AGENDA REVIEW

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, May 4, 2026
6:00 PM

I. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Lane Koch, Ward III

1. **Chesterfield Regional TIF – RPA-3 Request for Agreement for Reimbursable Costs (TriStar – Lot 3B):** An ordinance of the City of Chesterfield, Missouri, authorizing and approving a Redevelopment Agreement by and between the City and TriStar Real Estate Acquisitions, LLC in connection with the redevelopment of a portion of the redevelopment area designated as RPA-3 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 & Public Works Committee forwarded the request to City Council with no recommendation. The motion passed with a 3-1 vote, with Councilmember Mastorakos voting nay.**

2. **Power of Review - Carshield:** An Amended Site Development Plan for a 32-acre tract of land zoned "PI" Planned Industrial located east of N. Eatherton Rd. **(Voice Vote) Planning Commission recommends approval with the condition that the video board brightness for both day and night shall meet the Electronic Message Center code requirements. The motion passed with a 6-0 vote. Planning & Public Works Committee recommends approval with a 4-0 vote.**

3. **Power of Review - Westland Acres 2026 SDP:** A Site Development Plan and Landscape Plan for 56.31 acres of land zoned "PUD" Planned Unit District located north of Strecker Road and east of Church Road. Planning Commission
(Voice Vote) Planning Commission recommends approval with a 9-0 vote. Planning & Public Works Committee recommends approval

with the condition that the developer work with the City and area residents to amend the landscape plan. The motion passed with a 4-0 vote.

4. Next Meeting - May 7, 2026 (5:30pm)

B. Finance and Administration Committee – Chairperson Barbara McGuinness, Ward I

1. Next Meeting - Not yet scheduled

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor, Ward IV

1. Next Meeting - Parks, Recreation & Arts Committee of the Whole - May 12, 2026 (6:00pm)

D. Public Health and Safety Committee – Chairperson Patricia Tocco, Ward II

1. Next Meeting - May 11, 2026 (5:30pm)

II. REPORT FROM THE CITY ADMINISTRATOR - Mike Geisel

A. Excess Check Report - March 2026

B. Bid Recommendation — St. Louis Metro APWA Salt Cooperative: Recommendation to authorize the purchase of salt from Compass Minerals, on behalf of the St. Louis Metro APWA Salt Cooperative, at the low bid price of $98.90 per ton. Additionally, recommendation to authorize the purchase of 3,000 tons of salt from Compass Minerals at a cost of $296,700. This is within the $332,500 budgeted in account 001-072-5340. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation – 2026 Concrete Slab Replacement Project - Change Order: Recommendation to authorize the City Administrator to execute two Change Orders with Amcon Municipal Concrete in an amount not to exceed $560,000. This includes $200,000 for Sidewalk Replacement Project B and $360,000 for additional slab replacement work necessary due to staffing shortages in the Street Maintenance

Division. The change orders will utilize budgeted funding – no supplemental financial allocation is necessary. **(Roll Call Vote) Department of Public Works recommends approval.**

D. **Contract Recommendation – CVAC Concession Stand and Maintenance Yard Improvement Project – Design Services:** Recommendation to authorize the City Administrator to execute an Agreement with Archimages in an amount not to exceed $340,000 for the design of improvements at the CVAC, including a restroom / concession stand in C Quad and improvements to the maintenance facility. While funding in the 2026 budget is contained within two separate accounts, this project will be allocated within Account 111-072-5261 (Professional Services). **(Roll Call Vote) Department of Public Works recommends approval.**

E. **2025/2026 Budget Annual "true-up" and carry-overs** – Proposed budget adjustments to the 2025 fiscal budget to reflect year end values post audit activity, including open purchase order encumbrances which increase the 2026 budget. **(Roll Call Vote) Finance Department recommends approval.**

III. OTHER LEGISLATION

A. **Bill No. 3587 – Downtown Chesterfield Special Business District:** An ordinance of the City of Chesterfield, Missouri enlarging the boundary area of the Downtown Chesterfield Special Business District; making certain findings in connection therewith; authorizing certain actions by City Officials and Officers; and containing a severability clause. **(Second Reading)**

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.

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.