

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, February 8, 2024



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 8, 2024 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: Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Councilmember Gary Budoor; Councilmember Aaron Wahl, and Theresa Barnicle, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

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

Councilmember Mastorakos made a motion to approve the Meeting Summary of January 18, 2024. The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

II. UNFINISHED BUSINESS

III. NEW BUSINESS

- A. **Ladue Farm Bridge Design**: A request for approval for issuance of a Request for Qualifications (RFQ) for design services to reconstruct the Ladue Farm Bridge. If approved a contract and request for Budget Amendment will be submitted to City Council at a later date. (Ward 1).

STAFF PRESENTATION

Public Works Director/City Engineer Jim Eckrich, appealed to the Committee to approve a Request for Qualifications (RFQ) for the bridge that leads from 141 to Ladue Farms subdivision, known as the Ladue Farm Bridge. Mr. Eckrich stated that the bridge was nearing 50 years old. Missouri Department of Transportation (MODOT) does biennial inspections on each bridge, and recently moved it from a five to a four rating on a 10-point scale. He advised the importance of the four rating, because once it is rated a four, it virtually assures it will be eligible for grant funding to replace. And with the changes in the grant approval process, it's now to develop a design

before submitting for a grant, as there is a more likely chance that the grant submittal will be successful. If the issuance of the RFQ is approved, the City would issue an RFQ for design services, then select a consultant, and finally bring a design contract to the City Council. A budget amendment from Capital Projects Fund – Fund Reserves will be required to fund this expenditure. Mr. Eckrich stated that there is ample money in the Capital Project Fund – Fund Reserves to fund this project.

Councilmember Hurt asked which phases of the project the grant would cover. Mr. Eckrich stated that the grant would cover a portion of the costs of right of way and construction. The City will need to fund the cost of the design, which is estimated at \$180,000.

Motion

Councilmember Monachella made a motion to approve the issuance of an RFQ for the Ladue Farm Bridge Design. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4-0.**

This item will not move forward to City Council at this time. It will be considered by City Council after a contract and scope/fee is negotiated with the chosen consultant.

- B. City of Chesterfield Bikeable-Walkable Community Plan:** Staff will be issuing a Request for Qualifications (RFQ) for professional services to select a consultant to develop a new Bikeable Walkable Plan for the City. Request for comments from members of the Planning and Public Works Committee prior to issuance of the RFQ.

STAFF PRESENTATION

Public Works Director/City Engineer Jim Eckrich, stated the funding for a new bikeable walkable plan is in the 2024 Budget. Normally, the issuance of an RFQ for a budgeted item would not be sent to PPW Committee. However, because this is a unique project with public involvement, he wanted to present this matter to the PPW Committee to incorporate any of their comments and concerns. With regards to the existing plan from 2010, it may have been sufficient for its time, but is now largely outdated and in need of a substantial revision. As this is a discussion item only, no motion is required.

DISCUSSION

Mr. Eckrich states that the existing Plan is very voluminous and concentrated too much on State and County roads, over which the City has no control. He hopes the new Plan will have a prioritized, limited number of projects with estimates that the City can use to move forward.

Councilmember Hansen raised the point of the City having many different Plans, including this one as well as a Parks Plan and a Comprehensive Plan, and that they all need to be coherent with each other to avoid confusion and inconsistency.

Councilmember Hurt stated that many of the drawings / maps in the existing Plan are useful and have been a tool the City has used to move development forward. He stated he understands what Mr. Eckrich is saying but he believes similar maps need to be incorporated into the new Plan.

Councilmember Monachella expressed concern that there are limited facilities in Ward 1. She agrees with Councilmember Mastorakos that subdivision connectivity should be part of the Plan.

Overall, the consensus was that the consultant hired to improve the plan should be in contact with the public and Councilmembers from each ward to get their feedback on what they want to prioritize. The Plan should also be revisited more frequently in the future to align with the City's short-term goals and its long-term goals.

No action was taken. An RFQ will be issued, a consultant chosen, a scope / fee negotiated, and a contract submitted to City Council at a later date.

- C. **Yield Control – Big Timber and Mill Spring Drive**: The Chesterfield Trails Homeowners Association has requested the installation of Yield signs at the intersection of Big Timber and Mill Spring Drive. (Ward 3).

STAFF PRESENTATION

The presentation, made by Public Works Director/City Engineer Jim Eckrich, was in response to a petition from residents in the Chesterfield Trails subdivision. Residents state that it is currently unclear which street is primary and secondary between Big Timber Lane and Mill Spring Drive. Mr. Eckrich reviewed the request and agreed that a yield sign would be appropriate to clarify that Big Timber is the primary street. This would necessitate yield signs being installed on both sides of Mill Spring Drive.

DISCUSSION

General discussion followed regarding yield signs versus stop signs in various neighborhoods. Mr. Eckrich stated that these specific signs are different and detailed within City Code. Councilmember Monachella had specific concerns about signs in her subdivision which she will relay to Mr. Eckrich at a later date.

Motion

Councilmember Hurt made a motion to forward Yield Control – Big Timber and Mill Spring Drive to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Yield Control – Big Timber and Mill Spring Drive.]

- D. **Traffic Generation Assessment (TGA) Trust Fund Rate Schedule**: An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

STAFF PRESENTATION

Justin Wyse, Director of Planning, explained this schedule was something that needed to be approved annually to update rates. It is based off of the construction cost index in the Engineering News Record (ENR). This year construction costs have decreased slightly - less than a quarter of a percent - so this year's prices are virtually identical to last year's.

Motion

Councilmember Monachella made a motion to approve the Traffic Generation Assessment (TGA) Trust Fund Rate Schedule. The motion was seconded by Councilmember Hansen and **passed by a voice vote of 4-0.**

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 6:27 p.m.