



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

October 23, 2025

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt
Chairperson Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Council Committee Member Lane Koch, Ward III
Council Committee Member Gary Budoor, Ward IV
Justin Wyse, Director of Planning
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant
Zach Wolff, Assistant City Engineer
Steve Merk, Senior Civil Engineer
Jeff Tegethoff, CRG
Natasha Das, CRG
Chris McKee, CRG
Michael Staenberg, The Staenberg Group
Tim Lowe, The Staenberg Group
Taylor Reich, The Staenberg Group

ABSENT

APPROVAL OF MINUTES

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, to approve the September 18, 2025 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

Chesterfield Regional TIF – RPA-2 Proposed Redevelopment Agreement

The Chesterfield regional TIF district's proposed redevelopment agreement for RPA-2 was discussed. Jeff Tegethoff of CRG introduced the request for immediate issuance of notes for certified costs incurred to date (approximately \$8 million), a \$25 million bond issuance to refund the notes and provide disbursements for the garage during construction, an extension of time for project completion to December 2028, and creation of a tax-exempt entity (e.g. Community Improvement District) to maintain the garage. He noted significant design changes, such as the conversion of office buildings into condominiums due to the effects of COVID-19 and rising interest rates, and also discussed ongoing challenges in attracting office tenants, which has ultimately led to a shift toward residential and restaurant uses.

Other representatives from CRG elaborated on the need for a standalone parking garage and discussed the impact of the State Auditor's investigation had on construction of the public parking facility. The development team has reviewed the current parking capacity, as well as the need for additional spaces, and presented two design options, emphasizing the garage's importance for public parking and economic activity.

Chair Hansen expressed concerns about changes to the funding model and maintaining City control over garage ownership and consistency with other similar financing districts. Mayor Hurt raised questions about the garage's location and its effect on retail integration, but it was clarified that the plan still meets and even exceeds retail frontage requirements, serving both the development and nearby amenities like Central Park and the Amphitheater.

As part of exploring alternative solutions, Chris McKee of CRG suggested considering other parking options to reduce the garage's size. It was also proposed downsizing the garage to cut costs and allow for private debt bridging, while Chair Hansen and Mr. Tegethoff discussed the feasibility of using TIF funds for a smaller facility, noting that any changes would require City Council approval.

The Committee proposed conducting further analysis and returning with a revised plan for the garage and parking needs. Mr. Wyse committed to coordinating with the development team to bring back additional concepts for the Committee to consider.

Downtown Chesterfield – Discussion with TSG Representatives

Tim Lowe, representative from The Staenberg Group, presented a quarterly update of the progress and challenges regarding the Downtown Chesterfield development.

An aerial overview of the mall site was provided, showing ongoing demolition and material recycling efforts. A detailed project timeline was provided, including the removal of the private water loop, and next steps involving the

completion of the remaining water line work and material relocation before winter to prevent complications.

Mr. Lowe then discussed the size requirements for the parking garage. He explained the internal process TSG and their consultants have utilized to evaluate parking demand across retail, office, and residential components. This discussion included additional details on uses that would self-park vs those that will utilize public parking. He outlined parking requirements for first-floor retail within multifamily buildings, the redevelopment of the Macy's site, and the consolidation of retail plans, concluding that approximately 620 public parking spaces would be needed.

The new parking garage design was described, including its reduced size, improved sightlines, and better integration with the Macy's building and adjacent park. Mr. Lowe highlighted the need for sufficient parking to support both daytime and nighttime use and raised the issue of lifting restrictions on vertical construction near the grand entry. Chair Hansen supported moving forward with the conveyance of Lot 3A to the City and finalizing the financial contribution. Mr. Lowe stressed the importance of finalizing the agreement to prevent future complications and reaffirmed his commitment to ensuring the grand entry design remains timeless and aligned with the project's vision.

Further updates included challenges with repaving the Dillard's ring road and relocating utilities. Mr. Lowe discussed cost differences between overlaying the ring road and reconstruction, noting Dillard's reluctance to participate in repaving efforts. He suggested a temporary fix until the retailer finalizes its future plans. He also reported on the Clarkson Road widening project, which faces utility relocation issues, and requested city assistance if complications arise.

Turning to the Tristar development, Mr. Lowe explained the plan, which would facilitate dirt removal and improve site balance between the upper mall area and the lower elevation area. He explained that Tristar may seek reimbursement through TIF funds and urged city involvement in related meetings and agreements. Mayor Hurt reiterated that TIF money should be used strictly for public infrastructure, not private developments, and discussed the historical context of infrastructure funding in the Valley. Chair Hansen underscored the need for a comprehensive approach when making infrastructure decisions.

The discussion concluded with transportation and connectivity topics. Mr. Lowe described how the proposed public road would link to Chesterfield Parkway. Councilmember Koch raised community interest in a metro accessibility in the area. Mr. Lowe agreed on the importance of accessible transit options for employees and mentioned that preliminary conversations with the transit authority were underway to determine appropriate bus routes.

Public Street Acceptance – Schaeffer’s Grove (Plats 1 and 2)

James Eckrich, Director of Public Works/City Engineer stated that Public Works staff recently conducted an inspection of Plats 1 and 2 of the Schaeffer’s Grove Subdivision. As part of the inspection, Staff determined the following streets meet the City of Chesterfield’s design and construction standards for acceptance as public streets: Lisa Ridge, Schaeffer’s Grove Court, and Silver Buck Lane.

Councilmember Mastorakos asked for a clarification of the street limits, which was answered by Zachary Wolff to her satisfaction. Chair Hansen asked if there is an annual maintenance cost estimate, which Mr. Eckrich provided as \$38,500 annually.

Councilmember Monachella made a motion, seconded by Councilmember Koch, to recommend approval of Public Street Acceptance – Schaeffer’s Grove (Plats 1 and 2). A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council for consideration of the ordinance accepting these as public streets.

2026 Snow Removal Reimbursement for Private Streets

Mr. Eckrich presented an overview of the Private Street Snow Removal Reimbursement Program. There are currently 53 subdivisions eligible for reimbursement under the program and requests for reimbursement vary significantly from subdivision to subdivision. Mr. Eckrich stated that funding for this program is considered annually outside the City budget. If approved by City Council a budget amendment is implemented.

Chair Hansen stated that many subdivisions exceed the permissible reimbursement amount. She stated that she hopes Council continues to fund this program. Mr. Eckrich stated that after the next winter season the reimbursement amounts will be adjusted, per policy.

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to recommend approval of the 2026 Snow Removal Reimbursement for Private Streets. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forward to the full City Council after passage of the 2026 budget.

Public Works Mutual Aid Agreement

Mr. Eckrich explained the Public Works Mutual Aid Agreement, which was originally implemented as the Lafayette Area Mutual Aid Agreement in 2001. Since that time, it has evolved into the Public Works Mutual Aid Agreement and there are fifteen members. The Agreement requires a biennial review by all members, which recently occurred. At that time the members determined that all agencies should re-adopt the Agreement. Mr. Eckrich stated that this Agreement allows Public Works agencies to help other cities who experience

disasters. He emphasized that participation in any event is voluntary and highlighted its vital role in effective disaster response.

The committee commended Mr. Eckrich on the Agreement. Councilmember Monachella stated that she reviewed the Agreement in detail and was impressed with the thoroughness of the document. Mr. Eckrich explained that the details are necessary to ensure FEMA compliance. The Committee members each indicated that they support the Agreement and its expansion to other cities.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to recommend approval of the Public Works Mutual Aid Agreement. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council.

Bikeable Walkable Plan

Mr. Eckrich presented the Bikeable Walkable Plan. He highlighted the significant public involvement, which resulted in five prioritized projects: Edison Avenue Trail Crossing, the Ameren Utility Corridor Trail, the Monarch-Chesterfield Levee Trail Extension, the Logan University Trail, and the Riparian Trail/Old Chesterfield Road/Levee Trail connection. The Plan update was a specific goal delineated in the City's Strategic Plan.

Mr. Eckrich explained that the prioritized projects contained in the plan are estimated to cost \$26 million. Mr. Eckrich clarified that there is currently no funding for these projects. If Council approves the Plan the Engineering Staff will begin working to secure funding, similar to what was done with the Levee Trail, Pathway on Parkway, and Riparian Trail. Mr. Eckrich stated that if the City had not planned for these trails they never would have been constructed.

Mr. Eckrich detailed the Disclaimer in the Plan, and that the projects delineated are ideas, with conceptual cost estimates. Prior to any project moving forward it will need significantly more work, including design and a detailed cost estimate. These projects are not funded and will likely not be constructed for many years.

Mr. Eckrich detailed the component of the Plan which includes future projects on State and County roads. Mr. Eckrich clarified that these projects will not be constructed by City Staff, but Staff will advocate for these projects. There is also the possibility that the City could fund a portion of these projects, similar to the sidewalk Woods Mill Road north of Parkway Central High School. Councilmember Monachella asked about that project and whether it should be included in the Plan. Mr. Eckrich stated that it was not a listed project because we are already working toward a solution. However, details of that project are specifically detailed on page 15 of the Plan.

Councilmember Koch stated her support of the Plan and asked about future pedestrian connections to downtown Chesterfield. Mr. Eckrich stated that

additional projects could always be added to the Plan. He stated this Plan will not be “placed on a shelf”. It can and should be updated as priorities change and if additional projects are desired.

Councilmember Mastorakos expressed her support of the Plan and stated that the Plan is creating a roadmap for the City’s next ten years. Councilmember Hansen stated that she also supports the Plan, but has a number of specific questions. Mr. Eckrich offered to meet with her to review all of her questions and concerns.

Mr. Eckrich stated that the final component of the Plan is a recommendation to review City code and policies as they relate to cyclists and pedestrians. Mr. Eckrich stated that the Plan does not implement changes. It makes recommendations which can be acted upon in the future through Code and Policy changes. Councilmember Koch expressed her support of these considerations, specifically removing any prohibition against bicycles on sidewalks. Significant discussion was held regarding motor bikes and E-bikes. Mr. Eckrich clarified that the Plan does not implement any change, it simply states that the City should clarify where motor bikes and E-bikes are allowed and prohibited.

Mr. Eckrich thanked Senior Civil Engineer Steve Merk and Assistant City Engineer Zach Wolff for their work on this project. He clarified that Merk, Wolff, and Eckrich are happy to meet with any Councilmember regarding the Plan and questions they may have.

Chair Hansen stated that while she has questions, she feels it is important to move the Plan forward. The Committee felt it should be clear that the Plan is a planning document for future projects and may be changed as priorities change. The Committee also felt it was important to emphasize that the projects were chosen by the public through the online survey and open house.

Councilmember Koch made a motion, seconded by Councilmember Mastorakos, to recommend approval of the Bikeable Walkable Plan. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. This matter will be forwarded to the full City Council.

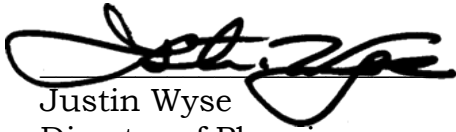
UNFINISHED BUSINESS

There was no new business.

ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

Respectfully submitted:



Justin Wyse
Director of Planning



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



Theresa Barnicle
Executive Assistant

Date Approved: 11/6/2025