



AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, February 2, 2026
6:15 PM

I. COUNCIL COMMITTEE REPORTS

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

1. **Bill No. 3581 – Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:** An ordinance amending the Traffic Generation Assessment (“TGA”) trust fund rate schedule of the City of Chesterfield, Missouri. **(First Reading) Planning & Public Works Committee recommends approval with a 4-0 vote.**
2. **Bill No. 3582 – P.Z. 07-2025 Hi Point Hill, Lot 1:** 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-1/2 AC” Estates District (one-half acre) for a 3.47-acre tract of land located north of Wild Horse Creek Road. **(First Reading) Planning Commission recommends approval with a 7-0 vote. Planning & Public Works Committee recommends approval with a 4-0 vote.**
3. Next Meeting - Thursday, February 5, 2026 (5:30pm)

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

1. **Bill No. 3578 - Anonymous Code Enforcement Complaints:** An ordinance of the City of Chesterfield, Missouri amending certain sections of Title IV of the Chesterfield Municipal Code. **(Second Reading) Finance & Administration Committee Recommends approval with a 4-0 vote.**
2. Next Meeting – F&A Committee of the Whole – Tuesday, February 10, 2026 (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. Next Meeting – Thursday, February 12, 2026 (5:30pm)

II. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Bid Recommendation – 2026 Construction and Inspection Testing

Services: Recommendation to authorize the City Administrator to enter into an Agreement with TSI Geotechnical Incorporated in an amount not to exceed \$130,000. Funding is budgeted in account 120-079-5261. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bid Recommendation – 2026 Concrete Slab Replacement

Projects: Recommendation to authorize the City Administrator to execute two Agreements with Amcon Municipal Concrete in an amount not to exceed \$4,000,000, which includes \$2,800,000 for Project A and \$1,200,000 for Project B. Funding is budgeted in account 120-079-5490. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation - Round 26 Municipal Parks Grant, CVAC LED

Lights - C Squad: Recommendation to authorize the City Administrator to execute an agreement with Musco Lighting in the amount of \$750,000. This includes the cost outlined in the proposal (\$739,000) plus a contingency to address change orders if necessary. **(Roll Call Vote) Department of Parks, Recreation and Arts recommends approval.**

D. 2025 November Excess Checks

E. 2025 December Excess Checks

III. OTHER LEGISLATION

- A. **Bill No. 3426 – Approving a Redevelopment Project for RPA 1-A:** 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 1-A under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-A; making findings with respect thereto; establishing a Special Allocation Fund with respect to RPA 1-A; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2027.**
- B. **Bill No. 3427 – Approving a Redevelopment Project for RPA 1-B:** 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 1-B under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-B; making findings with respect thereto; establishing a Special Allocation Fund with respect to RPA 1-B; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2027.**
- C. **Bill No. 3428 – Approving a Redevelopment Project for RPA 1-C:** 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 1-C under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-C; making findings with respect thereto; establishing a Special Allocation Fund with respect to RPA 1-C; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator**

recommends postponement until the first meeting in February of 2027.

- D. Bill No. 3429 – Approving a Redevelopment Project for RPA 1-D:** 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 1-D under the Chesterfield Tax Increment Financing Redevelopment Plan & Project; adopting tax increment financing within RPA 1-D; making findings with respect thereto; establishing a Special Allocation Fund with respect to RPA 1-D; authorizing certain actions by city officials and officers; and containing a severability clause. **(Second Reading) City Administrator recommends postponement until the first meeting in February of 2027.**

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 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.