



RECORD OF PROCEEDING

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

DECEMBER 14, 2022

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

Mayor Bob Nation 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 Bob Nation
Councilmember Mary Monachella
Councilmember Barbara McGuinness
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the December 5, 2022 Executive Session were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hansen, to approve the December 5, 2022 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the December 5, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the December 5, 2022 City Council meeting minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Francis Siddons, 16573 Wild Horse Creek Road, Apartment 2217, Ward 4 City Council candidate, spoke regarding her experience and expressed opposition to the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Ms. Debbie Shaw Franke, 1520 Froesel Drive, Ballwin, spoke on behalf of Progress 64 West in support of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Ms. Diane Mispagel, 3060 Key Harbour Drive, Lake St. Louis, spoke on behalf of Dillard's in opposition to the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. Edward Hamm, 14938 Royalbrook Drive, spoke in favor of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. Ray Bosenbecker, 1920 Lanchester Court, spoke on behalf of Citizens for Developing Downtown Chesterfield in favor of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

Mr. John Nations (former Mayor), 8 Baxter Lane, spoke in favor of the Chesterfield Regional TIF – Bill No. 3416 (Designating a Portion of the City of Chesterfield, Missouri as a Redevelopment Area) and Bill No. 3417 (Approving a Redevelopment Project).

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Public Health & Safety Committee

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Hurt, to approve the satellite office proposal for the St. Louis County Prosecuting Attorney. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Audio Visual Upgrades in the Council Chambers. Based upon review of information provided by Director of Information Technology Matt Haug, Mr. Geisel joined with him in recommending acceptance of the proposal as submitted by Tech Electronics, and to authorize a contract in an amount not to exceed \$106,000. Mr. Geisel indicated that this bid approval was added to tonight's agenda because the "build" time for the project will be 52 weeks, due to long lead times to acquire the equipment. Councilmember Budoor made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Hansen, McGuinness, Hurt, Wahl, Moore, Mastorakos and Budoor. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3416 Designates a portion of the City of Chesterfield, Missouri as a Redevelopment Area pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended; finding that such redevelopment area is a blighted area; approving a Redevelopment Plan for such redevelopment area; making findings with respect thereto; authorizing certain actions by city officials and officers in connection there with; and containing a severability clause **(Second Reading) TIF Commission recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3416. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3416 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3416 with the following results: Ayes – Wahl, Hansen, Monachella, Budoor, Moore, Hurt, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3416 approved, passed it and it became **ORDINANCE NO. 3217**.

Bill No. 3417 Approves 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) TIF Commission recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Monachella, for the second reading of Bill No. 3417. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3417 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3417 with the following results: Ayes – Moore, Hurt, Wahl, Hansen, McGuinness, Monachella, Mastorakos and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3417 approved, passed it and it became **ORDINANCE NO. 3218**.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

Mayor Nation entertained a motion to adjourn the special City Council meeting and reconvene into Executive Session. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to go into closed session, pursuant to RSMo 610.021 (1) for the purpose of discussing legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys and RSMo 610.021 (9) for the purpose of discussing preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups. A roll call vote was taken with the following results: Ayes – Hansen, Moore, Monachella, McGuinness, Wahl, Budoor, Hurt and Mastorakos. Nays – None. Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the special City Council meeting at 6:02 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 1/3/2023