

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 22, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 22, 2024 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV). **Councilmember Mary Monachella** (Ward I) was absent.

Also in attendance were: James Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; and Theresa Barnicle, Executive Assistant.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 18, 2024 Committee Meeting Summary

Councilmember Hansen made a motion to approve the Meeting Summary of July 18, 2024. The motion was seconded by Councilmember Mastorakos and **passed** by a voice vote of 3-0.

II. UNFINISHED BUSINESS

- A. **Chesterfield Valley Branding update (Councilmember Hansen)**: An update on the proposal regarding installing signage at entry points into Chesterfield Valley to identify it as "Chesterfield Valley" or "The Valley" (Ward 4).

DISCUSSION

Councilmember Hurt stated that this item would be moved to the end of the agenda unless there was any objection. All councilmembers were in agreement.

After New Business items, Councilmember Hansen submitted her findings regarding the potential branding of Chesterfield Valley to the committee. She raised questions about naming rights. Brief discussion ensued, and it was ultimately recommended that she discuss her questions with the City Attorney. Councilmember Hansen queried whether the sign code would restrict signage delineating Chesterfield Valley. Mr. Wyse stated that the existing code would probably not need to be amended to accommodate the type of signage being discussed.

In conclusion, the committee determined that prior to taking any action on the matter they would need to consult a map and determine the potential locations of signs, the total number of signs, and the cost of the signage. Additionally, local businesses should be consulted to garner their opinions of potential signage. This matter will be revisited in a future meeting.

This presentation was for discussion purposes only. No vote was taken on this matter.

III. NEW BUSINESS

A. Proposed 2025 Planning and Public Works Committee Meeting Schedule

Councilmember Hansen made a motion to approve the proposed 2025 Planning and Public Works Committee Meeting Schedule with the condition that consideration should be given to ensuring that ARB meeting dates and times do not conflict with PPW meetings. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 3-0.

- B. P.Z. 06-2024 City of Chesterfield (Unified Development Code – Article 2)**: An ordinance amending Article 2 of the Unified Development Code to remove the regulatory role from CHLPC to City of Chesterfield.

DISCUSSION

Justin Wyse, Director of Planning, stated that Council previously provided direction to Staff to amend the City Code to address items referred to the Chesterfield Historic and Landmark Preservation Committee (CHLPC). Mr. Wyse mentioned that no changes have been made to the document since the draft was presented to City Council on July 15, 2024. A public hearing was held by the Planning Commission on August 12, 2024 and the Planning Commission recommended approval of the proposed changes by a vote of 9-0.

Councilmember Mastorakos made a motion to recommend **P.Z. 06-2024 City of Chesterfield (Unified Development Code – Article 2)** to City Council with a recommendation to approve. The motion was seconded by Councilmember Hanes, and passed by a voice vote of 3-0.

C. Authorization of Purchase for a Skid Steer Breaker Attachment and Walk Behind Pavement Line Striper

James Eckrich, Director of Public Works, stated that during creation of the 2025 Budget it became apparent that the Street Maintenance Division (072) Budget would substantially underrun its planned expenditures, primarily due to law salt usage in 2022-2024. Accordingly, he is recommending the use of existing budgeted funds to purchase a new pavement breaker and striper, which were originally planned for the 2025 Budget. If these purchases are approved, they will be funded in 2024 and removed from the 2025 Budget.

Councilmember Mastorakos asked about the pavement breaker and why it only lasted five years. Mr. Eckrich explained that this is a skid steer attachment with high impact usage. Councilmember Mastorakos stated that she can certainly understand that explanation and supported both purchases at this time.

Councilmember Hansen made a motion to recommend to City Council approval of the proposed purchases and the associated interfund budget amendment. The motion was seconded by Councilmember Mastorakos, and passed by a voice vote of 3-0.

D. 2024 Concrete Pavement Report

DISCUSSION

James Eckrich, Director of Public Works/City Engineer presented findings from the 2024 Concrete Pavement Report. Mr. Eckrich noted how proud he was of the report and the employees who put it together, Zach Wolff, Assistant City Engineer and Anjana Kittu, Civil Engineer. He praised their research and attention to detail in the report.

Overall, the report outlined the following: The pavement condition rating is good, with an average rating of 7.89 on a scale of 1-10. Overall pavement condition is aging, with most pavement being between 25-29 years old. The City's overall pavement rating has decreased from a rating of 8.19 in 2013 to 7.82 in 2022, but has increased to 7.89 in 2023. Mr. Eckrich reviewed pavement costs over the last several years, specifically showing how costs were somewhat consistent from 2014-2022, and then jumped to high of \$110.50 / SY in 2023. Costs in 2024 were reduced to \$80.90 / SY, which has helped our condition prediction model.

Mr. Eckrich mentioned that street maintenance is a vital part of the City's pavement preservation plan. By reducing vacancies in the Street Maintenance Division from a high of 14 to 3, the City will be able to perform these necessary maintenance functions, which were in question last year. Mr. Eckrich stated that it is imperative that money in the Capital Project Fund not be reallocated for other expenditures to ensure we can effectively maintain and replace our streets into the future.

This presentation was for informational purposes only. No vote was taken on this matter.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:43 p.m.