

MEMORANDUM

DATE: January 31, 1994

TO: Michael G. Herring, City Administrator

FROM: William C. Hawn, Director of Public Works/City Engineer 

RE: Minutes - Meeting (1/25/94) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee began at 7:00 p.m. on January 25, 1994. Those in attendance included Councilmember Alan Politte, Chairperson, (Ward III), Councilmember Colleen Hilbert (Ward I), Councilmember Ed Levinson (Ward II), Councilmember Dick Hrabko (Ward IV), Mayor Jack Leonard, City Administrator Michael G. Herring, Director of Public Works/City Engineer William C. Hawn, and Assistant City Engineer Michael O. Geisel. Also in attendance were Joseph Allison, Chairperson of the Parks Recreation and Arts Citizen Advisory Committee, and Wayne Kennedy, Consultant.

The following is a listing of those items discussed by the Committee at this meeting:

1. Councilmember Hrabko motioned to accept the minutes as submitted. Councilmember Hilbert seconded the motion which passed unanimously, 4-0.
2. City Engineer Hawn discussed the pending escrow expirations for Stonebriar plat 3A, Princeton Gate, Sycamore Place plat 3, and Estates at Baxter Lane. Mr. Hawn explained that the escrows within the first three plats were routine and Staff had received no comments or concerns from residents. Mr. Hawn further explained that Staff is aware of several concerns within the Estates at Baxter Lane. Staff had not yet been requested to prepare a final punchlist, but had identified significant problems with the storm sewer system, pavement, and repairs to the private road leading into the development. Councilmember Levinson indicated that he had discussed the rehabilitation of the private road with the developers and they had expressed their intent to construct an overlay on this roadway. *However, Mr. Levinson indicated his desire for Staff to continue to work with Mr. Maynes to complete this work.* Councilmember Hrabko motioned to extend the escrow agreements for Stonebriar plat 3A, Princeton Gate, and Sycamore Place plat 3 for a period of two years. Councilmember Levinson seconded the motion which passed unanimously. Councilmember Levinson motioned to extend the escrow agreement for Estates at Baxter Lane for a period of one year. Councilmember Hrabko seconded the motion which passed unanimously.
3. City Administrator Herring advised the Committee that the TIF Commission has requested that the scope of work for the Chesterfield Valley Master Plan being prepared

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by Development Strategies be amended to include obtaining tax base information for the Chesterfield Mall area. This information would be used to determine whether or not the mall area should be included in the Tax Increment Finance District for the Chesterfield Valley. The cost of this amended scope of work would not exceed \$2,000. Mr. Herring also advised the Committee that this revision to the scope of work had been reviewed and endorsed by the Valley Master Development Study Committee. Councilmember Levinson suggested that the City contact an accounting firm to get an estimate of obtaining this information. Mr. Levinson further indicated that he did not feel that the mall area should be included in the Valley TIF district due to its location and that the area was in a separate school district. Councilmember Hilbert requested information as to how this information would be obtained and what benefit the City would gain from adding the area to the TIF district. Councilmember Hrabko motioned to recommend Development Strategy's scope of work be revised to include this work based on the recommendation of two advisory committees, in an amount not to exceed \$2,000, and, to require that Development Strategies provide a detailed scope of work prior to the Council vote. The motion was seconded by Chairperson Politte and was forwarded to the City Council by a vote of 2 - 2, with Councilmembers Hilbert and Levinson voting in opposition to the motion.

4. Councilmember Hrabko explained that the residents of Country Place Subdivision were requesting that the City re-imburse their costs in making repairs to the outfall structure of the large lake within their subdivision. The residents feel that the City released the escrows prematurely. City Administrator Herring explained that City Staff and Ward Four Councilmembers had met with the Trustees of Country Place in December of 1991 and discussed the possibility of funding a portion of the repairs contingent upon the Trustees executing an agreement which would hold the City harmless and release the City from any future obligations toward this lake. However, the Trustees had not communicated with City Staff since that meeting. Mr. Herring further explained that City Attorney Doug Beach had been involved with this matter and did not feel the City had any further obligation to fund or make repairs to the lake. Councilmember Hrabko motioned to reimburse Country Place Subdivision in the amount of \$6,500, which represents one-half of the total cost of \$13,000 incurred by the Subdivision Trustees. This amount is to be funded from the Storm water Reconstruction funds, provided the subdivision Trustees provide receipts for the work done and execute the hold harmless agreement. Councilmember Hilbert seconded the motion which passed unanimously, 4 - 0. This recommendation is to be forwarded to City Council for review/approval.

5. City Administrator Herring discussed the recommendation of Booker Associates and Wayne Kennedy for the City to immediately attempt to enter into contingent contracts for four of the twelve sites identified and recommended for City parks. Specifically, Booker recommended that sites one, three, five, and eleven be considered a priority. Sites two, four and eight are identified as being available at no cost to the City and should be acquired as

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soon as criteria has been approved for acceptance of donated park land. Mr. Allison and Mr. Kennedy joined in discussing the Committee discussed the merits of the various sites identified and there was general lack of support for some of the recommendations from the Parks, Recreation, and Arts Citizen Advisory Committee. City Administrator Herring suggested that if the recommendation was not acceptable, the Committee should consider sending it back to the PRACAC for further refinement, rather than attempting to modify it at this level.

Councilmember Levinson suggested that the City first attempt to acquire those parcels that are available at no cost to the City. City Administrator Herring indicated that this would be accomplished as soon as the criterion for acceptance of park land was approved, assuming these sites met those criteria. Councilmember Hrabko motioned to accept the criterion for acceptance of park land as recommended by the Parks, Recreation, and Arts Citizen Advisory Committee as described by memorandum dated January 10, 1994. Councilmember Hilbert seconded the motion which passed unanimously, 4 - 0. This will be forwarded to City Council for review/approval. Councilmember Hrabko motioned to attempt to acquire contingent contracts on each of the remaining sites. These contracts would attempt to tie up the land until after a potential June election. Councilmember Hilbert seconded the motion which passed 3 - 1 with Councilmember Levinson opposed.

6. City Administrator Herring discussed the City's policy with regard to ticketing and towing of vehicles during snow removal operations. Councilmember Hrabko motioned to void the tickets and refund the towing charges for the vehicles cited within Old Clarkson Forest on Tuesday, January 18, 1994. The motion was seconded by Councilmember Levinson and passed unanimously, 4 - 0.

Mr. Herring suggested that the current ordinances not be revised, but that the City Council issue a policy directive for City Staff. Following discussion, Councilmember Hrabko motioned to continue issuing warning tickets City-wide, ticket only vehicles parked on designated snow routes, and to tow vehicles only as a last resort with the Public Works supervisor on-duty making the determination. Councilmember Hilbert seconded the motion which passed unanimously, 4 - 0.

7. City Administrator Herring discussed the correspondence from the Metropolitan St. Louis Sewer District, dated January 11, 1994 with regard to the City conducting a storm water inventory study. Councilmember Levinson motioned to have Staff contact St. Louis County to determine if they would be willing to cooperate in the study and to direct the Public Works Citizen Advisory Group to formalize the scope of work and forward it to this Committee. Councilmember Hilbert seconded the motion which passed unanimously.

8. Assistant City Engineer Geisel discussed asphalt overlays and his memorandum dated January 11, 1994. Mr. Geisel explained that a list of streets was prepared that were

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currently required 50% or more concrete replacement and were not scheduled for rehabilitation within the next ten years. From this list, a final list of streets was selected based upon engineering characteristics and the total estimated cost to overlay this shortened list of streets was in excess of \$400,000. However, due to construction management and time constraints, he suggested that any appropriation for overlays not exceed \$150,000 annually. Councilmember Hrabko motioned to recommend that \$150,000 be transferred from the contingency account to fund asphalt overlays and that Staff prepare a list of streets to be overlaid during 1994 for the next Committee meeting. Councilmember Levinson seconded the motion which passed unanimously, 4 - 0. This budget transfer must be approved at the next City Council meeting.

9. Councilmember Levinson next noted that the cracksealing issue listed on the agenda under "information items" should be an "action item". He requested that this be added to the next Committee agenda for discussion as an "action item". The Committee agreed.

10. City Administrator Herring next reminded the Committee that, prior to signing the proposed contract with Sverdrup for work on initial feasibility/design for a 500 year levee in the Chesterfield Valley, the Committee had requested the opportunity to review the scope of work. Mr. Herring noted that Sverdrup had not yet responded to the City's request to include specific work regarding the feasibility of constructing the 500 year levee in phases, with Phase I being located upstream of the bridge, west of Eatherton Road. This additional work had been approved by City Council 8-0, at a recent Council meeting. Mr. Hawn commented that Mr. Omar Feeler, with Sverdrup, had informed him that such work was not included in the current scope of work submitted by Sverdrup and that Mr. Hawn had requested that Sverdrup prepare specific language and a specific cost for this additional work. With all of this in mind, the Committee voted unanimously, 4-0, to table this matter until the next meeting, to allow review of a revised scope of work, including the additional work upstream of the bridge.

11. Councilmember Hrabko requested that the discussion concerning a Public Works facility be tabled, to allow him to complete his work at identifying sites for a Government Center in the Valley, which will include a new Public Works facility. The Committee agreed.----->

12. The next meeting of this Committee is scheduled for Thursday, February 24, 1994, at 5:30pm.

There being no further business to discuss, the meeting was adjourned at approximately, 9:00PM.