



AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, January 5, 2026
6:15 PM

I. COUNCIL COMMITTEE REPORTS

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

1. **Bill No. 3573 – Public Street Acceptance Tara Ridge (Plat 1):** An ordinance pertaining to the acceptance of Tara Court and Tara Ridge Drive in Tara Ridge as public streets in the City of Chesterfield. **(Second Reading) Planning & Public Works Committee recommends approval with a 4-0 vote.**
2. **Bill No. 3574 – P.Z. 05-2025 Westland Acres (Provision Land Development, LLC):** An ordinance repealing the Zoning Ordinance 2321 of the City of Chesterfield by changing the boundaries of the “E 1/2” Estates District and the “NU” Non-Urban District to a new “PUD” Planned Unit Development for 56.31 acres of land located north of Strecker Road and east of Church Road (P.Z. 05-2025 Westland Acres, Provision Land Development, LLC). **(Second Reading) Planning Commission recommends approval with a 5-4 vote. Moves forward from Planning & Public Works Committee with no recommendations.**
3. **Bill No. 3575 – Chesterfield Regional TIF – RPA-1 Second Amended Redevelopment Agreement:** An ordinance of the City of Chesterfield, Missouri, authorizing and approving a Second Amended and Restated Redevelopment Agreement by and between the City and TSG Downtown Chesterfield Redevelopment, LLC in connection with the redevelopment of that portion of the redevelopment area designated as RPA-1 under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; authorizing certain actions by city officials and officers; and containing a

severability clause. **(First Reading) Planning and Public Works Committee recommends approval with a 4-0 vote.**

4. **Bill No. 3576 – P.Z. 06-2025 16632 Old Chesterfield Road (Lauren Strutman Trust):** An ordinance repealing the zoning of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to a new “PC” Planned Commercial District with a “LPA” Landmark and Preservation Area overlay for a 0.23-acre tract of land located south of Old Chesterfield Road and west of Santa Maria Drive (P.Z. 06-2025 16632 Old Chesterfield Rd. Lauren Strutman Trust). **(First Reading) Planning Commission recommends approval with a 9-0 vote. Planning and Public Works Committee recommends approval with a 4-0 vote.**

5. **Bill No. 3577 – Public Street Acceptance Legends at Schoettler Pointe:** An ordinance pertaining to the acceptance of Spirit Valley West Drive as a public street in the City of Chesterfield. **(First Reading) Planning & Public Works Committee recommends approval with a 4-0 vote.**

6. Next Meeting - Thursday, January 8, 2026 (5:30 pm)

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

1. Next Meeting - Not yet scheduled

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

1. Next Meeting - Not yet scheduled

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

1. **Proposed Resolution No. 516** - A Resolution of the City of Chesterfield, Missouri authorizing the Mayor to execute engagement agreements with Christopher B. Graville for City Attorney Services, Timothy A. Engelmeyer for Prosecuting Attorney Services, and Mark

J. Gaertner for Municipal Judge Services. **(Roll Call Vote) Public Health & Safety Recommends approval.**

2. Next Meeting - Not yet scheduled

II. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Excess Checks Report - November 2025

B. Liquor License - Kitchen K - 13724 Olive Blvd - has requested a new liquor license for retail sale of all kinds of intoxicating liquor for consumption on the premise, and Sunday sales of intoxicating liquor. There are no known outstanding municipal violations at this location. **(Voice Vote)**

C. Sports Facilities Management Service Agreement — Recommendation to authorize the City Administrator to execute the Service Agreement with Sports Facilities Management LLC for the annual service fee of \$225,000. **(Roll Call Vote)**

D. CVAC Improvement Projects: Recommendation to authorize the City Administrator to enter into an Agreement with Byrne and Jones Sports Construction in an amount not to exceed \$2,265,000 (budget). This contract will be executed through The Interlocking Purchasing System (TIPS) cooperative procurement program. Projects include construction of 16 bullpens in D and E Quad (119-084-5299), replacement of two dugouts in C Quad (119-084-5299), resurfacing of pickleball courts (119-084-5480), and the construction of two new parking lots (111-072-5498). **(Roll Call Vote) Department of Parks Recreation & Arts and Department of Public Works recommends approval.**

E. 2026 HVAC Services: Recommendation to accept the bid submitted by Murphy Company and to authorize the City Administrator to enter into an Agreement with Murphy Company in an amount not to exceed \$45,000 for HVAC services in 2026. These HVAC services are budgeted in Account 001-076-5251 and 119-084-5251. **(Roll Call Vote) Department of Public Works recommends approval.**

- F. 2026 Streetlight Repair and Locate Services:** Recommendation to accept the proposal submitted by Gerstner Electric and to authorize the City Administrator to enter into an Agreement with Gerstner Electric in an amount not to exceed \$42,500. Funding is budgeted in account 001-075-5251. **(Roll Call Vote) Department of Public Works recommends approval.**
- G. Wilson Avenue Improvement Project-Construction:** Recommendation to authorize the City Administrator to enter into an Agreement with Kelpo Contracting in an amount not to exceed \$2,910,000 for construction of the Wilson Avenue Improvement Project. The requested authorization is \$300,000 over budget – overrun will be offset by a reduction of \$300,000 in the 2026 Concrete Slab Replacement Projects; therefore, no budget adjustment is required (Account 120-079-5490). Expense will be partially offset by a STBG grant in the amount of \$1,143,170, resulting a net City expenditure of \$1,756,830. Bid requires MODOT concurrence, which is pending. **(Roll Call Vote) Department of Public Works recommends approval.**
- H. Wilson Avenue Improvement Project–Construction Engineering:** Recommendation to authorize the City Administrator to enter into an Agreement with Oates Associates in an amount not to exceed \$190,000 for construction engineering services associated with the Wilson Avenue Improvement Project. The requested authorization is within the \$200,000 budgeted for this purpose (Account 120-079-5261). **(Roll Call Vote) Department of Public Works recommends approval.**

III. OTHER LEGISLATION

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

VI. 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

