



AGENDA
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Tuesday, August 18, 2026
6:00 PM

- I. CALL TO ORDER** - Mayor Dan Hurt
- II. PLEDGE OF ALLEGIANCE** - Mayor Dan Hurt
- III. MOMENT OF SILENT PRAYER** - Mayor Dan Hurt
- IV. ROLL CALL** - City Clerk Vickie McGownd
- V. NEW BUSINESS**
 - A. Grand Entry, Update and Direction
- VI. ADJOURNMENT INTO EXECUTIVE SESSION**

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.

Memorandum

Department of Public Works



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

FROM: James A. Eckrich, P.E. 
Public Works Dir. / City Engineer

DATE: June 2, 2026 / August 13, 2026 UPDATE

RE: Grand Entry – Professional Design Services

The memo below was provided to the Planning Public Works Committee of City Council in early June and a contract with LJC Design was authorized by City Council on June 15, 2026. LJC has been working diligently to create a Concept Plan, including two meetings with City Staff. The City Staff really likes two of the concepts and believes that both would be tremendous assets to the City, Central Park, and Downtown Chesterfield. Both concepts have been presented to the Staenberg Group, who were very impressed and stated that “both concepts exceeded their expectations.” On August 18, 2026 Chip Crawford from LJC Design / Kanopi Gap will present these options to the City Council, including conceptual cost estimates. After this presentation I would like direction from City Council on the conceptual design we should choose. The conceptual design chosen will be presented to the residents at an Open House in September.

As you know, the former site of the Chesterfield Mall is under development by the Staenberg Group (TSG). This large-scale development, which is part of the newly created Downtown Chesterfield, will transform the central portion of the City of Chesterfield. The primary architectural feature of Downtown Chesterfield will be the Grand Entry, located on the west side of the former mall property, directly across the street from Central Park. This long-planned feature, which is referenced in the City’s Comprehensive Plan, will connect the mall redevelopment to Central Park.

During the early stage of the mall redevelopment it became clear that City did not simply want “a set of stairs and utilitarian switchbacks.” Instead, the City desires a unique, iconic pedestrian link between the former mall site and Central Park. Accordingly, the City entered into negotiations with TSG to directly manage the design and construction of the Grand Entry. Ultimately both parties agreed that the City will manage this project, with the developer contributing \$300,000. A Development Agreement between TSG and the City was approved on April 21, 2026.

On February 19, 2026 the City of Chesterfield issued a Request for Qualifications (RFQ) to thirteen firms for professional services necessary to design the Grand Entry. Four firms submitted proposals, from which two firms were subsequently interviewed by a group of senior City Staff. Ultimately the Staff chose LJC Design and Engineering as the firm most qualified to provide the necessary professional services. A scope, fee, and contract were then negotiated between LJC and the City of Chesterfield, spearheaded by the Director of Public Works and the City Attorney. This endeavor was more substantive than usual given the uniqueness and importance of this project. The negotiated Scope and Fee (\$126,500) are attached.

Note that because we do not know exactly what we are going to construct, it became apparent during negotiations that this would have to be a multi-approval process. The Scope and Fee being presented at this time cover Phase 1, known as the Character Plan. During the Character Plan Phase the consultant will work with City Staff to create a Concept Plan, including a conceptual design and cost estimate. That Concept Plan will then be presented to the public at an Open House. Detailed design will NOT commence until authorized by City Council as part of Phase 2.

It is my recommendation that the City of Chesterfield enter into a professional services agreement with LJC Design and Engineering in an amount not to exceed \$140,000. This figure includes the negotiated fee (\$126,500) and contingency to account for change orders or additional work that may become necessary. As referenced above, these design funds will be paid from a prior deposit from TSG, negotiated as part of the Development Agreement. They are specifically designated in Account 120-079-5299. If approved by City Council, design of the Character Plan will commence immediately and I would expect an Open House to be held in August or September. Detailed design will not begin until approved by City Council, at a later date.

Action Recommended

This matter should be forwarded to the full City Council for consideration. Should City Council concur with Staff's recommendation, it should authorize the City Administrator to execute an Agreement with LJC Design and Engineering in an amount not to exceed \$140,000 for Phase 1 of the design on the Grand Entry. This includes the negotiated fee (\$126,500) and a contingency to account for change orders or additional work that may become necessary. Funding for this design was provided by TSG and is allocated within Account 120-079-5299.