE SLAB REPLACEMENT PROJECTS THRU 7/30/25 - PROGRESS PAYMENT #2	605,897.09	120
8/21/2025	75905	MISSOURI AMERICAN WATER COMPANY	CITY HALL 690 CHESTERFIELD PWKY W - 1017-210014663856 07/04-08/05/25	7,161.07	001
8/21/2025	75909	OATES ASSOCIATES	2025 HIGHCROFT DRIVE DESIGN SERVICES THROUGH 5/24-6/27/25 - PROGRESS PAYMENT #1	5,797.88	120
8/21/2025	75916	SHI INTERNATIONAL CORP	THIRTEEN DELL DEKSTOP COMPUTERS W/MONITORS	11,654.24	001
8/21/2025	75924	UES PROFESSIONAL SOLUTIONS 25, LLC	2025 CONSTRUCTION AND INSPECTION TESTING SERVICES 7/1-8/3/25 - PROGRESS PAYMENT #6	17,552.91	120
8/21/2025	75926	VOLKERT, INC.	2025 PATHWAY ON THE PARKWAY DESIGN SERVICES THRU 6/21-7/18/25 - PROGRESS PAYMENT # 4	29,693.79	120
8/25/2025	75930	MCBRIDE & SON PROPERTIES, LLC	LOT CASH ESCROW REFUND - SCHAEFFER'S GROVE, LOTS 1B, 2B, 5B, 21B, 22B, 23B, 24B, 25B, 26B, 27B, 28B, 29B, 30B, & 31B	21,000.00	808
8/25/2025	75931	MCKELVEY HOMES LLC	LOT CASH ESCROW REFUND - WILDHORSE VILLAGE, LOTS 2, 3, 4, 6, & 7	7,500.00	808
8/25/2025	75932	PNC BANK	JULY - AUG 2025 PNC MONTHLY STATEMENT CHARGES	20,973.35	001
8/26/2025	75933	LANDMARK DODGE INC	2026 DODGE DURANGO VIN# 6857	39,104.00	121
8/28/2025	75944	ENERGY PETROLEUM CO.	MID RFG GASOLINE 89 OCT (7199 GAL) ; REGULAR RFG GASOLINE (232.60 GAL), #2 DIESEL ULTRA LS (86.90 GAL)	19,636.09	001
8/28/2025	75954	LIFT RITE, INC.	SIDEWALK MUDJACKING SVCS. THROUGH 4/22/25 - 6/6/25 (17 SEPARATE STREETS/ LOCATIONS)	99,412.50	120
8/28/2025	75964	MOTOROLA	FOUR MOTOROLA PORTABLE RADIOS APX6000 700/800	19,594.56	121
8/28/2025	75966	OATES ASSOCIATES	2025 HIGHCROFT DRIVE DESIGN SERVICES THROUGH 6/28/25 - 7/25/25 - PROGRESS PAYMENT# 2	47,973.42	120
8/28/2025	75972	RSC INSURANCE BROKERAGE, INC	25-26 LOGAN PARK GENERAL LIABILITY & EXCESS/UMBRELLA RENEWAL	5,829.00	001
8/28/2025	75979	ST. LOUIS COUNTY MISSOURI - POLICE DEPT	AUGUST 2025 POLICE COMMUNICATIONS CONTRACT	18,469.53	121
8/28/2025	75985	THE SMOKEHOUSE MARKET	LANDSCAPE SURETY RELEASE - SMOKEHOUSE MARKET	15,216.00	808
8/28/2025	75986	VERMEER OF MISSOURI & ILLINOIS	GRADING SURETY RELEASE G-126-22 - SPIRIT VALLEY BUSINESS PARK	6,350.00	808
8/14/2025	5080	STOCK & ASSOCIATES	ATHLETIC COMPLEX CIRCUMFERENTIAL ROAD - ENGINEERING DESIGN SERVICES THROUGH 7/1-7/31/25	24,500.00	111
8/21/2025	5081	THOMAS AND HUTTON ENGINEERING CO	CHESTERFIELD VLLY STORM WATER MASTER PLAN PROFESSIONAL SERVICES TRHOUGH 3/30-6/28/25	18,792.79	111

\$ 1,866,926.96

Respectfully submitted by,
Julie OGuinn, Director of Finance



September 3, 2025

<u>Fund Legend</u>	
General Fund	001
Sewer Lateral Fund	110
Special Allocation Fund	111
Police Forfeiture Fund	114
Parks Fund	119
Capital Improvements	120
Public Safety	121
Am Rescue Plan Act	137
Chesterfield Regional TIF	150
Trust & Agency	808
TGA Trust Fund	810

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Date: September 02, 2025

RE: **Wildhorse Village & Downtown Chesterfield Special Business Districts
– 2025 Tax Rate**

Summary

Each year the City of Chesterfield is required to set the tax rate for the Wildhorse Village Special Business District and the Downtown Chesterfield Special Business District. First reading of the ordinance will be held on September 2nd, 2025 and a Public Hearing will be held at the September 15th City Council meeting where the ordinance will be scheduled for second reading and final action by City Council.

Wildhorse Village

Residential developments have continued to progress within the Wildhorse Village Special Business District and the City received updated assessment information from St. Louis County. The assessed valuation of the district is \$33,153,830.

As you recall, the District has an authorized maximum levy of \$0.85 / \$100 assessed valuation; however, the tax rate is regulated by the Hancock Amendment. Based on the current valuations, I am recommending a tax rate of \$0.4170 / \$100 of assessed valuation. This would result in \$138,251.50 for maintenance of infrastructure within the District.

Downtown Chesterfield

Developers within the Downtown Chesterfield Special Business District continue making progress on preparing the site for redevelopment. The Special Business District for Downtown Chesterfield uses land values only for tax values for the first several years while demolition, site preparation, and infrastructure are developed.

As you recall, the District has an authorized maximum levy of \$0.85 / \$100 assessed valuation. I am recommending a tax rate of \$0.00 / \$100 of assessed land valuation to prevent future restrictions with the Hancock Amendment in generating sufficient revenue once the City begins accepting improvements for public use. This would result in \$0 for maintenance of infrastructure within the District for the upcoming year.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE LEVYING AND ESTABLISHING THE RATE OF ANNUAL TAXES FOR SPECIAL BUSINESS DISTRICTS TO BE COLLECTED BY THE CITY OF CHESTERFIELD, MISSOURI, FOR THE YEAR 2025

WHEREAS, the City Council of the City of Chesterfield, Missouri passed and approved Ordinance 3235 establishing the Wildhorse Village Special Business District; and

WHEREAS, the City Council also passed and approved Ordinance 3319 establishing the Downtown Chesterfield Special Business District; and

WHEREAS, on September 15, 2025, in accordance with the provisions of Section 67.110 RSMo., after due notice as required by law and prior to adoption of any tax rate, the City Council conducted a public hearing regarding the rates hereinafter adopted at which all citizens were afforded an opportunity to be heard;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AS FOLLOWS:

Section 1. There is hereby levied for the year 2025 upon all real property, subject to taxation, within the Wildhorse Village Special Business District in the City of Chesterfield, Missouri, the following ad valorem taxes:

- a) For Special Business District purposes a tax levy of **\$0.4170** on residential property, a tax levy of **\$0.4170** on commercial property, and a tax levy of **\$0.0000** on agricultural property on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2025 upon all real property, subject to taxation, within the Downtown Chesterfield Special Business District in the City of Chesterfield, Missouri, the following ad valorem taxes:

- a) For Special Business District purposes a tax levy of **\$0.00** on residential property, a tax levy of **\$0.00** on commercial property, and a tax levy of **\$0.00** on agricultural property on each one hundred dollars (\$100.00) of assessed land valuation.

Section 3. The City Clerk is directed to send a certified copy of this Ordinance to the St. Louis County Department of Revenue prior to October 1, 2025.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: __/__/__

Memorandum

Department of Planning



To: City Council

From: Justin Wyse, Director of Planning

Date: September 15th, 2025 **JW**

RE: Chesterfield Regional Tax Increment Financing District – RPA-3 Activation

Summary

The City Council previously read Bill 3430 for the first time and second reading of the Bill was postponed on February 3, 2025. Legal counsel has proposed a substitute Bill to correct the legal description and add the word “acquisition” in the third to last Whereas clause in the ordinance.

Once activated, tax revenues in RPA-3 will be deposited in the Special Allocation Fund for RPA-3 for completion of the projects included in the Redevelopment Plan and Project.

Recommendation

Staff recommends that the ordinance be formally brought back on the agenda and Council take consideration of the substitute Bill. Once those items are completed, the item would be placed on the October 6th City Council meeting for final consideration.

Attachments: Bill 3430
Blue Sheet Amendment
Redline Blue Sheet Amendment

BILL NO. 3430

ORDINANCE NO. _____

AN ORDINANCE APPROVING 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.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated October 21, 2022, as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA 3, in part, as a portion of the Redevelopment Area located at the Chesterfield Mall property (referred to in this Ordinance as “RPA 3”); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 3 consist of, among other things, the improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for various projects within the City (the “RPA 3 Redevelopment Project”); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act; and

WHEREAS, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 3 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 3 and to establish a special allocation fund for RPA 3 in order to provide for the promotion of the general welfare through the redevelopment of RPA 3, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identity, safety, and civic pride, and redevelopment of key properties in the City.

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

Section 1. The City hereby adopts and approves the RPA 3 Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 3 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “*Chesterfield Regional Special Allocation Fund – RPA 3.*” To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in

the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 3. After the total equalized assessed valuation of the taxable real property in RPA 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 3 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 3 Redevelopment Project costs have been paid shall be divided as follows:

- A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 3 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor (“City Official”) to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 3 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 3 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 3 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 3 over the amount of such

taxes generated by economic activities within RPA 3 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 3.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 3 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 3, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 3.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02/05/2024

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING 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.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated October 21, 2022, as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan at Appendix B, Plate 6 shows the proposed area constituting RPA 3 (referred to in this Ordinance as “RPA 3”); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 3 consist of, among other things, the acquisition, improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for various projects within the City (the “RPA 3 Redevelopment Project”); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act; and

WHEREAS, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 3 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 3 and as legally described on **Exhibit A**, attached hereto and incorporated herein by reference, and to establish a special allocation fund for RPA 3 in order to provide for the promotion of the general welfare through the redevelopment of RPA 3, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

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

Section 1. The City hereby adopts and approves the RPA 3 Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 3 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “*Chesterfield Regional Special Allocation Fund – RPA 3.*” To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in

the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 3. After the total equalized assessed valuation of the taxable real property in RPA 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 3 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 3 Redevelopment Project costs have been paid shall be divided as follows:

- A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 3 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor (“City Official”) to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 3 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 3 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 3 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 3 over the amount of such

taxes generated by economic activities within RPA 3 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 3.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 3 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 3, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 3.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 02-05-2024

EXHIBIT A

Legal Description of RPA 3

PROPERTY DESCRIPTION

A tract of land being part of U.S. Surveys 415 and 2002, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the eastern right-of-way line of Chesterfield Parkway West, variable width with the southern right-of-way line of Interstate Route 64, variable width; thence along said southern right-of-way line the following courses and distances: North 71 degrees 17 minutes 55 seconds East, 135.85 feet; South 69 degrees 05 minutes 52 seconds East, 32.21 feet and South 59 degrees 27 minutes 48 seconds East, 11.64 feet to the northwestern corner of a tract of land as conveyed to the First Baptist Church of Chesterfield, by instrument recorded in Book 5232, Page 199 of above said records; then along the western, southern and eastern lines of said tract the following courses and distances: South 34 degrees 10 minutes 02 seconds West, 180.51 feet; South 55 degrees 54 minutes 37 seconds East, 223.00 feet and North 34 degrees 05 minutes 45 seconds East, 186.34 feet to the above said southern right-of-way; thence along said right-of-way, South 33 degrees 54 minutes 58 seconds East, 339.67 feet to the east line of Chesterfield Village Plat Two, according to the plat thereof as recorded in Plat Book 371, Page 492 of above said records; thence along the eastern and southern lines of said subdivision the following courses and distances: thence South 02 degrees 30 minutes 35 seconds West, 74.85 feet; South 28 degrees 17 minutes 47 seconds West, 85.00 feet; South 60 degrees 51 minutes 47 seconds West, 334.47 feet; South 08 degrees 45 minutes 41 seconds West, 912.12 feet; South 14 degrees 24 minutes 40 seconds West, 758.46 feet; South 27 degrees 29 minutes 15 seconds West, 207.73 feet to the beginning of a curve to the left having a radius of 507.82 feet: along said curve with an arc length of 160.61 feet and a chord which bears South 62 degrees 40 minutes 38 seconds West, 159.94 feet; South 53 degrees 37 minutes 00 seconds West, 8.62 feet to the beginning of a curve to the right having a radius of 262.50 feet; along said curve with an arc length of 191.02 feet and a chord which bears South 74 degrees 27 minutes 49 seconds West, 186.63 feet and North 84 degrees 41 minutes 22 seconds West, 14.48 feet to the southwest corner of said Chesterfield Village Plat Two, said point also being the beginning of a curve to the right having a radius of 763.50 feet; along said right-of-way and said curve with an arc length of 3.77 feet and a chord which bears North 08 degrees 29 minutes 03 seconds

East, 3.77 feet to the intersection of the prolongation of the north right-of-way line of Lydia Hill Drive, variable width; thence along said prolongation line and the north right-of-way line of Lydia Hill Drive, variable width; thence along said prolongation line and the north right-of-way line of Lydia Hill Drive, North 89 degrees 23 minutes 30 seconds West, 614.31 feet to its intersection with the east right-of-way line of Veterans Place, 50 feet wide; thence along said right-of-way line and its direct northeasterly prolongation, North 00 degrees 40 minutes 13 seconds East, 1,181.10 feet; thence departing said prolongation line, South 89 degrees 19 minutes 47 seconds East, 27.80 feet to the northern corner of Main Circle Drive, variable width, said point also being located on a curve to the left having a radius of 20.00 feet; thence along said right-of-way line the following courses and distances: along last said curve with an arc length of 33.62 feet and a chord which bears South 16 degrees 55 minutes 20 seconds East, 29.80 feet; South 65 degrees 04 minutes 46 seconds East, 69.98 feet to the beginning of a curve to the left having a radius of 126.00 feet, an arc length of 29.36 feet and a chord which bears South 71 degrees 45 minutes 24 seconds East, 29.29 feet; South 78 degrees 25 minutes 56 seconds East, 158.93 feet to the beginning of a curve to the right having a radius of 184.00 feet, an arc length of 231.87 feet and a chord which bears South 42 degrees 19 minutes 54 seconds West, 216.83 feet to the southwestern corner of Lot 9 of Downtown Chesterfield - Plat One a subdivision according to the plat thereof as recorded in Plat Book 357, Page 185 of the above said records; thence along the southern line of Lot 9 and Lot 8 of Downtown Chesterfield - Plat One, South 79 degrees 56 minutes 27 seconds East, 277.79 feet to the southeastern corner of said Lot 8, said point also being located on the western right-of-way line of above said Chesterfield Parkway West; thence along said right-of-way line the following course and distances: North 10 degrees 04 minutes 06 seconds East, 219.45 feet; North 35 degrees 08 minutes 35 seconds West, 35.20 feet; North 80 degrees 08 minutes 45 seconds West, 15.00 feet and North 10 degrees 01 minute 02 seconds East, 3.50 feet; to the south right-of-way line of above said Burkhardt Place, thence crossing Burkhardt Place, North 10 degrees 01 minute 02 seconds East, 43.00 feet to its north right-of-way line, said point also being located on the western right-of-way line of above said Chesterfield Parkway West; thence along said west right-of-way line the following courses and distances: North 10 degrees 01 minute 02 seconds East, 19.04 feet to the beginning of a non-tangent curve to the left having a radius of 47.50 feet; along said curve with an arc length of 44.55 feet and a chord which bears North 46 degrees 147 minutes 28 seconds East, 42.94 feet to the beginning of a curve to the left having a radius of 197.50 feet; along said curve with an arc length of 32.29 feet and a chord which bears North 14 degrees 44 minutes 13 seconds East, 32.25 feet; North 10 degrees 03 minutes 12

seconds East, 94.07 feet; North 16 degrees 05 minutes 44 seconds East, 114.01 feet; North 10 degrees 03 minutes 12 seconds East, 773.91 feet to the beginning of a curve to the left having a radius of 45.00 feet; along said curve with an arc length of 33.64 feet and a chord which bears North 11 degrees 21 minutes 48 seconds West; 32.86 feet; North 10 degrees 03 minutes 12 seconds East, 183.22 feet to the beginning of a curve to the right having a radius of 1,198.50 feet; along said curve with an arc length of 32.18 feet and a chords which bears North 10 degrees 47 minutes 26 seconds East, 32.18 feet to the beginning of a curve to the right having a radius of 1,111.48 feet; along said curve with an arc length of 118.41 feet and a chord which bears North 20 degrees 12 minutes 06 seconds East, 118.36 feet to the beginning of a curve to the right having a radius of 1,186.50 feet; along said curve with an arc length of 147.63 feet and a chord which bears North 20 degrees 47 minutes 02 seconds East, 147.53 feet to its intersection with the southern right-of-way line of Wildhorse Creek Road, variable width; thence crossing Chesterfield Parkway West, South 60 degrees 32 minutes 41 seconds East, 73.31 feet to the POINT OF BEGINNING.

Containing 1,966,202 square feet or 45.138 acres, more or less.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING 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.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated **October 21, 2022**, as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 216.39 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into multiple redevelopment project areas (each, an “RPA”); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan at Appendix B, Plate 6 shows the proposed area constituting RPA 3 (referred to in this Ordinance as “RPA 3”); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA 3 consist of, among other things, the [acquisition](#), improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for various projects within the City (the “RPA 3 Redevelopment Project”); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act; and

WHEREAS, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA 3 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA 3 and [as legally described on Exhibit A, attached hereto and incorporated herein by reference, and](#) to establish a special allocation fund for RPA 3 in order to provide for the promotion of the general welfare through the redevelopment of RPA 3, in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identify, safety, and civic pride, and redevelopment of key properties in the City.

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

Section 1. The City hereby adopts and approves the RPA 3 Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA 3 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “*Chesterfield Regional Special Allocation Fund – RPA 3.*” To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in

the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA 3. After the total equalized assessed valuation of the taxable real property in RPA 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA 3 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA 3 Redevelopment Project costs have been paid shall be divided as follows:

- A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA 3 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor (“City Official”) to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA 3 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA 3 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA 3 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA 3 over the amount of such

taxes generated by economic activities within RPA 3 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA 3.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA 3 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA 3 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA 3, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA 3.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 20235.

PRESIDING OFFICER
MAYOR

~~Bob~~ Nation Dan Hurt,

ATTEST:

FIRST READING HELD: _____

Vickie McGownd, CITY CLERK

EXHIBIT A

Legal Description of RPA 3

(Attached hereto.)

Memorandum

Department of Planning



To: City Council

From: Justin Wyse, Director of Planning

Date: September 15th, 2025 *JW*

RE: Chesterfield Regional Tax Increment Financing District – RPA-2 Activation Amendment

Summary

The City Council previously approved Ordinance 3218 activating RPA-2 of the Chesterfield Regional TIF District. Following conversations with the State Auditor's Office, minor amendments are included to corrected immaterial errors in the legal descrpition. No other changes are included.

Recommendation

Consistent with information provided to the State Auditor's Office, Staff recommends that the ordinance be amended, to correct the legal descrption or Ordinance 3218.

BILL NO. 3561

ORDINANCE NO.

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE 3218 WHICH APPROVED 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-2 UNDER THE CHESTERFIELD TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROJECT; ADOPTING TAX INCREMENT FINANCING WITHIN RPA-2; MAKING FINDINGS WITH RESPECT THERETO; ESTABLISHING A SPECIAL ALLOCATION FUND WITH RESPECT TO RPA-2; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS AND OFFICERS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of Chesterfield, Missouri (the “City”), is a political subdivision duly organized and existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the City has established the Chesterfield Regional Tax Increment Financing Commission of the City of Chesterfield, Missouri (the “TIF Commission”), in accordance with the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, the TIF Commission is duly constituted according to the TIF Act, and is authorized to transact business, exercise its powers, and to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, staff and consultants of the City prepared a plan for redevelopment titled “Chesterfield Regional Tax Increment Financing Redevelopment Plan & Project” dated October 21, 2022, as revised and amended and on file with the City Clerk (the “Redevelopment Plan”), for an area including approximately 235.652 acres of real property generally bounded by Wild Horse Creek Road and S. Outer 40 Road to the north, Clarkson Road to the east, Chesterfield Parkway to the south and a riparian corridor to the west (the “Redevelopment Area”), which Redevelopment Area is more fully described in the Redevelopment Plan; and

WHEREAS, the Redevelopment Plan divides the Redevelopment Area into

multiple redevelopment project areas (each, an “RPA”); and

WHEREAS, the Redevelopment Plan envisions multiple projects across the RPAs (as further described in the Redevelopment Plan, the “Redevelopment Project(s)”, with each RPA being redeveloped for a mix of uses, including residential, retail, commercial, and public gathering spaces (as further described in the Redevelopment Plan); and

WHEREAS, the Redevelopment Plan envisions that the Redevelopment Projects (as defined in the Redevelopment Plan) will renovate, rehabilitate, redevelop, and reconstruct existing improvements, or construct or install new improvements within each RPA in order to meet the objectives of the Redevelopment Plan, all as further discussed therein; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act that commenced on November 1, 2022 and was closed on November 21, 2022, at which the TIF Commission received comments from all interested persons and affected taxing districts relative to the Redevelopment Area, the Redevelopment Plan, and the Redevelopment Project; and

WHEREAS, on November 21, 2022, by majority vote, the TIF Commission passed a resolution (the “Resolution”) to recommend that the City Council, among other things, adopt an ordinance in the form required by the TIF Act: (i) adopting tax increment financing within the Redevelopment Area; (ii) approving the Redevelopment Plan; (iii) approving and designating the Redevelopment Area as a “redevelopment area” as provided in the TIF Act and approving each RPA; and (iv) approving the Redevelopment Project as described within the Redevelopment Plan; and

WHEREAS, Wildhorse Village, LP, and TSG Downtown Chesterfield Redevelopment, LLC (collectively, the “Developers” and each a “Developer”), have each demonstrated that the Redevelopment Project would not reasonably be anticipated to be developed without the adoption of tax increment financing and, therefore, the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan is not financially feasible and would not otherwise be completed without the adoption of tax increment financing; and

WHEREAS, the Redevelopment Plan describes RPA-2, in part, as the approximately 94.289 acres of area to the west of Chesterfield Mall (referred to

in this Ordinance as “RPA-2”); and

WHEREAS, the Redevelopment Plan states that the Redevelopment Project components for RPA-2 consist of, among other things, the construction of building space, including parking spaces, retail space, a mixture of luxury condominiums, townhomes, and apartment units, and commercial office buildings (the “RPA-2 Redevelopment Project”); and

WHEREAS, the Redevelopment Area qualifies for the use of tax increment financing to alleviate the conditions that qualify it as a “blighted area” as provided in the TIF Act; and

WHEREAS, the City Council of the City (the “City Council”) has received the Resolution and hereby finds and determines that it is necessary and desirable and in the best interests of the City to approve the RPA-2 Redevelopment Project, to adopt tax increment financing within the portion of the Redevelopment Area known as RPA-2 and as legally described on **Exhibit A**, attached hereto and incorporated herein by reference, and to establish a special allocation fund for RPA-2 in order to provide for the promotion of the general welfare through the redevelopment of RPA-2 in accordance with the Redevelopment Plan which redevelopment includes, but is not limited to, assistance in the physical, economic, and social development of the City, providing for a stabilized economy and plan for the optimal growth of the City, encouragement of a sense of community identity, safety, and civic pride, and redevelopment of key properties in the City; and

WHEREAS, after coordinating with the State Auditor’s Office, minor discrepancies in the legal description were noted that the City desires to correct to ensure transparency and accuracy of the report.

NOW THEREFORE BE IT ORDAINED BY THE CITYCOUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City hereby adopts and approves the RPA-2 Redevelopment Project as described in the Redevelopment Plan.

Section 2. Pursuant to the TIF Act, the estimated dates of completion of the RPA-2 Redevelopment Project and the retirement of the financial obligations issued to pay for certain redevelopment project costs relating thereto will not be more than 23 years from the date of this Ordinance.

Section 3. There is hereby created and ordered to be established within the treasury of the City a separate fund to be known as the “*Chesterfield Regional Special Allocation Fund – RPA-2.*” To the extent permitted by law and except as otherwise provided in the Redevelopment Plan, the City hereby pledges funds in the Chesterfield Regional Special Allocation Fund – RPA-2 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof.

Section 4. Tax increment financing is hereby adopted within RPA-2. After the total equalized assessed valuation of the taxable real property in RPA-2 exceeds the certified total initial equalized assessed valuation of the taxable real property in RPA-2, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon taxable real property in RPA-2 by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the TIF Act each year after the effective date of this Ordinance until RPA-2 Redevelopment Project costs have been paid shall be divided as follows:

- A. The portion of taxes, penalties, and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in RPA-2 shall be allocated to and, when collected, shall be paid by the City Clerk, Assistant to the Mayor or other City official designated by the Mayor (“City Official”) to the respected affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in RPA-2 and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in RPA-2 shall be allocated to and, when collected shall be paid to the City Official, who shall deposit such payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA-2 for the purpose of paying Redevelopment Project costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the RPA-2 real estate from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 5. In addition to the payments in lieu of taxes described in

Section 4 of this Ordinance; 50% of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing district, and which are generated by economic activities within RPA-2 over the amount of such taxes generated by economic activities within RPA-2 in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, or taxes levied for the purpose of public transportation pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, taxes imposed on sales pursuant to subsection 2 of Section 67.1712 of the Revised Statutes of Missouri, as amended, for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than payments in lieu of taxes and penalties and interest thereon, or taxes imposed on sales under and pursuant to Section 67.700 or 650.399 of the Revised Statutes of Missouri, as amended, for the purpose of emergency communication systems, shall be allocated to, and paid by the collecting officer to the City Official or other designated financial officer of the City who shall deposit such funds in a separate segregated account within the Chesterfield Regional Special Allocation Fund – RPA-2.

Section 6. The City is hereby authorized to enter into agreements or contracts with other taxing districts as is necessary to ensure the allocation and collection of the taxes and payments in lieu of taxes described in Section 4 and Section 5 of this Ordinance and the deposit of the said taxes or payments in lieu of taxes into the Chesterfield Regional Special Allocation Fund – RPA-2 for the payment of Redevelopment Project costs and obligations incurred in the payment thereof, all in accordance with the TIF Act.

Section 7. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Louis County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within RPA-2 as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within RPA-2, and shall certify such amount as the total initial equalized assessed value of the taxable real property within RPA-2.

Section 8. The Mayor of the City or his designated representatives are hereby authorized to take any and all actions as may be necessary and appropriate in order to carry out the matters herein authorized, with no such

further action of the City Council being necessary to authorize such action by the Mayor or his designated representatives.

Section 9. The Mayor of the City or his designated representatives, with the advice and concurrence of the City Attorney, is hereby further authorized to make any changes to the documents, agreements, and instruments approved and authorized by this Ordinance as may be consistent with the intent of this Ordinance and necessary and appropriate in order to carry out the matters herein authorized, with no such further action of the City Council being necessary to authorize such changes by the Mayor or his designated representatives.

Section 10. It is hereby declared to be the intention of the City Council that each and every part, section, and subsection of this Ordinance shall be separate and severable from each and every other part, section, and subsection hereof and that the City Council intends to adopt each said part, section, and subsection separately and independently of any other part, section, and subsection. In the event that any part, section, or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections, and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 11. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

FIRST READING HELD: <u>09/15/2025</u>

Vickie McGownd, CITY CLERK

EXHIBIT A

Legal Description of RPA 2

RPA-2 DESCRIPTION

A tract of land being part of U.S. Surveys 123, 415 and 2031, in Township 45 North, Range 4 East, of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the western corner of Burkhardt Place as dedicated by Plat Book 283 Page 37 of the above said county records, also being the southern corner of Burkhardt Place as dedicated by Deed Book 23588 Page 3666 of said county records, being on a curve to the left having a radius of 775.00 feet; thence the following courses and distances along the south and west lines of that part of Burkhardt Place, dedicated by Deed Book 23588 Page 3666: along said curve an arc distance of 342.59 feet, and a chord which bears South 80 degrees 42 minutes 32 seconds West, 339.80 feet, to a point of reverse curve having a radius of 405.00 feet; along said curve an arc distance of 805.90 feet and a chord which bears North 44 degrees 41 minutes 09 seconds West, 679.37 feet to a point of reverse curve having a radius of 925.00 feet; along said curve an arc distance of 845.69 feet and a chord which bears North 13 degrees 54 minutes 04 seconds West, 816.55 feet to a point of reverse curve having a radius of 405.00 feet; and along said curve an arc distance of 346.17 feet and a chord which bears North 15 degrees 35 minutes 22 seconds West, 335.72 feet, thence crossing said Burkhardt Place, South 81 degrees 10 minutes 37 seconds East, 60.00 feet to the east right-of-way of said Burkhardt Place; thence North 07 degrees 22 minutes 28 seconds East, 9.88 feet to the beginning of a curve to the right having a radius of 84.61 feet; along said curve with an arc length of 89.68 feet and a chord which bears North 38 degrees 52 minutes 37 seconds East, 85.54 feet; thence North 67 degrees 50 minutes 19 seconds East, 2.34 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 24.21 feet and a chord which bears North 75 degrees 08 minutes 22 seconds East, 24.14 feet to its intersection with the south right-of-way line of Wildhorse Creek Road, variable width; said point also being the beginning of a curve to the left having a radius of 996.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 493.99 feet and a chord which bears North 86 degrees 48 minutes 46 seconds East, 488.94 feet; North 78 degrees 50 minutes 50 seconds East, 52.73 feet to the beginning of a curve to the right having a radius of 907.00 feet; along said curve with an length of 413.75 and a chord which bears North 81degrees 28 minutes 42 seconds East, 410.18 feet; North 04 degrees 32 minutes 49 seconds East, 11.26 feet to the beginning of a curve to the right having a radius of 95.00 feet; along said curve with an arc length of 9.03 feet and a chord which bears South 89 degrees 53 minutes 38 seconds East, 9.03 feet, to a curve to the right having a radius of 919.00 feet; along said curve an arc distance of 404.27 feet and a chord which bears South 72 degrees 17 minutes 22 seconds East, 401.02

feet; thence crossing said Wild Horse Creek Road, North 30 degrees 18 minutes 46 seconds East, 72.12 feet to the north right-of-way line of said Wild Horse Creek Road, said point also being located on the centerline of that part of Chesterfield Airport Road (f.k.a. Olive Street Road) as vacated by instrument recorded in Book 23423, Page 89 of above said records, said point also being located on the southern line of Adjusted Lot A of Wildhorse as recorded in Plat Book 367, Page 100; thence along the southern and western lines of said Adjusted Lot A, the following courses and distances: North 44 degrees 11 minutes 10 seconds West, 279.36 feet; North 06 degrees 41 minutes 28 seconds East, 640.42 feet and North 47 degrees 58 minutes 33 seconds East, 36.16 feet to the southwestern right-of-way line of Interstate Route 64, variable width; the following courses and distances: South 42 degrees 02 minutes 08 seconds East, 197.77 feet to the beginning of a curve to the right having a radius of 11157.00 feet; along said curve with an arc length of 709.33 feet and a chord which bears South 40 degrees 13 minutes 10 seconds East, 709.21 feet; North 77 degrees 10 minutes 33 seconds East, 0.27 feet to the beginning of a non-tangential curve to the right having a radius of 5664.58 feet; along said curve with an arc length of 38.40 feet and a chord which bears South 34 degrees 40 minutes 44 seconds East, 38.40 feet; South 24 degrees 24 minutes 24 seconds East, 125.81 feet; South 14 degrees 29 minutes 30 seconds West, 134.14 feet; South 03 degrees 21 minutes 32 seconds East, 145.49 feet; South 40 degrees 19 minutes 34 seconds West, 105.00 feet; South 87 degrees 48 minutes 56 seconds West, 81.05 feet and South 42 degrees 09 minutes 21 seconds West, 7.81 feet to the above said north right of way line of Wild Horse Creek Road; thence crossing said Wild Horse Creek Road, South 40 degrees 25 minutes 28 seconds West, 84.86 feet to the south right-of-way line thereof; thence along said right-of-way line the following courses and distances: South 40 degrees 25 minutes 28 seconds West, 7.17 feet; South 49 degrees 40 minutes 30 seconds East, 112.49 feet to a curve to the left having a radius of 1,959.86 feet; along said curve an arc distance of 300.82 feet and a chord which bears South 54 degrees 04 minutes 45 seconds East, 300.52 feet; South 58 degrees 25 minutes 45 seconds East, 164.17 feet to a curve to the left having a radius of 1,959.86 feet; and along said curve an arc distance of 84.52 feet and a chord which bears South 59 degrees 40 minutes 44 seconds East, 84.52 feet, to the west right of way line of Chesterfield Parkway West, variable width; thence the following courses and distances along said west right of way line: South 17 degrees 50 minutes 47 seconds East, 135.74 feet to a curve to the left having a radius of 1,186.50 feet; along said curve an arc distance of 147.63 feet and a chord which bears South 20 degrees 47 minutes 02 seconds West, 147.53 feet to a compound curve to the left having a radius of 1,111.48 feet; along said curve an arc distance of 118.41 feet and a chord which bears South 20 degrees 12 minutes 06 seconds West, 118.36 feet, to a compound curve to the left having a radius of 1,198.50 feet; along said curve an arc distance of 32.18 feet and a chord which bears South 10 degrees 47 minutes 26 seconds West, 32.18 feet; South 10 degrees 03 minutes 12 seconds West, 183.22 feet to a curve to the right having a radius of 45.00 feet; along said curve an arc distance of 33.64 feet and a chord which bears South 11 degrees 21 minutes 48 seconds

East, 32.86 feet; South 10 degrees 03 minutes 12 seconds West, 773.91 feet; South 16 degrees 05 minutes 44 seconds West, 114.01 feet; South 10 degrees 03 minutes 12 seconds West, 94.07 feet to a curve to the right having a radius of 197.50 feet; along said curve to the right an arc distance of 32.29 feet and a chord which bears South 14 degrees 44 minutes 13 seconds West, 32.25 feet to a compound curve to the right having a radius of 47.50 feet; and along said curve an arc length of 62.88 feet and a chord which bears South 57 degrees 20 minutes 29 seconds West, 58.38 feet, to the north right of way line of above said Burkhardt Place; thence crossing Burkhardt Place, South 07 degrees 02 minutes 44 seconds East, 59.71 feet to the south right of way line of said Burkhardt Place, said point also being on the beginning of a curve to the right having a radius of 330.23 feet; thence along said south right-of-way line and its extension across intersecting streets, the following courses and distances: along said curve an arc distance of 281.12 feet and a chord which bears North 55 degrees 46 minutes 38 seconds West, 272.71 feet; North 31 degrees 26 minutes 20 seconds West, 472.64 feet to a curve to the left having a radius of 525.00 feet; along said curve an arc distance of 325.17 feet and a chord which bears North 49 degrees 10 minutes 59 seconds West, 320.00 feet to a compound curve having a radius of 775.00 feet; and along said curve with an length of 266.48 feet and a chord which bears North 76 degrees 46 minutes 38 seconds West, 265.17 feet to the POINT OF BEGINNING.

Containing 4,107,216 square feet or 94.289 acres, more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc on September 2, 2025.