



RECORD OF PROCEEDING

PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY WEST

March 16, 2020

Mayor Nation called the Public Hearing to order at 6:32 p.m. Councilmembers Monachella, McGuinness, Mastorakos, Hurt, Moore, DeCampi and Ohley were in attendance, along with approximately ten visitors/members of the Press.

[Councilmember Keathley participated via teleconference.]

Brandywine Neighborhood Improvement District (NID)

Director of Public Works/City Engineer Jim Eckrich presented information about the Neighborhood Improvement District (NID) process and answered questions from Council.

- The streets within the Brandywine subdivision are private streets comprised of concrete with an asphalt overlay. These streets are over 40 years old and in declining condition. The subdivision studied the matter at length, over a number of years, and contemplated several different improvement projects. Ultimately, Brandywine determined that a Neighborhood Improvement District (NID), with Public Works staff managing the project, was the best way to reconstruct its streets.
- On September 10, 2018 the Brandywine Subdivision submitted a NID pre-application formally requesting the creation of a NID to reconstruct their private streets. The pre-application included all of the required information, including approval of a minimum of seventy percent of the qualified voters residing within the proposed district (156 of the 173 eligible voters [91%] voted in favor of the NID).

- On January 7, 2019 City Council approved the pre-application from Brandywine Subdivision for the creation of a NID in order to reconstruct its private streets. The preliminary estimate to reconstruct the streets within Brandywine, provided by City Staff at the time of the pre-application, was \$1,090,000. That estimate remains current.
 - Public Works staff has met with representatives from Brandywine to further define the project scope and has created bid documents, including plans and specifications. Additionally, Public Works staff worked with Brandywine and Legal Counsel to create a final NID petition which met the requirements of RSMO 67.457. That petition was later circulated by Brandywine and approved by over two-thirds of the owners of real property within the proposed NID District.
- The Brandywine NID project was publicly advertised, with bids opened on February 18, 2020.
- On March 2, 2020 the City Council approved Resolution No. 458 formally establishing the Brandywine NID. This Resolution accepted the plans and specifications, and ordered the preparation of an Assessment Roll to be used to apportion associated costs to the properties within the geographic limits of the NID.
- After reviewing the bids, Staff recommends the project be awarded to the low bidder, J.M. Marschuetz Construction Company in an amount not to exceed \$1,000,000. This includes the low bid amount of \$905,747 and a ten percent contingency to account for change orders which may become necessary during construction of the project.

City Council is asked to take the following actions this evening:

- Consider approval of Resolution No. 459. This resolution authorizes the improvements to be made within the Brandywine NID and directs Finance staff to obtain financing for this project.
- Consider approval of a budget amendment in the amount of \$1,090,000 from the General Fund – Fund Reserves to the Capital Projects Fund. This will cover the costs of construction, material testing, and legal fees associated with the NID. These costs will later be recovered by the City through the bonds issued for the project and the annual assessments paid by the properties within the NID.
- Consider authorizing the City Administrator to approve a purchase order to JM Marschuetz Construction Company in an amount not to exceed \$1,000,000.

Public Comment

Ms. Kathy Handing and Ms. Anne Stream, 1530 Bedford Forge Court, #4 and #5, expressed their appreciation for staff's assistance with the Brandywine Neighborhood Improvement District (NID) and asked how the recently lowered interest rate would affect their cost. Mr. Geisel responded to the extent that interest rates are more favorable, the cost to the property owner may be less than originally estimated.

ADJOURNMENT

There being no further public discussion or comment, Mayor Nation adjourned the meeting at 6:40 p.m.


Bob Nation
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk