

MEMORANDUM

DATE: January 31, 1995

TO: Michael G. Herring, City Administrator

FROM: Michael O. Geisel, Director of Public Works/City Engineer
mogck

RE: Minutes - Public Works/Parks Committee Meeting, January 30, 1995

A meeting of the Public Works/Parks Committee began at 5:40 p.m. on Monday, January 30, 1995. Those in attendance included Councilmember Ed Levinson (Ward II), Chairperson, Councilmember Colleen Hilbert (Ward I), Councilmember Alan Politte (Ward III), City Administrator Michael G. Herring, Director of Public Works/City Engineer Mike Geisel, and Assistant City Engineer Bonnie Hubert. The following guests were also in attendance: Councilmember Linda Tilley, Councilmember Bill Devers, and Bob Grant, Chairman of the Parks, Recreation and Arts Citizens Advisory Committee.

The following items were discussed:

- 1) Councilmember Levinson called for acceptance of the minutes from the January 9, 1995, meeting. The motion was made by Councilmember Politte, seconded by Councilmember Hilbert and approved unanimously.
- 2) Councilmember Tilley explained that she and Councilmember Cullen continue to be concerned about nuisance signs being posted illegally on right-of-way. Following discussion, City Engineer Geisel suggested that the Public Works Department was better equipped to remove the signs and that the Police Department could pursue the offense with the individuals posting the signs. The Committee agreed and directed Staff to take appropriate action.
- 3) Councilmember Levinson opened discussion about a site for the new government center. He indicated the Kangaroo building is again available and the City should resume investigation for acquisition of the building. Councilmember Devers explained that he had conducted an analysis of funding the purchase and renovation with the current \$242,000 rent expenditures paid by the City for City Hall and the Police Station. Councilmember Devers then reviewed his analysis with the Committee. Councilmember Hilbert stated that an analysis of the purchase was previously authorized by the full Council, until the building had been taken off the market by a potential buyer. Councilmember Hurt and Councilmember Levinson had worked with Mr. Art Bond on this project. Councilmember Levinson summarized conversations he had with Sachs regarding the 3 acre site Sachs identified for possible sale to the City: additional land would be required; if no additional land could be obtained, the building would probably have to be multi-story; and a parking structure would be required. Councilmember Politte moved that the "real estate negotiating team" resume the

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gathering of additional information on the Kangaroo building and make a recommendation on how to proceed. Additionally the entire City Council should be updated regarding this matter at an Executive Session at the next Council meeting. The motion was seconded by Councilmember Hilbert and passed unanimously.

4) Councilmember Politte updated the Committee regarding discussions with the Trust for Public Land (TPL) (Peg Kohring). He noted that both Councilmembers Levinson and Devers had been able to meet with Ms. Kohring. The issues/questions discussed were summarized in the Committee packet. Councilmember Politte reminded the Committee that the Parks, Recreation and Arts Citizen Advisory Committee had voted to recommend use of TPL for acquisition of parks land. (Mr. Bob Grant, Chairperson of PRACAC, was in attendance.) Councilmember Levinson noted that he agreed that TPL could probably be of assistance regarding certain parcels being sought by the City (Site 11 - Richman property and Site 2 - E. M. Harris). However, Councilmember Levinson felt that the City could do as well on the other parcels, assuming willing sellers, given the recent success in acquiring the land in the Valley. Much discussion followed. Mr. Herring noted that City Attorney Beach had contacted him earlier that day regarding an inquiry from the Richman's attorney about meeting with the City to discuss their concerns regarding the possibility of a sale. Mr. Herring stated that Mr. Beach had scheduled an executive session for Monday's meeting to discuss this matter in greater detail. Following additional discussion, Councilmember Politte motioned to recommend to City Council that the City contract with TPL to assist in the acquisition of the approximate 50 acres as Site 11 and the approximate 20 acres known as Site 2, and that the "real estate negotiating team" provide recommendations on how the remaining sites should be handled. The motion was seconded by Councilmember Hilbert and approved 3-0. Mr. Beach will be directed to prepare the proper documents for consideration by City Council at the February 7 meeting.

5) Councilmember Politte distributed a packet of information including the ordinance creating the Parks, Recreation, and Arts Citizens Advisory Committee (PRACAC) and its mission statement, as well as an article about the role of park boards in Missouri. He said he believed the information was clearly stated and no further direction of the group was necessary. After discussion, the Committee agreed to direct the PRACAC to begin discussion on updating the mission statement, and that this matter be tabled until the Parks Manager is hired.

6) City Administrator Herring reported that he met with YMCA representatives as a followup to their attendance at the last PW/Parks Committee meeting. The YMCA board recommends the City wait to evaluate the effect of the new JCCA before proceeding with a City facility. In addition, they recommend the City establish a recreation council with representatives of the YMCA, JCCA, Doubletree and others. They believe the City should not duplicate services offered by others, but address demands that are not being met by others. Following discussion, the Committee directed City Administrator Herring to send a written response to the YMCA indicating that this issue will not be pursued until the Parks Manager is on board. The Committee concurs regarding avoiding duplication of services/facilities.

- 7) City Engineer Geisel summarized the terms for extending the lease with McBride for the current Public Works facility. The City will lease the entire facility at the current rate, \$3500 per month, through February, 1995, and retain a portion of the existing yard for material storage at \$750 per month for up to 8 months. In consideration for the extension, the City will leave the building broom clean and level the dirt pile accumulated after the flood. Councilmember Politte moved to recommend extension and modification of the lease to the full Council. Councilmember Hilbert seconded the motion which passed 2 - 1, with Councilmember Levinson voting in opposition. (See Bill #1034)
- 8) City Engineer Geisel reported that a building at 18018 Eads Avenue has been identified to be used as a temporary Public Works maintenance facility. The City can sub-lease the building at \$3.50 per square foot from the lessee who is paying \$5.00 per square foot for a building they are not using. The monthly cost would be \$5,835. The lease would be for an initial six month term that could be increased in three month increments. City Engineer Geisel requested approval of the lease. Councilmember Hilbert moved and Councilmember Politte seconded to recommend to the full Council approval of the agreement to lease property at 18018 Eads Avenue at a monthly cost of \$5,835. The motion passed, 2 - 1, with Councilmember Levinson voting in opposition. The Committee directed Mr. Geisel to summarize all additional costs associated with this move and forward same to the Committee for further action. It was noted that this will require a transfer of funds from Contingency.
- 9) City Administrator Herring reported that he plans to update the trash hauler survey with information received from the recent citizen survey. Discussion of the trash hauler survey will be on the agenda for the next meeting.
- 10) City Engineer Geisel noted that he would next be recommending that ordinances approving the acceptance of some streets be forwarded to City Council for approval. With this in mind, Mr. Geisel suggested that, in the future, such ordinances be forwarded directly to City Council, without Committee review. Councilmember Levinson motioned and Councilmember Hilbert seconded to authorize forwarding such ordinances directly to City Council. This was approved unanimously. Additional discussion followed resulting in the Committee directing Staff to review the process by which streets are accepted by the City and to determine if the timeframe can be shortened.
- 11) Councilmember Politte moved and Councilmember Hilbert seconded to recommend approval of ordinances to accept the streets in Brook Hill Estates and Brookhill Addition to the City Council. The motion passed unanimously.
- 12) City Engineer Geisel explained Councilmember Hurt's request that this Committee discuss whether the stormwater design standards should be reviewed by the Public Works Citizens Advisory Group. Mr. Geisel added that the City uses the same standards as the County and he did not believe

it was advisable to make a change. Following discussion, the Committee agreed that the standards should stay the same as the County. City Engineer Geisel advised that MSD is currently reviewing its standards.

14) The next meeting of the Committee will be at 5:30 p.m. Monday, March 13, 1995. The meeting adjourned at approximately 7:20 p.m.