



AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 6, 2025
5:45 PM

I. APPOINTMENTS - Mayor Dan Hurt

- A. Board of Adjustment – Alternate Nominee: Gary Kullmann**
Planning & Public Works Committee recommended approval with a 4-0 vote. (Voice Vote)
- B. Board of Adjustment Reappointment: Brendan Block (Voice Vote)**
- C. Planning Commission Nominee: Dr. Robert Rodermund**
Planning & Public Works Committee recommended approval with a 4-0 vote. (Voice Vote)

II. 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-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). **(Second Reading) Planning Commission recommended approval with a 7-0 vote. Planning & Public Works Committee recommended approval with a 4-0 vote.**
 - 2. Bill No. 3562 – Ladue Farm Road Bridge – Program Agreement:** An ordinance authorizing the City Administrator to execute an Off-System Bridge Program Agreement with the Missouri Highways and Transportation Commission for the replacement of the Ladue Farm

Road Bridge. **(First Reading) Planning & Public Works Committee recommended approval with a 4-0 vote.**

3. Next Meeting - October 23, 2025 (5:30 pm)

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

1. Next Meeting - October 28, 2025 - Budget Workshop (5:30pm)

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

1. Next Meeting - Not yet scheduled

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

- 1. Bill No. 3563 - Solicitation within the City of Chesterfield:** An Ordinance amending Municipal Code Chapter 605 Regulating Commercial Solicitation. **(First Reading) Public Health and Safety Committee recommends approval with a 4-0 vote.**
- 2. Bill No. 3564 - Nuisance and Waste Container Ordinance:** An Ordinance amending Chapters 215 and 235 related to nuisances and the storage of waste containers. **(First Reading) The Public Health and Safety Committee recommends approval with a 4-0 vote.**
- 3. Police Coordinated Communications and Computer Assisted Report Entry Contract:** Recommendation to authorize the City to execute a contract with the St. Louis County Police Department to extend the Coordinated Communications and Computer Assisted Report Entry Contract for the year of 2026. **(Roll Call Vote) The Public Health and Safety Committee recommends approval with a 4-0 vote.**
- 4. Bill No. 3565 - Extends Hours of Liquor Sales During the 2026 FIFA World Cup Tournament:** An ordinance of the City of Chesterfield, MO exempting the City from State Statute 311.2026. **(First Reading) Public Health and Safety Committee recommends approval with a 4-0 vote.**

5. **Next Meeting - Not yet scheduled**

III. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. August 2025 Excess Checks Report

B. Bid Recommendation – 2025 Accessible Sidewalk Ramp Improvement

Project: Recommendation to accept the low bid submitted by Spencer Contracting and to authorize the City Administrator to enter into an Agreement with Spencer Contracting in an amount not to exceed \$110,000. This project is funded through the CDBG Program, with \$83,800 to be reimbursed to the City. Funding is budgeted in account 120-079-5497. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation – 2025 Crack Seal Project: Recommendation to accept the low bid submitted by Parking Lot Maintenance (PLM) and to authorize the City Administrator to enter into an Agreement with PLM in an amount not to exceed \$100,000. Funding is budgeted in account 120-079-5251. **(Roll Call Vote) Department of Public Works recommends approval.**

D. Special Counsel Agreement – Armstrong Teasdale, General Development projects. Recommendation to approve the Updated Special Counsel Agreement with Armstrong Teasdale and authorize the City Administrator to execute said agreement. **(Roll Call Vote)**

E. Special Counsel Agreement – RPA 3 Recommendation to approve the engagement agreement with Armstrong Teasdale for services associated with RPA 3 and authorize the City Administrator to execute said agreement. **(Roll Call Vote)**

IV. OTHER LEGISLATION

A. 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-3; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(Second Reading)**

- B. **Bill No. 3561 – Amending a Redevelopment Project for RPA-2:** 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. **(Second Reading)**
- C. **Bill No. 3566 - Financing, 16150 Main Circle Drive:** An ordinance authorizing the City of Chesterfield, MO to enter into a lease purchase transaction, the proceeds of which will be used to pay the costs of acquiring certain real property and the improvements located thereon, and approving certain documents and authorizing certain actions in connection therewith. **(First Reading)**
- D. **Bill No. 3567 - Management and Leasing Agreement with Gershman Commercial Real Estate:** An ordinance of the City of Chesterfield, MO authorizing the City Administrator to execute a management and leasing agreement with Gershman Commercial Real Estate, LLC and granting the City Administrator and the agent the authority designated in said agreement. **(First Reading)**

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

VII. 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.