

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, September 7, 2023



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, September 7, 2023 in Conference Room 101.

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

Also in attendance were: James Eckrich, Director of Public Works/City Engineer; Barry Johnson, Building Maintenance Supervisor; and Justin Wyse, Director of Planning served as Recording Secretary at the meeting.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 24, 2023 Committee Meeting Summary

Councilmember Monachella made a motion to approve the Meeting Summary of August 24, 2023. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS

- A. Chesterfield Commons Six, Lot 3 (ASDSP): A Third Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan and Amended Architectural Elevations for a 1.28-acre tract of land zoned "C 8" Planned Commercial District located on the north side of Chesterfield Airport Road and west of Boone's Crossing.

STAFF PRESENTATION

Justin Wyse, Director of Planning explained that the project was reviewed by Planning and Public Works on August 24, 2023. At that time, the Committee postponed the vote on the project, and the applicant was asked to work on the Site Plan to increase the parking spaces on site. The applicant is actively working on a proposal that complies with the green space requirements while minimizing the amount of parking proposed for elimination. Mr. Wyse noted that they are not able to reduce the green space lower than that which the site specific ordinance requires without going through the ordinance amendment process.

Chair Hansen asked Mr. Arash Amini, owner of Amini's Galleria to provide any updates on the coordination between the businesses since the last meeting. Mr. Amini noted that the parking arrangement has been working better and that Chick-fil-A employees have been helping to keep the shared parking area free from trash.

Motion

Councilmember Mastorakos made a motion to postpone Chesterfield Commons Six, Lot 3 until the September 21st P&PW meeting as requested by the applicant. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

B. Public Street Acceptance-Schoettler Grove

STAFF PRESENTATION

Justin Wyse, Director of Planning explained that Public Works staff recently conducted an inspection of the Schoettler Grove subdivision. As part of the inspection, Staff has determined that of Schoettler Grove Court (approximately 1,965 feet) meets the City of Chesterfield's design and construction standards for acceptance as a public street.

At the August 24th meeting this matter was held due to the exterior condition – including a portable toilet - of the final lot under construction. Since that meeting, Staff has confirmed that the escrow holder (Benton Homes) is not involved in the construction on Lot 17 and that the required escrowed funds for maintenance of the cemetery has been deposited with the HOA. Planning and Public Works Staff have also communicated with Code Enforcement to ensure that Lot 17 adheres to the City's property maintenance code.

Councilmember Hurt noted that he is still receiving complaints from the residents regarding the remaining lot. He stated that he is reluctant to release the construction deposit and accept the streets until this matter is resolved. A representative from Benton Homes attended the meeting and clarified that Lot 17 is owned by Prestige Homes. Benton is happy to contact Prestige to address any deficiencies, but they no longer control this property. Mr. Wyse noted that RSMo 89.410 requires the release of the construction deposit following a report that all required improvements have been completed. Mr. Eckrich stated that Public Works staff will continue to coordinate with code enforcement to address property maintenance concerns.

DISCUSSION

Motion

Councilmember Mastorakos made a motion to forward the Public Street Acceptance-Schoettler Grove to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

III. NEW BUSINESS

A. City Hall Fountain

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer stated that a member of the City Council previously requested that the Planning and Public Works Committee discuss the fountain at City

Hall and evaluate the future of the facility. Mr. Eckrich provided a detailed report which indicated that the City spends an average of \$13,848 annually to operate and maintain the fountain, excluding water costs. The City has again experienced problems operating the fountain this year, and significant work is needed to make the fountain operational. Unless an alternative action is directed by the Committee, Staff will include \$85,000 in the 2024 budget for repairs to the fountain and a new chemical feed system.

DISCUSSION

The Committee discussed the benefits and costs associated with maintaining the fountain and concepts of changes to the fountain and / or alternatives to the fountain. Councilmember Hansen noted concern with the high costs experienced by the City and questioned whether it was the best use of funding given the many demands on the City. Mr. Eckrich noted that the funds for the repair will come from ARPA funding which must be encumbered no later than the end of 2024. The consensus of the Committee was that they like the water feature and ARPA funds should be used to address the fountain deficiencies and construct a new chemical feed system. If operational problems persist and costs continue to increase in the future the Council may elect to repurpose the fountain at a later date.

The Committee concluded that no action on the item was necessary. City Staff will include \$85,000 for fountain improvements in the 2024 Budget, which will be considered by Council as part of its Budget deliberations.

B. Nooning Tree Court – Case Study

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer stated that at a previous meeting he presented a report on the overall status of the City's concrete streets. Mr. Eckrich stated that he is presenting details of Nooning Tree Court because it is an excellent example of the dilemma we face regarding asphalt patching on fair / good streets. The City's current practice is that concrete joint deterioration of this nature are repaired with asphalt as they are not suitable for partial depth concrete repairs. Following the asphalt repairs, Staff then programs the slabs for concrete replacement due to residents objecting to the appearance of the asphalt patches. This has advantages and disadvantages which were detailed by Mr. Eckrich in his presentation.

DISCUSSION

The Committee discussed the status of the City's concrete pavement and residential preference for concrete streets. They also discussed premature slab replacement for aesthetic reasons and the impact that has to the overall pavement network. The Committee expressed concerns given limited funding in the Capital Projects Fund. Mr. Eckrich stated that the Concrete Pavement Report will be updated annually and presented to PPW. That report will include pavement ratings and demonstrate whether our annual funding is sufficient to maintain the current condition.

Mr. Eckrich stated that the City Staff is actively searching for a patch material with the properties of asphalt and the appearance of concrete. There are some products in the markets that show promise but Mr. Eckrich is not ready to recommend any beyond a trial basis at this time.

The Committee stated that they are concerned about the future condition of the concrete streets and that we may need to revisit our policies and procedures in the future. But at this time they

concurrent with way that the Public Works Department is addressing asphalt patching and the pavement network.

The information was provided for informational purposes and no action was taken.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:56 p.m.