


MEMORANDUM

DATE: April 9, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (4/8/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee was held on April 8, 1993, at 5:30 p.m. Those in attendance included Councilmember Dick Hrabko, Chairperson, (Ward IV), Councilmember Nancy Greenwood (Ward I), Councilmember Ed Levinson (Ward II), Councilmember Alan Politte (Ward III), 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 Councilmember-Elect Colleen Hilbert, Director of Planning Jerry Duepner, Recreation Activities Coordinator Rob Rich, Stan Dolecki (Chairperson Public Works Citizens Advisory Group), Don Bruegemann (Public Works Citizens Advisory Group), Mr. and Mrs. Wolfgang Streich (307 Renaldo), and one representative of the press.

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

1. Director of Planning Jerry Duepner opened discussion regarding amenity zoning. Amenity zoning is a procedure where communities give developers zoning credits for amenities constructed in conjunction with development. He cited Key West, Florida, where they give bonuses for public facilities. For example, they grant an 8% (by land area) bonus if there is open space or park land that is dedicated to the City. The net result is that the developer is allowed to construct additional units in return for public amenities, whether those amenities would be a park, artwork, or other shared facility. The Committee directed Staff to prepare recommendations for establishing "amenity" zoning and report back at the next Public Works/Parks Committee meeting. The Committee emphasized that they were not anticipating a final product, but options to be passed on to the Planning and Zoning Committee for additional review. Additional effort is to be made to find examples of this practice from suburban cities.
2. Councilmember Hrabko introduced Chairperson Dolecki of the PWCAG. Mr. Dolecki reviewed the stormwater report prepared by the PWCAG, dated 3/23/93. The Committee discussed various ways to create a stormwater program. Councilmember Levinson motioned for Staff to begin interviewing Engineering Interns or co-op students, to assist in preparation

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of a comprehensive stormwater plan to identify problems of the nature outlined in section 2 of the PWCAG report. Director of Public Works/City Engineer Hawn and Assistant City Engineer Geisel would report the necessary staffing and funding needs to conduct such a study to the Committee at the next meeting, although the Committee suggested selecting a retired engineer and two (2) interns. Councilmember Politte expressed his desire to complete the study within one year. Councilmember Greenwood objected to the inclusion of detention areas. She indicated that these facilities are located on common ground and have always been the responsibility of the subdivision Trustees. Mr. Hawn stated his proposal would provide a cursory review of the detention facilities to verify that the structures were there and that there were no obvious defects or hazards. No hydraulic evaluations or surveys would be conducted to determine proper functionality. Mr. Hawn also indicated that Trustees would be a good source of information. Councilmember Politte suggested to title this program, "Stormwater Problem Identification Program". Councilmember Greenwood seconded the motion which passed unanimously.

3. City Administrator Herring explained City Attorney Beach's letter pertaining to Councilmember Hrabko's proposal to establish a Storm Sewer Grant-in-Aid Program. Mr. Beach has indicated that there is a constitutional problem with giving public funds to individuals, associations, or corporations, for private purposes. Councilmember Levinson suggested that the CCDC act as a clearing house to administer the program, and that the City fund the program through them. The Committee directed City Administrator Herring to contact City Attorney Doug Beach to determine if this would satisfy the legal constraints.

The Committee discussed the detailed development of the stormwater grant program. Councilmember Levinson expressed his concern that the program be developed such that the City would not be spending more on engineering and review than on actual repairs. Councilmember Hrabko stated that engineering drawings may, or may not be required, depending on the scope and magnitude of the repair. Preparation of plans would be the property owner's/Trustees' responsibility. He suggested that the need for engineered drawings be left to Staffs' discretion. In any event, Staff would have to approve the method of repair and inspect/approve the final product. City Engineer Hawn indicated that if the repair only involved replacing a section of pipe, or restoring the sewer to prior approved plans, Staff would recognize the previous engineered drawings and no additional engineering would be required. Assistant City Engineer Geisel suggested that in some cases, the original design is deficient and may even have been the cause of the problem. Councilmember Hrabko suggested that in those cases, alterations would be required and that we would not pay for a repair that wasn't right. Councilmember Politte suggested that the program stipulate that only one repair per location will be funded each year. The maximum grant amount would be \$10,000 or 80% of the total, whichever is less. Councilmember Greenwood suggested that this program be established as a one year pilot program to be re-evaluated in conjunction with next year's budget. Councilmember Politte indicated that

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program funding should be escrowed and distributed to the CCDC, as reimbursement for costs incurred. Councilmember Politte motioned to recommend to the full City Council, contingent upon City Attorney Beach's approval of funding through the CCDC, to appropriate \$100,000 from contingency funds to fund a "Stormwater Assistance Demonstration Program" for the remainder of 1993. Councilmember Greenwood seconded the motion which passed unanimously.

4. Councilmember Politte opened discussion regarding the results of the subdivision common ground Parks survey, conducted by the Parks, Recreation and Arts Citizens Advisory Committee. Councilmember Politte explained that the committee sent out two mailings to the trustees, and a total of 81% indicated no interest in this proposal, Councilmember Politte suggested that the PRACAC will contact the residents of those subdivisions who expressed an interest. Councilmember Greenwood indicated that, while the Trustees of Greenfield Village had indicated a desire to participate, she had received strong opposition from numerous residents of the subdivision. Councilmember Levinson requests that criteria be set up to get agreement from a fixed percentage of the subdivision residents before the City would consider accepting any common ground. Councilmember Greenwood suggested 80%, which would provide a super majority. This figure was supported by the other Committee members. Councilmember Politte indicated that the next step would be for the PRACAC to proceed in contacting those subdivision trustees who had expressed an interest, and that further information will be shared with the Committee at that time.

5. Councilmember Politte next opened discussion on the proposal to construct sand volleyball courts. Recreation Coordinator Rob Rich indicated, that of the two sites recommended for evaluation, the Wildhorse Creek Road site is the best location. Mr. Rich has not yet spoken to adjacent residents and would do so, if the Committee decides to proceed at this location. Councilmember Levinson motioned to recommend acceptance of the \$1 lease for this site and to appropriate funds, not to exceed \$2000, for construction of a sand volleyball court as set forth in Mr. Rich's proposal, except that the parking lot would not be paved with asphalt. Councilmember Politee seconded the motion, which passed unanimously. This will be forwarded to City Council for review/approval.

6. Mr. Hawn opened discussion on the Creek Channel Blockage Schedule. Mr. Hawn explained that the schedule of projects was prioritized, as recommended by Staff review/inspection. Councilmember Greenwood motioned to accept the prioritization schedule as presented. Councilmember Politte seconded the motion, which passed unanimously.

7. Director of Public Works\City Engineer Hawn, explained that the acquisition of the crack seal kettle had been deferred by the City Council, pending review by Councilmember

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Hrabko and this Committee. Councilmember Hrabko stated that he has reviewed the equipment and is satisfied that it will do the job. Mr. Hawn requested the Committee consider an outright purchase of the kettle rather than a lease purchase agreement. The purchase would result in a savings of approximately \$3500. City Councilmember Greenwood motioned to recommend purchase of the crackseal kettle if funds were available within the existing budget. Councilmember Levinson seconded the motion, which passed unanimously. The cost to purchase this piece of equipment will total approximately \$19,860, as opposed to a 48-month lease, which would cost the City \$23,387.

8. *BOARD* → ~~Bond~~ Mr. Herring opened discussion regarding the proposed Ordinance to establish a T.I.F. requested by the attorneys for the CCDC. He explained that this is an additional step required to provide the CCDC the authority they need to be a funding entity for a wide variety of projects within the City. Mr. Herring recommends approval by this Committee. Councilmember Greenwood motioned to recommend approval of the T.I.F. Ordinance by City Council. Councilmember Levinson seconded the motion, which passed unanimously. Councilmember Greenwood requested that the process regarding appointment of the "other members" be explained more fully. *(See Bill # 787)*

9. Councilmember Levinson next discussed snow routes. He indicated that Councilmember Clarke had requested that he bring the subject of reversing the snow routes to this Committee's attention. Residents at the end of the routes are complaining that their streets are always plowed last. She suggests that the sequence of snow plowing be reversed at each storm, resulting in an equal benefit for all the residents. Councilmember Levinson indicated that this would only apply to secondary streets, not those streets designated as snow routes or priorities. Councilmember Hrabko suggested that resident complaints be directed to Staff so that appropriate action could be taken, depending upon the circumstances. The Committee discussed alternatives and expressed concern that altering the present procedure could be confusing and cause a loss of efficiency. It was generally agreed that the City had provided a high level of service and no further action was taken. This matter was tabled.

10. Mr. Hawn discussed MSD's proposed Stormwater Fee Program. MSD is currently looking at changing their fee structure. Rather than charge customers a fixed rate, sewer bills would be calculated based on imperviousness and water usage. Discussions with the MSD have indicated that implementation of this fee structure would facilitate the acceptance and maintenance of the storm water systems in Chesterfield and surrounding municipalities. No further action was taken. Mr. Hawn committed to providing additional information the Committee.

11. Councilmember Levinson suggested that Staff be directed not to enforce the ordinance which requires removal of political signs within the right-of-way. He indicated

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that it was an inefficient use of Staffs' time, requiring them to drive through the City removing signs when they could be performing other work. The Committee agreed that Staff should not be spending their time in this fashion. Councilmember Hrabko motioned to recommend that the ordinance regarding political signs be repealed. Councilmember Levinson seconded the motion, which passed unanimously. Mr. Herring was directed to have such an ordinance proposed and placed on the April 19 agenda, for review/approval by City Council. (*See Bill # 788*)

12. The Committee agreed not to schedule the next meeting until after the new Committee assignments have been made.

13. The meeting adjourned at approximately 7:10 p.m.