



AGENDA
PLANNING AND PUBLIC WORKS COMMITTEE
MEETING

Conference Room 101
Thursday, June 12, 2025
5:30 PM

I. APPROVAL OF MEETING SUMMARY

- A. May 8, 2025

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **Action to amend the existing agreement with St. Louis County Government for Code Enforcement Services.**
- B. **CVAC Missouri American Water Easement Dedication.**
- C. **Debris Management Plan – Policy Modification and Request for Supplemental Allocation for 2025 Concrete Slab Replacement.**
- D. **MSD Municipal Stormwater Grant Program – Policy Recommendation.**
- E. **Downtown Chesterfield - Discussion with TSG representatives**

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee 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 PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning and Public Works Committee Meeting Summary
Thursday, May 8, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on **Thursday, May 8, 2025** in Conference Room 101.

Attendance:

Mayor Dan Hurt

Chair Merrell Hansen

Councilmember Mary Monachella

Councilmember Patricia Tocco (proxy provided by Councilmember Mastorakos)

Councilmember Lane Koch

Staff in attendance:

Justin Wyse, Director of Planning

James Eckrich, Director of Public Works/City Engineer

Ms. Alyssa Ahner, Senior Planner

Ms. Shilpi Bharti, Planner

Mr. Isaak Simmers, Planner

The meeting was called to order at **5:30** p.m.

I. APPROVAL OF MEETING SUMMARY

A. April 3, 2025

Councilmember Monachella made a motion to approve the **April 3, 2025 Meeting Summary**. The motion was seconded by Councilmember Hansen and **passed** by a voice vote of **4-0**.

II. UNFINISHED BUSINESS

No unfinished business at this time.

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

- Vice Chair of the Planning & Public Works Committee -

Councilmember Hansen made a motion to appoint Councilmember Mastorakos as the Vice Chair of the Planning and Public Works Committee. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

- Board of Adjustment -

Councilmember Hansen made a motion to appoint Councilmember Monachella as the liaison to the Board of Adjustment. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

- B. P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.):** A request for an ordinance amendment to an existing “PC” Planned Commercial District comprising 77.8 acres located on the north side of Outer 40 Road (17W640035, 16W320011, 16W330021, and 16W320022). (Ward 4)

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner explained that the applicant is requesting to add “Hotel” as a permitted use. The site fronts North Outer 40 Road and is situated within the Gumbo Flats Subdivision. No other changes are proposed as part of this petition. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area.

DISCUSSION

The Committee discussed the background of the prior discussions they have had since the initial rezoning of various areas within the vicinity. Specifically, the conservation efforts north of the Monarch Chesterfield Levee to provide a private recreational area, parking areas north of the levee, and the approved facility on Lot A. There was a general consensus that the location of the property at an entrance / exit to the City necessitated consistency in building design elements for Lots A and B. Mr. Stephen Kling, attorney representing Gumbo Flats, LLC, indicated they were supportive of the amended language but did want to preserve some flexibility in the design moving forward.

Motion

Councilmember Monachella made a motion to forward **P.Z. 02-2025 Gumbo Flats (17955, 17965, 17985, and 17995 N. Outer 40 Rd.)** with an amendment to require generally consistent architectural elements and materials for Lot A and Lot B to City Council with a recommendation to approve. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

- C. P.Z. 03-2025 The Wedge:** An ordinance amendment to modify development criteria for an existing “PC” Planned Commercial District totaling 5.04-acres located south of the intersection of Olive Street Road and Chesterfield Airport Road. (Ward 4)

STAFF PRESENTATION

Ms. Alyssa Ahner, Senior Planner explained that the modifications requested are in response to a lawsuit that began back in 2017 and are part of the ongoing settlement. She then gave a PowerPoint presentation further highlighting history of the site and the surrounding area. Ms. Ahner discussed that the Planning Commission had recommended approval with the condition that the applicant work with Staff to increase the landscaping, particularly along roadway frontages. Unfortunately, revised plans were not ready in time to be distributed in packets, but a revised plan was presented at the meeting.

DISCUSSION

The Committee discussed the improvements by including additional landscaping for the project.

Motion

Councilmember Monachella made a motion to forward **P.Z. 03-2025 The Wedge** to City Council with a recommendation to approve with the condition that the revised landscape plan be included. The motion was seconded by Councilmember Koch, and **passed** by a voice vote of 4-0.

- D. **P.Z. 10-2024 Article 4 and Article 10:** A request for approval from Planning and Public Works Committee to proceed with a petition to amend Article 04 and Article 10 of the Unified Development Code.

STAFF PRESENTATION

Mr. Isaak Simmer, Planner explained that during the January 9, 2025 PPW meeting, staff was directed to review the Unified Development Code in light of recent conversations pertaining to outdoor storage, screening, and display areas. As a result, Staff presents a framework for amending the code to better align with desired outcomes.

DISCUSSION

The Committee discussed several recent areas where clarity in landscape buffers, storage vs. display, and other concepts in the City Code would benefit from additional language; however, the Committee noted that allowing and continuing to incorporate some flexibility will be important moving forward to ensure outcomes and expectations are aligned.

Mr. Wyse indicated that a motion is not required and that Staff was presenting the overall framework. As the Committee has a general consensus that the work effort is necessary, Staff will start the process of working with the Planning Commission on specific approved language. Once a recommendation is provided by the Planning Commission, the request will return to the Planning and Public Works Committee for a recommendation to the full City Council.

- E. **MSD Municipal Stormwater Grant Program**

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer provided background of Proposition S which allows MSD to address growing flooding and erosion problems throughout the St. Louis area and the consequences that concern the City Engineering Staff. Specifically, thirty percent of the money

generated through the ballot initiative will be allocated to municipalities through Municipal Stormwater Grants. The amount available to the City of Chesterfield will be \$300,000 per year, adjusted annually by MSD. Mr. Eckrich stated that he is recommending against the City implementing its own stormwater master plan, essentially duplicating the efforts of MSD and accepting responsibility for MSD matters.

Mr. Eckrich recommended that the City handle the MSD Municipal Stormwater Grants as follows:

- Utilize the Municipal Stormwater Grants to fund public projects, and
- Create a program whereby subdivisions can apply for funds to address private detention basin or subdivision BMPs.

DISCUSSION

The PPW Committee was generally in agreement with the recommendation from the Department of Public Works. Councilmember Hansen asked for examples of potential public projects, which Mr. Eckrich provided. Councilmember Tocco asked about the restrictions on funding from MSD, which Mr. Eckrich explained – specifically that the City would need to apply for any funding from MSD as a grant. Mayor Hurt asked if money could be banked, or if it was “use it or lose it.” Mr. Eckrich clarified that money could be banked. Mayor Hurt stated that he would like to see that as part of the policy so subdivisions with large problems could potentially receive future funding. Councilmember Monachella asked how subdivision projects would be approved. Mr. Eckrich responded that there would likely be a required match and cap for subdivision projects. Staff would review submittals in accordance with the approved policy. Mr. Eckrich clarified that if there is concurrence from the Committee on the direction, Staff will draft a policy to implement the proposed program and present it at a future Planning and Public Works Committee meeting for recommendation to the City Council.

Motion

Councilmember Monachella made a motion to accept the Staff recommendation on the **MSD Municipal Stormwater Grant Program** and direct Staff to draft a policy to implement the program for review by the Planning and Public Works Committee. The motion was seconded by Councilmember Koch and **passed** by a voice vote of 4-0.

F. Wilson Avenue Reconstruction – Temporary Access

STAFF PRESENTATION

Mr. James Eckrich, Director of Public Works/City Engineer explained that we are progressing with plans and right of way acquisition for the upcoming Wilson Avenue reconstruction project – to be constructed in 2026. Due to the change in grade, when we reconstruct the roadway Wilson Avenue will need to be closed from Wild Horse Creek Road to Todd Even Trail. Mr. Eckrich has estimated the closure period at four months, with a total project duration of ten months. Due to the anticipated closure, Staff is recommending a temporary vehicular connection to Baxter Crossing Lane to allow for more convenient access and emergency services. The vehicular connection will be closed after the project, and only a bicycle / pedestrian connection will remain. The temporary connection will be signed as such, with a draft sign included in the packet.

DISCUSSION

The Committee discussed concerns raised by residents in the past with this connection. Chair Hansen stated that she has contacted area residents and most are in favor of a temporary connection. Councilmember Tocco stated that she would like to see area residents notified of the details. Discussion was held as to whether the connection should be advertised outside the project area. The Committee ultimately decided that the connection should NOT be advertised outside the project area so as not to bring added attention to the connection. Councilmember Tocco asked whether the sign should be labeled "local traffic only." Mr. Eckrich stated that he would recommend against such language as it is not really clear and not enforceable in this instance. The Committee discussed the temporary nature of the connection, with some members indicating that residents may want the connection to be permanent once they see it. Chair Hansen clarified that at this time no action is being taken to make the connection permanent. If residents are desirous of a permanent connection that can be considered separately in the future.

Motion

Councilmember Koch made a motion to approve the Wilson Avenue Reconstruction – Temporary Access as recommended by the City Engineer. The motion was seconded by Councilmember Tocco and **passed** by a voice vote of 4-0.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:43 p.m.

Memorandum

Department of Planning



To: Planning and Public Works Committee

From: Justin Wyse, Director of Planning

Date: June 12, 2025

RE: **Action to amend existing agreement with the St. Louis County Government for Code Enforcement Services.**

Summary

On November 21, 1988, the City of Chesterfield entered into an agreement with St. Louis County for enforcement of their Building, Mechanical, Plumbing, Electrical, and Explosives codes within the City of Chesterfield. Pursuant to this ongoing agreement, it is necessary for the City of Chesterfield to periodically adopt the updated editions of the St. Louis County Codes as our minimum standards for construction, alteration, use and occupancy of building and structures.

Most recently, the City revised the City Code to remove the adoption of the International Property Maintenance Code. Following this action, the County has requested that the City update our contract for services to note that property maintenance is not an included service provided for.

All other terms and conditions of the Agreement shall remain in effect. The legislation for this adoption has been provided by St. Louis County and reviewed by the City of Chesterfield. The County ordinances for each of the code amendments are available in PDF format on the St. Louis County website at:

<https://stlouiscountymo.gov/st-louis-county-departments/transportation-and-public-works/codes-and-ordinances/>

Request

This item should be forwarded to the Planning and Public Works Committee for review and recommendation to City Council.

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Dir. / City Engineer

DATE: June 4, 2025

RE: CVAC Missouri American Water Easement Dedication

As you know, the City of Chesterfield has partnered with Gumbo Flats LLC (previously Gateway Studios) to extend sanitary sewer service to multiple properties along North Outer 40 Road, including the Chesterfield Valley Athletic Complex (CVAC). Those sanitary sewer facilities are currently under construction. In addition to the sanitary sewer, Gumbo Flats LLC will also be constructing potable water and storm sewer facilities to service this area. The attached memorandum from Assistant City Engineer Zachary Wolff describes the proposed water main extension, and the details of the recommended easement dedication necessary to facilitate construction of a new twelve-inch water main along North Outer 40.

As you may recall, Goal Number 2, Objective 1 of the City's Strategic Plan is to plan for water, storm sewer, and sanitary upgrades to ensure continuous operation of the CVAC. Dedication of this easement is necessary in order to construct the water improvements necessary to help achieve this objective.

Should you have questions, or require additional information, please contact me.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. Should the PPW Committee concur with Staff's recommendation it should vote to forward the attached ordinance to the full City Council for approval.



Memorandum

TO: James A. Eckrich, PE
Director of Public Works/City Engineer

FROM: Zachary S. Wolff, PE *zsw*
Assistant City Engineer

DATE: June 4, 2025

RE: Missouri American Water Company Easement Request at
Chesterfield Valley Athletic Complex

As you are aware, the City has partnered with Gumbo Flats, LLC (previously Gateway Studios) to extend sanitary sewer service to multiple properties along North Outer 40 Road, west and east of the Chesterfield Valley Athletic Complex (CVAC). The same properties that will be served by the new sanitary sewer also require an extension of the public water main system for water service. Stock and Associates, on behalf of Gumbo Flats/Gateway Studios, has designed a public 12" water main extension project to extend water service to multiple properties along North Outer 40 Road. Missouri American Water Company (MAWC) has reviewed and approved the plans and will accept the water main into their system for public maintenance upon completion of construction and dedication of the necessary easement. As shown on the attached exhibit, the water main will parallel North Outer 40 Road, in the same general corridor as the sanitary sewer extension, on City owned property. Accordingly, MAWC requires the dedication of an "easement for water pipe" for construction and future maintenance of the water main.

This is a private, developer funded project, with no City participation. Installation of the water main is expected to occur concurrently with the sanitary sewer project such that restoration for both projects can occur simultaneously.

Recommendation - I have reviewed the plans and proposed easement for water pipe, consulted with Parks staff on construction impacts to the CVAC, and recommend the attached ordinance and exhibits dedicating the requested easement to MAWC be

forwarded to the Planning and Public Works Committee then to City Council for consideration/approval.

Attachments: Easement Dedication Ordinance
 Exhibit A – Easement for Water Pipe
 Exhibit B - Easement Exhibits
 CVAC Water Main Exhibit

I concur. Please forward to PPW for further review and recommendation.

 **2025-6-4**

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE DEDICATION OF AN EASEMENT TO MISSOURI AMERICAN WATER COMPANY AT CHESTERFIELD VALLEY ATHLETIC COMPLEX (17891 NORTH OUTER 40 ROAD) IN THE CITY OF CHESTERFIELD

WHEREAS, Gumbo Flats, LLC is pursuing development of properties along North Outer 40 Road; and

WHEREAS, the properties require extension of the public water main system for water service; and

WHEREAS, a portion of the water main will be located on City property at the Chesterfield Valley Athletic Complex; and

WHEREAS, Missouri American Water Company has approved plans for additions to their water system and requires a permanent water pipe easement for installation and operation of the new public water main; and

WHEREAS, the Department of Public Works has reviewed the plans and easement and determined the easement will have no adverse effect on the City of Chesterfield.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section I: The City of Chesterfield hereby authorizes the Mayor to execute the water pipe easement on the Chesterfield Valley Athletic Complex as depicted in “Exhibit A” and “Exhibit B”;

Section II: This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2025.

PRESIDING OFFICER

Dan Hurt, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD:

EXHIBIT A

EASEMENT FOR WATER PIPE

KNOW ALL MEN BY THESE PRESENTS on this ____ day of _____, 2025 that the undersigned **City of Chesterfield Missouri** ("Grantor"), owners of **Parcel 16V220055** in St. Louis County, Missouri, having acquired title to said tract of land by deed recorded in Book 12561, Page 953 of the St. Louis County Records, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the **Missouri American Water Company**, a Missouri corporation with offices located at **727 Craig Road, St. Louis, Missouri, 63141** ("Grantee(s)"), the receipt of which is hereby acknowledged, and for other good and valuable considerations do by these presents grant, sell, convey, and confirm, unto Grantee(s), its successors and assigns, the right and easement to lay, repair, replace, and forever maintain its water pipes, hydrants, valves, electric lines and appurtenant facilities in an easement on the strip or strips of ground described as shown hachured ///// on the attached "**Easement Plat,**" marked **Exhibit A**, which is initialed by the undersigned and made a part hereof, together with the right to use commercially reasonable additional space adjacent to the above described easement as may be required during the period of construction and maintenance, including the ability and right of ingress and egress. With the authorization of the Grantor, Grantee(s) shall also have the right to clear and keep clear brush, trees, shrubbery, roots and other obstructions of which, in Grantees' judgment, may interfere with the safe, proper and expeditious laying, construction, maintenance, alteration, inspection, repair, replacement, protection, relocation, operation and removal of water pipes and appurtenant facilities.

Grantee(s), its successors and assigns, to have the right to use and control a line or lines of water pipe for the circulation and distribution of water for public or private use through the above described property for all proper purposes connected with the installation, use, maintenance, and replacement of the line of water pipe, and with the attachment thereto of the service lines of its customers. If the water pipe to which the service line connection of Grantor is abandoned the service line and connection will be relocated to another water pipe as directed by Grantee(s).

Grantor agrees not to obstruct or interfere with the normal use or maintenance of such pipe line or lines and any connections to the pipe line.

Grantor warrant and will defend the title to said easement during its existence with the Grantee(s) for its use and benefit against all parties whomsoever.

This easement is accepted by Grantee(s) with the understanding and on the condition that whenever it shall make any excavations in the above described property the Grantee(s) shall restore the ground to its former condition.

IN WITNESS WHEREOF, this instrument has been executed on this _____ day of _____, 2025

City of Chesterfield Missouri

Name: _____

Printed Name: _____

Title: _____

STATE OF MISSOURI)
) SS:
COUNTY OF ST. LOUIS)

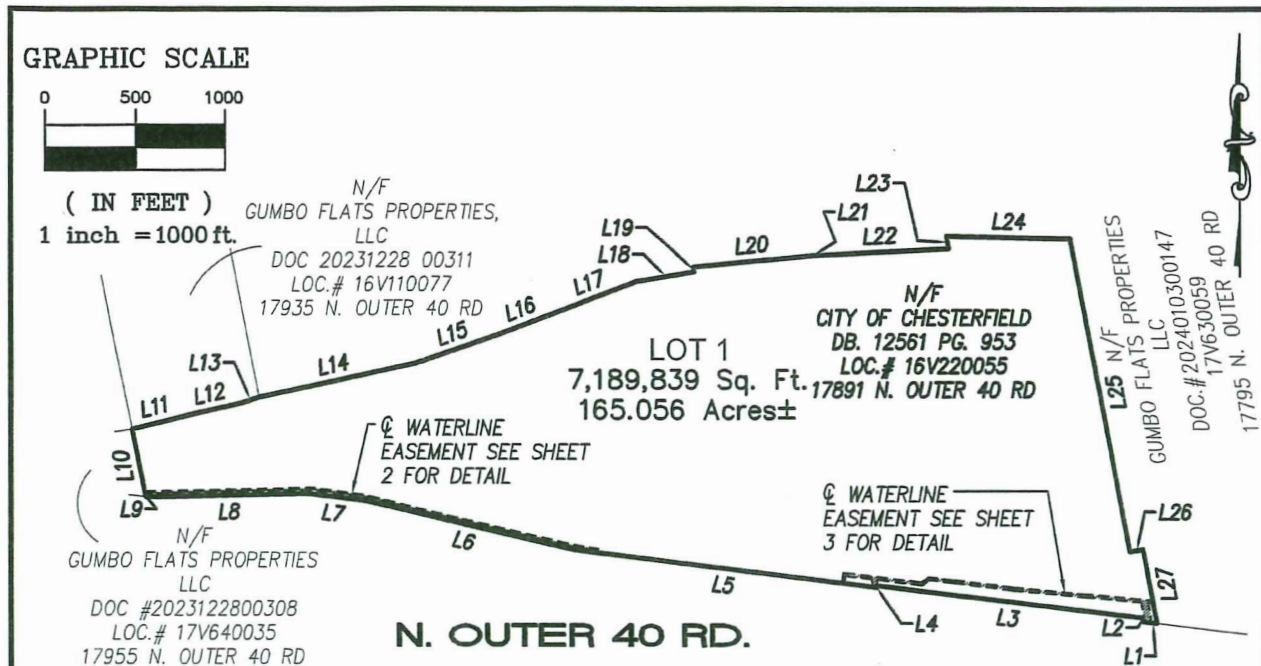
On this _____ day of _____, 20_____, before me appeared _____ to me known, who, being duly sworn did say that he/she is the _____ of the City of Chesterfield, Missouri, and that said instrument was signed and sealed on behalf of said municipality by authority of its Municipal Code, Ordinance No. _____, and they acknowledged said instrument to be the free act and deed of said City of Chesterfield.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires _____

Notary Public

EXHIBIT B



Parcel Line Table		
Line #	Length	Direction
L1	78.78	N83° 03' 25"W
L2	21.55	N10° 52' 29"W
L3	1486.52	N83° 05' 28"W
L4	10.52	S12° 00' 03"E
L5	1711.77	N83° 04' 17"W
L6	1206.67	N76° 54' 13"W
L7	300.11	N83° 05' 55"W
L8	909.31	S88° 44' 27"W
L9	12.25	N84° 14' 31"W
L10	381.99	N11° 19' 32"W

Parcel Line Table		
Line #	Length	Direction
L11	294.24	N76° 11' 34"E
L12	342.39	N77° 38' 25"E
L13	99.83	N71° 51' 21"E
L14	896.91	N77° 51' 26"E
L15	497.05	N70° 51' 28"E
L16	318.72	N69° 03' 28"E
L17	499.87	N69° 03' 28"E
L18	325.32	N80° 23' 28"E
L19	26.70	N10° 52' 32"W
L20	678.23	N84° 38' 37"E

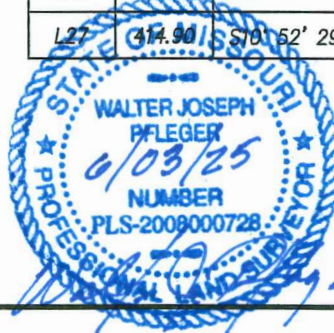
Parcel Line Table		
Line #	Length	Direction
L21	0.60	S10° 52' 32"E
L22	752.97	N86° 58' 47"E
L23	69.16	N10° 52' 29"W
L24	684.14	S88° 42' 27"E
L25	1763.46	S10° 52' 29"E
L26	75.00	N79° 07' 31"E
L27	414.90	S10° 52' 29"E

EXHIBIT A SHEET 1 of 4

EASEMENT PLAT

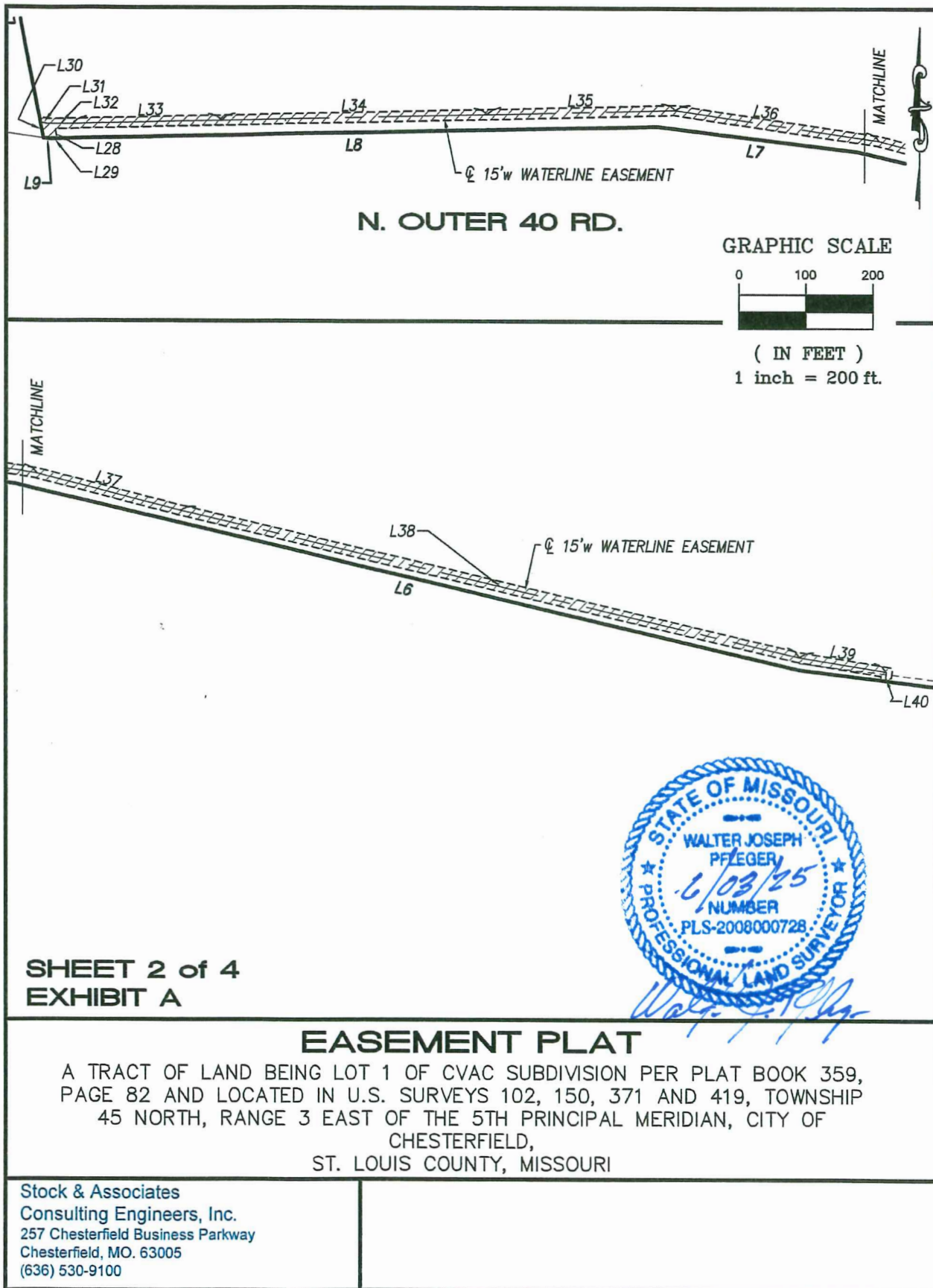
A TRACT OF LAND BEING LOT 1 OF CVAC SUBDIVISION PER PLAT BOOK 359, PAGE 82 AND LOCATED IN U.S. SURVEYS 102, 150, 371 AND 419, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

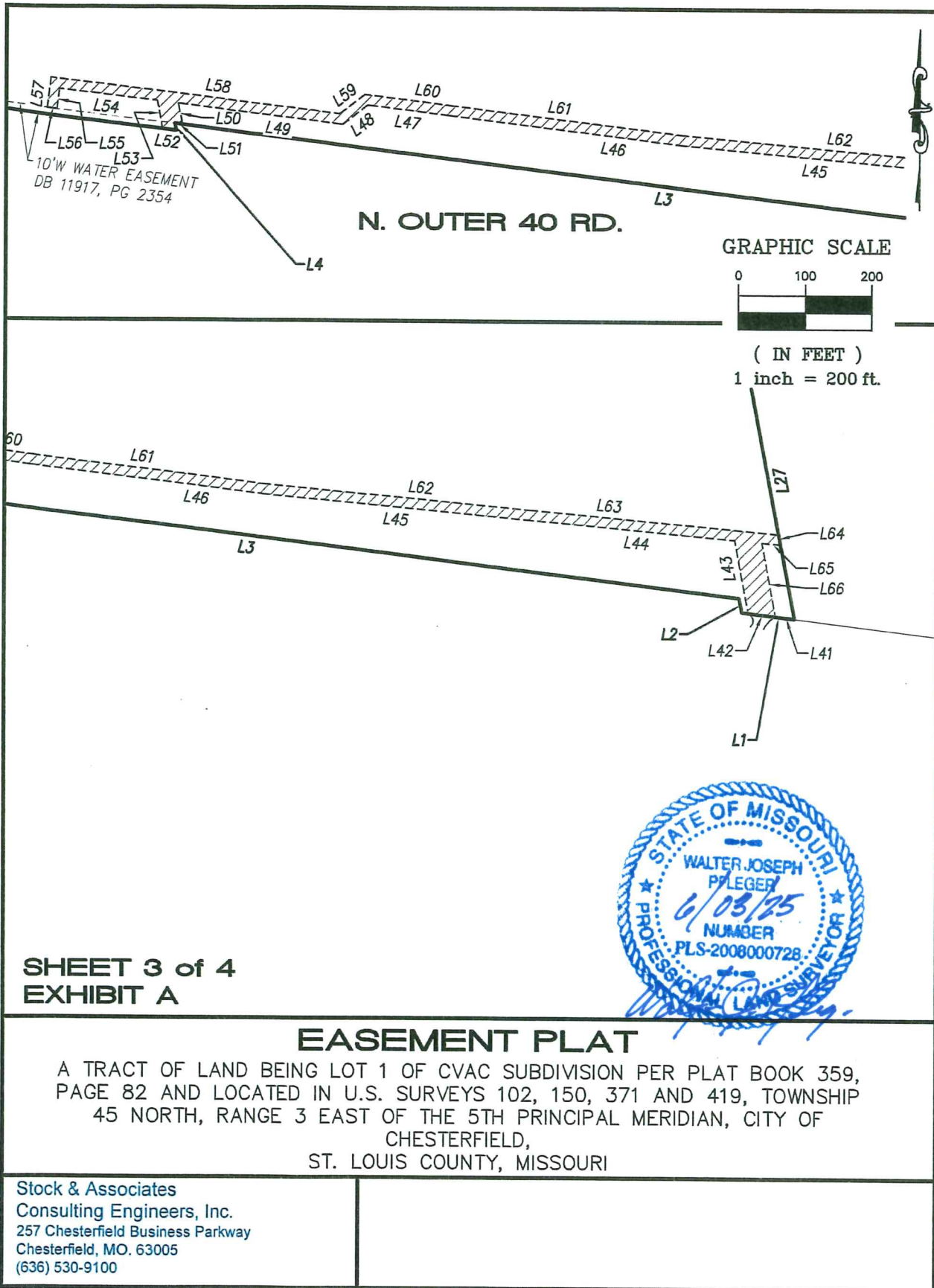
Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100



DATE 5/29/25

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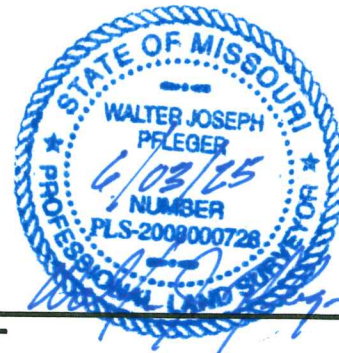
DATE 5/29/25

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Parcel Line Table		
Line #	Length	Direction
L28	14.71	N11° 19' 32"W
L29	8.44	S88° 44' 27"W
L30	23.59	N11° 20' 54"W
L31	12.46	S80° 54' 37"E
L32	36.24	N89° 48' 09"E
L33	222.53	N88° 39' 05"E
L34	400.01	N88° 39' 05"E
L35	282.30	N88° 32' 18"E
L36	307.51	S81° 35' 36"E
L37	221.65	S75° 39' 08"E
L38	953.56	N76° 56' 36"W
L39	131.65	N80° 46' 01"W
L40	13.36	S06° 36' 50"W
L41	28.16	N83° 03' 25"W
L42	40.96	N83° 03' 25"W
L43	109.86	N10° 40' 17"W
L44	308.88	N84° 44' 37"W
L45	400.04	N84° 44' 37"W
L46	349.93	N83° 04' 18"W
L47	125.85	N83° 04' 18"W

Parcel Line Table		
Line #	Length	Direction
L48	47.23	S51° 55' 42"W
L49	250.32	N83° 05' 18"W
L50	32.19	S11° 26' 08"E
L51	11.57	N83° 05' 38"W
L52	20.49	N83° 04' 13"W
L53	42.53	N10° 51' 30"W
L54	146.06	N83° 05' 18"W
L55	30.48	S06° 51' 43"W
L56	15.00	N83° 03' 56"W
L57	45.48	N06° 51' 43"E
L58	436.68	S83° 05' 18"E
L59	47.23	N51° 55' 42"E
L60	132.06	S83° 04' 18"E
L61	349.71	S83° 04' 18"E
L62	399.82	S84° 44' 37"E
L63	372.64	S84° 44' 37"E
L64	15.61	S10° 52' 29"E
L65	27.50	N84° 44' 37"W
L66	111.12	S10° 40' 16"E

SHEET 4 of 4
EXHIBIT A



EASEMENT PLAT

A TRACT OF LAND BEING LOT 1 OF CVAC SUBDIVISION PER PLAT BOOK 359,
PAGE 82 AND LOCATED IN U.S. SURVEYS 102, 150, 371 AND 419, TOWNSHIP
45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF
CHESTERFIELD,
ST. LOUIS COUNTY, MISSOURI

Stock & Associates
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO. 63005
(636) 530-9100

DATE 5/29/25

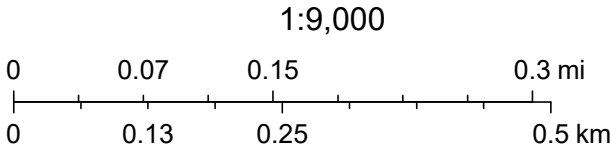
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CVAC Water Main Exhibit



6/4/2025, 2:32:41 PM

- Preliminary Parcels
- Parcels



Esri., Inc., City of Chesterfield, MO

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Dir. / City Engineer

DATE: June 3, 2025

RE: Debris Management Plan

In January 2020 the City of Chesterfield City Council adopted the attached Debris Management Plan (Plan). This Plan was created so that the City of Chesterfield would be prepared to act quickly in the event that the City was impacted by a large-scale storm. Specifically, the Plan was created to delineate the conditions under which the City would conduct storm debris removal and how storm debris removal would occur. While the intention was that the Plan would be implemented in rare cases, we have already used it twice this year following the March 14 and May 16 storms.

Storm debris removal from the May 16 storm began immediately and are still underway. As I do not have comprehensive totals from that storm, this report will concentrate on the March 14 storm. Debris removal began immediately after the March 14 storm and ended on April 2, 2025. Details are as follows:

- 2,118 man hours
- 1,684 truck hours
- 32 heavy equipment hours (front end loader and backhoe)
- 566 chipper hours (including rentals)
- 307 property owners who reported a storm debris pick-up. There were many other properties where debris was picked up but not reported.

As you can see, this is a substantial effort over a three-week period, including both Street Maintenance personnel and Park maintenance personnel. It is important to clarify that no other significant street maintenance related activities occurred during this three-week period, and again for the three-week period after the May 16 storm. **While our out-of-pocket costs (overtime, chipper rentals, fuel) are relatively low, the cost of lost productivity and the impact to our streets is significant. This is even more impactful as the Street Maintenance Division remains seven maintenance workers short of full staffing.** I estimate that due to staffing vacancies, the personnel costs in 072 (Street Maintenance Division) will underrun the allocated 2025 Budget by approximately \$400,000.

It is my understanding that at the May 19, 2024 City Council Meeting, the City Council directed the Planning and Public Works Committee (PPW) to review the Debris Management Plan to determine whether the Plan should be tied to a specific type of storm. I have investigated this request and conferred with City Staff and other respected Public Works professionals. It is my finding that such a metric storm cannot be tied to the Plan for the following reasons:

- 1) The storm classification in many cases is not released until well after the storm event. If the City is going to implement the Plan, we need to do so as soon as practical.
- 2) Any storm classification is not broken down by municipality. In many cases neighboring municipalities will have significantly more/less damage than the City of Chesterfield. This can only be ascertained by site specific inspections.
- 3) The need for pick-up is not determined by the type and magnitude of storm, but by the damage created. Ground conditions, recent storms, and other environmental factors contribute significantly to the damage incurred.
- 4) Tornado and severe thunderstorms are not the only events which necessitate the need for implementation of the Plan. In my career the worst tree damage I have seen was related to a winter ice storm.

It is my recommendation that the existing Plan (attached) NOT be change to tie debris pickup to storm magnitude. Instead, I have recommended minor modifications to the Plan based upon the two most recent events. A red-line version of the proposed changes are attached to this memorandum. Additionally, due to lost productivity associated with the two storm events AND significant staffing issues which remain in the Street Maintenance Division, I recommend a supplemental allocation of \$500,000 from General Fund – Fund Reserves to complete additional concrete slab replacement in 2026. If approved, this will be accomplished via a Change Order to Slab Replacement Project B using existing line-item pricing contained in that Project.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. Should PPW concur with Staff's recommendation, it should authorize the following:

- a) Revisions to City Council Public Works Policy 42 – Debris Management Plan – as shown on the attached redline document.
- b) A Budget Transfer from General Fund – Fund Reserves to the Capital Projects Fund in the amount of \$500,000 to cover concrete slab replacement work that could not be completed due to storm debris response and significant understaffing in the Street Maintenance Division of the Public Works Department. A large portion of this funding (estimated \$400,000) will be replenished at the end of the year due to unspent staffing funds.
- c) A Change Order to Concrete Slab Replacement Project B in an amount not to exceed \$500,000 for supplemental slab replacement work in 2025.

Please forward to PPW for further review and consideration

 **2025-6-2**

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS**NO.** 42**SUBJECT** Debris Management Plan**INDEX** PW**DATE** 1/23/2020
ISSUED**DATE**
REVISED**A) POLICY – General Practice**

The City of Chesterfield maintains approximately 176 miles of public rights of way. Under normal conditions, including storms, the City only removes tree limbs and debris from public property and public rights of way. Debris and tree limbs from private property shall be disposed of by the property owner by using the City's solid waste contractor or a private tree / debris removal contractor.

When removing tree limbs and debris from public rights of way, the first priority of the Public Works Department is to make the streets reasonably safe and passable. Accordingly, tree limbs may be pushed to the side of the road or tree lawn until such time as they can be removed. After all streets are safe and passable, Public Works personnel will work to remove the tree limbs and debris from roadsides, including any limbs restricting use of the sidewalk. Tree limbs will generally be chipped by City maintenance personnel, with the chips being hauled to the Public Works Facility, where they will ultimately be transported to an area nursery.

B) POLICY – Local Disaster

In rare cases, the City will be impacted by a tornado, ice storm, wind storm, or other storm causing widespread destruction. In such an instance, depending on the extent and severity of damages, the Director of Public Works may recommend to the City Administrator that there be a Local Disaster declaration. Within said recommendation, the Director of Public Works shall delineate the specific actions to be taken by the City, an estimate of the time necessary to address the problem, and an estimate of the costs. If the City Administrator concurs with this recommendation, a Local Disaster shall be declared, the details of which shall immediately be forwarded to the Mayor and City Council.

Action required to address the Local Disaster will vary based upon the type and intensity of the event. Unless specifically directed by the Public Work Director, the City's maintenance personnel will NOT enter private property. Residents will be required to transport limbs and eligible debris (excluding building materials and hazardous waste) to the curb, where they can be removed by City Staff, a contractor, or the City's waste hauler. The material that will be accepted for

removal as part of the Local Disaster will depend upon the event, and will be specified in the recommendation from the Public Works Director

A location for storing tree limbs and chips shall be determined by the Superintendent of Maintenance Operations. Prior to allowing any dumping at the specified location, a written record shall be generated for each truckload of debris by Field Monitors. Field Monitors will typically be Maintenance Supervisors or Engineering Staff (depending upon the specific event) who will estimate the size of each load generated, and document the contents, size, truck number, date/time, and employee or contractor driving the truck.

When working under a Local Disaster declaration, all labor and equipment usage shall be documented by the Superintendent of Maintenance Operations. If necessary, members of the Public Works Mutual Aid Agreement shall be contacted to provide support. If another agency provides support, that support shall be closely documented, including all labor and equipment used.

Private contractors may be utilized to address the Local Emergency, subject to authorization by the Public Works Director. Securing the services of a private contractor shall be accomplished in accordance with the City's Purchasing Policy, including Chapter V, Section 5 (Emergency Purchases), if appropriate. However, any contractor removing debris must be paid on a per unit basis, and NOT time and materials, unless this requirement is specifically waived by the Director of Public Works and City Administrator. This will ensure that the quantity of material removed is documented, and eligible costs are reimbursed, if possible.

- Each year the City uses one or more private tree removal contractors to remove dead / dying / hazardous trees from the City right of way. As part of those bids, a line item shall be included for emergency tree removal, on a cubic yard basis. The City may choose to use one of these contractors, at the bid price, as determined by the Director of Public Works.
- The City of Chesterfield contracts with Republic Services for solid waste service. The current solid waste contractor contains a provision requiring Republic Services to provide 20, 30, or 40 cubic yard containers at City designated sites for removal of any material caused by storm damage. These containers will be removed by Republic at a cost below the market rate, to be determined at the time of the storm.

Once the Local Disaster has been mitigated, a report shall be generated by the Director of Public Works detailing the material generated, resources used, and costs incurred. Said report shall be submitted to the City Administrator, and subsequently forwarded to the Mayor and City Council.

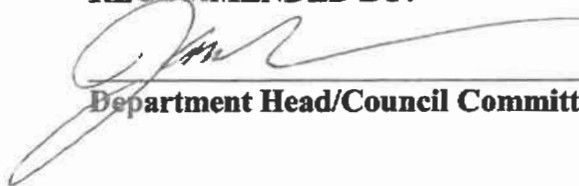
C) POLICY – State of Emergency

It is possible that an event will be of such magnitude and intensity that the Mayor will declare of State of Emergency, as detailed in the City's Emergency

Operations Plan. During a State of Emergency, the Public Works Department shall adhere to the requirements of the Emergency Operations Plan.

In the case of a State of Emergency, the Public Works Department shall generally follow the policies outlined above in B. However, modifications may be made on a case by case basis, including potentially performing work on private property. Specific Direction will be provided by the Director of Public Works or other personnel defined within the Incident Command System (ICS).

RECOMMENDED BY:

 PPW Committee 1/9/2020
Department Head/Council Committee (if applicable) Date

APPROVED BY:

City Administrator

Date



City Council (if applicable)

1/22/2020
Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC WORKS	NO.	42
SUBJECT	Debris Management Plan	INDEX
DATE	1/23/2020	DATE
ISSUED		REVISED

TBD

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A) POLICY – General Practice

The City of Chesterfield maintains approximately 18476 miles of public rights of way. Under normal conditions, including storms, the City only removes tree limbs and debris from public property and public rights of way. Debris and tree limbs from private property shall be disposed of by the property owner by using the City's solid waste contractor or a private tree / debris removal contractor.

When removing tree limbs and debris from public rights of way, the first priority of the Public Works Department is to make the streets reasonably safe and passable. Accordingly, tree limbs may be pushed to the side of the road or tree lawn until such time as they can be removed. After all streets are safe and passable, Public Works personnel will work to remove the tree limbs and debris from roadsides, including any limbs restricting use of the sidewalk. Tree limbs will generally be chipped by City maintenance personnel, with the chips being hauled to the Public Works Facility, where they will ultimately be transported to an area nursery.

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removal as part of the Local Disaster will depend upon the event, and will be specified in the recommendation from the Public Works Director

If there is not sufficient space at the City's Public Works Facility, a secondary location for storing tree limbs and chips shall be determined by the Superintendent of Maintenance Operations. Prior to allowing any dumping at the secondary specified location, a written record shall be generated for each truckload of debris by Field Monitors. Field Monitors will typically be Maintenance Supervisors or Engineering Staff (depending upon the specific event) who will estimate the size of each load generated, and document the contents, size, truck number, date/time, and employee or contractor driving the truck.

When working under a Local Disaster declaration, all labor and equipment usage shall be documented by the Superintendent of Maintenance Operations. If necessary, members of the Public Works Mutual Aid Agreement shall be contacted to provide support. If another agency provides support, that support shall be closely documented, including all labor and equipment used.

Private contractors may be utilized to address the Local Emergency, subject to authorization by the Public Works Director. Securing the services of a private contractor shall be accomplished in accordance with the City's Purchasing Policy, including Chapter V, Section 5 (Emergency Purchases), if appropriate. However, any contractor removing debris must be paid on a per unit basis, and NOT time and materials, unless this requirement is specifically waived by the Director of Public Works and City Administrator. This will ensure that the quantity of material removed is documented, and eligible costs are reimbursed, if possible.

- Each year the City uses one or more private tree removal contractors to remove dead / dying / hazardous trees from the City right of way. ~~As part of those bids, a line item shall be included for emergency tree removal, on a cubic yard basis. The City may choose to use one of these contractors, at the bid prices or any additional prices negotiated based upon work needed in response to a specific storm, as determined by the Director of Public Works.~~
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Once the Local Disaster has been mitigated, a report shall be generated by the Director of Public Works detailing the material generated, resources used, and costs incurred. Said report shall be submitted to the City Administrator, and subsequently forwarded to the Mayor and City Council.

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RECOMMENDED BY:

_____ Department Head/Council Committee (if applicable)	_____ Date
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APPROVED BY:

_____ City Administrator	_____ Date
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_____ City Council (if applicable)	_____ Date
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Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Dir. / City Engineer

DATE: April 28, 2025

RE: MSD Municipal Stormwater Grant Program

On May 1, 2025 PPW directed the City Engineer to draft PW Policy 43 - MSD Municipal Stormwater Grant Program. Policy is attached for approval.

In April 2024, voters approved Proposition S to allow MSD to address growing flooding and erosion problems throughout the St. Louis area. While this is overall good news to the City of Chesterfield, there are some consequences that concern the City's Engineering Staff. Specifically, thirty percent of the money generated through this ballot initiative will be allocated to municipalities through Municipal Stormwater Grants. The amount available to the City of Chesterfield will be \$300,000 per year, adjusted annually by MSD.

While this sounds like a good thing, in my professional opinion it most certainly is not. Within its literature, MSD states that these Municipal Stormwater Grants will "enable local municipalities to set their own funding priorities." This means, according to MSD, that MSD will now log and prioritize storm water problems but that cities should also separately do that. I question how such an obvious duplication of efforts is efficient. But of more concern is the ability for MSD now to "pass off" any storm water concerns they do not want to address to the municipalities. Moving forward, City residents will be told by MSD personnel that "while MSD cannot / will not address your storm water concern, you can contact the City of Chesterfield who can address this via a Municipal Stormwater Grant." This is unacceptable and clearly problematic for the City and its residents.

While I believe there are myriad reasons the City of Chesterfield should not begin prioritizing its own stormwater problems, I will address several. First, if the City funds a high priority problem designated as such by MSD, that merely allows MSD to use its funding to address other problems outside Chesterfield. How is this a benefit to Chesterfield residents? Alternatively, if the City were to choose to address problems MSD considers low priority, we would literally be spending funds on problems that are a lower priority than other known problems with an established higher priority. Either action is seriously flawed and fails to effectively allocate money for stormwater problems.

A second reason not to prioritize our own stormwater problems is the cost associated with such action. Stormwater does not follow or respect municipal boundaries. MSD was created to address stormwater for the entire St. Louis region. How is it cost effective for each individual municipality to create its own “Stormwater Master Plan?” Who benefits from this other than the Engineering consultants who create such plans and MSD who now can offload their problems? Further, the City’s Engineering Staff is at its work capacity. If we begin to address storm water problems we will need to consider hiring additional staff. \$300,000 per year will disappear quickly if we need to create a Storm Water Master Plan and hire staff to administer it. This is simply not the Chesterfield way of doing things.

Finally, having two separate entities prioritize and address stormwater problems is confusing and inefficient for residents. Currently the City’s messaging regarding storm water problems is clear – MSD is the regulatory authority regarding storm water projects and the City of Chesterfield does not perform work on private property. If the City enters this arena this will certainly “muddy the waters” – pun intended – and leave residents bouncing between two agencies. There is no question this will lead to frustration and resident dissatisfaction.

A large part of me wants to simply tell MSD that it is responsible for stormwater and that the City will never apply for any of these Municipal Stormwater Grant funds. While that position is based upon sound principles, its application will result in decreased service to the Chesterfield residents. That is not acceptable to me and I am fully aware that it will not be acceptable to City Council. **Accordingly, after much consideration, it is my opinion that instead of creating our own (and duplicative) storm water master plan, the City should handle the MSD Municipal Stormwater Grants as follows:**

1. **Utilize the municipal stormwater grants to fund public projects.** These could be projects in the public right of way (such as increased inlet capacity or the correction of street/sidewalk flooding), projects in City owned parks, or funding necessary maintenance for stormwater best management practices (BMPs) required by MSD. Such public projects will benefit all City residents and eliminate the need for the City to create its own master plan to prioritize projects on private property.
2. **Create a program whereby subdivisions can apply for funds to address private detention basin or subdivision BMPs.** As you know, detention basins and subdivision BMPs are not maintained by MSD and are typically the responsibility of the subdivision. Many subdivisions lack funding for addressing problems or maintenance necessary for the subdivisions or BMPs. The subdivision would be responsible for all aspects of any such project to improve their detention basin or BMPs, including design, construction, and future maintenance. Should Council agree with this course of action, the City Engineering Staff will

draft the parameters of such a program, which would likely include a cap, a financial match from the subdivision, and would be subject to available funding.

It is my understanding that these Municipal Stormwater Grants will begin in January of 2026. Accordingly, I would like to have a plan in place by that time to determine how the City will utilize these funds. As stated above, **I strongly recommend against the City implementing its own stormwater master plan and prioritizing its own stormwater projects separate from MSD.** By proceeding with the two options delineated above, the City can avoid creating its own plan, improve and maintain stormwater facilities in streets and parks, and provide funding assistance to subdivisions for work necessary to address or improve detention basin and private BMPs.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. Should PPW concur with Staff's recommendation, it should authorize Public Works Staff to draft a Policy to clarify the future use of MSD Municipal Stormwater Grants. Specifically, the Policy will designate that these funds will only be used by the City to fund projects in the public right of way or parks. Additional funding will be provided to the subdivisions to address/improve detention basin and private BMPs, with restrictions contained within the Policy. Once drafted, the Policy will be forwarded to the full City Council for approval and implementation.

If PPW does not support the recommendation of the City Engineer, or prefers additional / alternate action, it should direct Staff accordingly.

Please forward to PPW for further review and concurrence. I am in full support of this approach.

 **2025-4-30**



STORMWATER MUNICIPAL GRANT PROGRAM FREQUENTLY ASKED QUESTIONS (FAQ)

What is the Stormwater Municipal Grant Program?

In April 2024, voters approved Proposition S to allow MSD Project Clear to address growing flooding and erosion problems being fueled by climate change. With the money collected from this tax, MSD will be able to begin addressing more than 7,000 known flooding and erosion problems reported to the District by residents throughout St. Louis City and County. The \$35 million that will be collected annually will be distributed as follows:

- Critical Projects Fund (50%): targeting the most critical stormwater issues, focusing on projects with the highest benefit-to-cost ratio
- Municipal Grant Fund (30%): allocated through municipal stormwater grants, enabling local municipalities to set their own funding priorities
- Environmental Justice Fund (10%): directed towards the highest priority projects in Environmental Justice areas based on a benefit/cost analysis
- Regional Priorities Fund (10%): Guided by feedback from a regional advisory group

How were the stormwater funds allocated for each municipality determined?

The amount of stormwater funds that each municipality will receive are based on population, which was approved by MSD's Rate Commission, Board of Trustees, and voters.

How much will MSD Project Clear customers be billed for the Proposition S tax and when will they receive their first bill?

Non-residential customers are billed \$1.05 for every 1,000 square feet of impervious surface, which includes areas like roofs and parking lots that do not absorb stormwater and create runoff. These customers will be billed directly by MSD Project Clear beginning in February 2025.

Residential customers will be billed 7.5 cents per \$100 of assessed value on their annual property tax.

When will the stormwater funds be available to be used by a municipality?

Municipalities will have access to the stormwater funds allocated to them beginning in January 2026.

What kind of projects can the stormwater municipal grant funds be spent on?

- Construction of storm sewers and inlets
- Improving drainage
- Stabilization of streambanks and erosion control

- Buyout of floodplains or floodproofing
- Cleaning under bridges and cleaning of detention basins
- Costs associated with stormwater planning or engineering
- Other stormwater-related expenses as determined appropriate by MSD Project Clear

Can a municipality spend its stormwater funds on projects outside its municipal boundaries or partner with other municipalities on stormwater projects?

Yes. MSD Project Clear recognizes that stormwater is a regional problem, and improvements across the region can benefit customers in other areas. Municipalities may spend their stormwater funds outside their boundaries including but not limited to combining their stormwater funds to partner with other municipalities on stormwater solutions.

How long does a municipality have to use the stormwater funds allocated to them?

There isn't necessarily a deadline for using the stormwater funds. However, if funds aren't used within 3-5 years of receiving them, MSD Project Clear would want to understand a municipality's plans for using the funds so that excessive balances of the funds aren't carried.

STORMWATER IMPROVEMENT PROGRAM

FALL 2024 UPDATE



With the passage of Proposition S in April 2024, MSD Project Clear can help to address the region's growing flooding and erosion issues, which are already more than the region's natural (creeks, streams, and rivers) and current constructed (stormwater sewers) stormwater systems can handle.

THE NEW STORMWATER IMPROVEMENT PROGRAM WILL FUND

 **700 million** in **stormwater solutions** over 20 years

 **50%** *funds the most pressing stormwater issues across MSDPC's service area.*

 **30%** *funds Municipal Stormwater Grants, allowing for local decisions on funding priorities.*

 **10%** *funds an environmental justice fund to aid solutions in poor and marginalized communities.*

 **10%** *funds projects identified by MSDPC and a regional advisory committee.*

REGIONAL FUND SURVEY LINK



MSDProjectClear.org/StormwaterSurvey

REGIONAL FUND OPTIONS INCLUDE

- Buying out properties in flood-prone areas
- Erosion control and prevention
- Building new/upsized stormwater sewers
- Increased funding for municipal grants – competitive selection
- Increased funding for municipal grants – based on population
- Increased funding for projects in environmental justice areas
- Local matches to attract potential state and federal funding
- Increase funding for MSDPC critical projects list

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS		NO.	43
SUBJECT	MSD Municipal Stormwater Grant Program	INDEX	PW
DATE ISSUED	TBD	DATE REVISED	

BACKGROUND

In April 2024 St. Louis area voters approved Proposition S to allow MSD to address growing flooding and erosion problems throughout the St. Louis area. Thirty percent of the money generated through this ballot initiative will be allocated to municipalities and St. Louis County through Municipal Stormwater Grants. The amount available to the City of Chesterfield will be \$300,000 per year, adjusted annually by MSD.

As the regulatory authority for stormwater in the St. Louis area, MSD is responsible for prioritizing and addressing stormwater problems. The City of Chesterfield will not accept this responsibility from MSD and will not create a separate prioritization system. Such a separate system would be inefficient, duplicative, and not in the best interest of the citizens of the City of Chesterfield. It is expected that the Municipal Stormwater Grants will become available in early 2026.

POLICY

The City of Chesterfield will request Municipal Stormwater Grants for only two purposes:

- The first purpose will be to fund public stormwater projects. Specifically, the City will utilize these funds to construct stormwater improvements in the public right of way, within City property (including City parks) or as part of the Chesterfield Valley Stormwater Master Plan. In the first three years of the grant program (2026-2028) the City of Chesterfield will limit any Municipal Stormwater Grant request to \$100,000 or less, unless a larger submittal is authorized by the City Council.
- The second purpose will be to reimburse subdivisions for expenses incurred related to improvements to private stormwater facilities, stormwater retention/detention basins, or stormwater Best Management Practices (BMPs) maintained by the subdivision. Subdivisions can apply for Municipal Stormwater Grant funds, through the City of Chesterfield, beginning in 2026 for reimbursement in 2027. The Department of Public Works will create an application form for this purpose. Any request for

reimbursement to a subdivision requires a 100% match and will be capped at \$10,000 per subdivision for 2027 and 2028. For 2027 and 2028 the aggregate reimbursement to all subdivisions will be capped at \$100,000, unless a higher amount is authorized by City Council.

It is the City of Chesterfield’s intent to “bank” stormwater funds of \$100,000 per year beginning in 2026. These “banked” funds will only be used for one of the two reasons delineated above – public projects or detention basins / BMPs maintained by a subdivision. The “banked” funds are intended to address a future large-scale project and can only be authorized by City Council, with a positive recommendation from the Planning and Public Works Committee.

EXECUTION

The Department of Public Works Staff will begin applying for Municipal Stormwater Grant Funds in 2026 for public projects.

Beginning in 2025, Department of Public Works Staff will formalize a program and create an application for subdivision use of Municipal Stormwater Grant Funds. This information will be disseminated to subdivisions and specifically addressed at the annual Trustee Symposiums. The City will begin receiving applications from subdivisions in 2026 for potential reimbursement beginning in 2027.

The Director of Public Works shall generate a report annually on the status of Municipal Stormwater Grants. This report shall be submitted to the City Administrator and reviewed by the Planning and Public Works Committee. After three years of this program the Director of Public Works shall make recommendations to refine and improve this program, including any changes to the funding allocations delineated in this Policy.

Modifications to this Policy must be approved by City Council. Nothing in this Policy shall restrict City Council from revising or repealing this Policy at any time. All use of Municipal Stormwater Grant Funds shall adhere to this Policy or be specifically authorized by City Council.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date