

## MEMORANDUM

DATE: May 13, 1997

TO: Michael G. Herring, City Administrator

FROM: Michael O. Geisel, <sup>MO</sup> Director of Public Works/City Engineer

RE: Minutes - Public Works/Parks Committee Meeting, May 7, 1997

A meeting of the Public Works/Parks Committee began at 5:35 p.m. on Wednesday, May 7, 1997. Those in attendance included Councilmember Barry Streeter (Ward II), Chairperson, Councilmember Allan Sheppard (Ward I), Councilmember Mary Brown (Ward IV), City Administrator Mike Herring, Director of Public Works/City Engineer Mike Geisel, Assistant City Engineer Bonnie Hubert, and Parks, Recreation and Arts Superintendent Ron Coleman. The following guests were also in attendance: Councilmember Dan Hurt, Merl Wilson and Jerry Duepner representing Sachs Properties; Dan Bockert of Booker Associates; Roy Engel representing the Chesterfield Association of Informed Residents; Terry Weatherby, Chairman of the Parks Recreation and Arts Citizens Advisory Committee; Rudy Stinnett; Keith Kramer; Don Sarno; and Juanita Cox-Fox.

The following items were discussed:

- 1) Councilmember Streeter called for acceptance of the minutes from the November 25, 1996 and February 11, 1997 meetings. The motion was made by Councilmember Streeter, seconded by Councilmember Sheppard and approved unanimously.
- 2) Councilmember Streeter opened discussion regarding the revenue shortfall for development of the park sites. He advised that City Administrator Herring provided information about transferring the required \$2,062,219 from fund reserves to the Parks Fund in his memo of May 2, 1997. This would reduce the reserve to 36.7% of the operating budget, which is below the 50% goal established by City Council policy. Terry Weatherby, Keith Kramer, and Rudy Stinnett provided information on other alternatives: issuance of industrial revenue bonds by the Chesterfield Community Development Corporation; use of tax increment financing (TIF) dollars; and various lease-payment options. After discussions regarding possibly financing a portion of the infrastructure improvements through the Valley TIF, the need to set priorities, and the need to move quickly, **Councilmember Streeter moved to recommend that \$ 2,062,219 of fund reserves be transferred to the Parks fund per City Administrator Herring's May 2, 1997 memo to construct the proposed ballfields at the Valley Athletic Complex and complete Phase I of the proposed improvements at the Central City Park. The motion was seconded by Councilmember Brown and passed unanimously.**

3) City Engineer Geisel reviewed his April 17, 1997 memo regarding an agreement to reimburse Sachs Properties for actual costs up to \$250,000 for a segment of Swingley Ridge Road, which the City would otherwise design and reconstruct, in conjunction with the adjacent work they are undertaking to relocate Swingley Ridge Road to align it with Roosevelt Parkway at a new signalized intersection. Discussion followed regarding disposition of the remnant right of way created by the relocation and its possible use as a pocket park or beautification area. Councilmember Politte contacted City Administrator Herring and asked that he inform the committee that Mr. Politte supports this cost-sharing arrangement. **Councilmember Brown moved and Councilmember Sheppard seconded to recommend to the full Council that the City enter a reimbursement agreement, in an amount not to exceed \$250,000, with Sachs Properties for reconstruction of a portion of Swingley Ridge Road. The motion passed unanimously.**

4) City Engineer Geisel summarized his memo of May 2, 1997 regarding Wilson Road and reported that there was overwhelming opposition on the north end of the project to construction of the improvements as dictated by the Intermodal Surface Transportation Efficiency Act (ISTEA) grant requirements. In response to questions he indicated that additional right of way would be required on the north end because of the ISTEA grant requirements, that partial funding for improvements had been included in Propositions R and S, and that constructing a cul-de-sac and removing the roadway had been discussed. Don Sarno, a resident of Wilson Road advised that a small number of people on the north end have expressed interest in a cul-de-sac, but that, in general, residents want the ISTEA grant issue decided first. After discussion, **Councilmember Brown motioned to recommend that the City withdraw the project from ISTEA grant funding. The motion was seconded by Councilmember Sheppard and passed unanimously. Councilmember Brown moved and Councilmember Sheppard seconded to direct staff to explore the option of the City funding construction of a cul-de-sac at Walnut Hill and a connection to Baxter Crossing. The motion passed unanimously.** City Engineer Geisel advised that an overlay of the south section of pavement, with an estimated cost of \$30,000, was necessary at this time as a temporary maintenance measure until the road can be reconstructed. **Councilmember Brown moved to recommend authorization of an expenditure of up to \$30,000, per City Engineer Geisel's recommendation, to overlay the south section of pavement as a temporary maintenance measure. The motion was seconded by Councilmember Sheppard and passed unanimously.** City Engineer Geisel will negotiate a change order to the existing asphalt overlay contract and send it to the City Council for approval.

5) City Engineer Geisel reviewed his April 25, 1997 memo regarding Sachs Properties request that the City accept for public maintenance a proposed roadway from North Outer 40, at Parcel C-302, with a bridge over Swingley Ridge Road to parcels northeast of Swingley Ridge that would connect to a private street that subsequently intersects Swingley Ridge Road. Mr. Geisel reported that the connection was not required by the City, did not directly serve public access, and that the City has only 2 bridges in its street network infrastructure. City Administrator Herring reported that Councilmember Politte was unable to attend the meeting, but called to say he was supportive of accepting the connection as a public street. Jerry Duepner of Sachs Properties explained that the connection could be used by area residents to access Swingley Ridge and their properties. **Councilmember Sheppard motioned and Councilmember Brown seconded to accept City Engineer Geisel's interpretation and not accept the connection for public maintenance. The motion passed unanimously.**

6) City Engineer Geisel reviewed his May 7, 1997 memo regarding adoption of the Metropolitan St. Louis Sewer District's (MSD) new February 1, 1997 standards with the addition of several City requirements. Upon questioning, City Engineer Geisel confirmed that the basins could be landscaped with plantings outside the high water elevation and that basins should not be constructed in landscape easements. **Councilmember Brown moved to recommend the City adopt the February 1, 1997 MSD standards with additional requirements as detailed in City Engineer Geisel's May 7, 1997 memo. The motion was seconded by Councilmember Sheppard and passed unanimously.**

7) City Administrator Herring advised that, due to time constraints in meeting application deadlines, applications have been submitted for 2 grants: a \$12,000 Branch Out Missouri grant for installation of trees on the west quadrants of Chesterfield Parkway West/Highway 40/64 interchange to expand the beautification work in this area; and a \$75,000 Local Landmarks Parks grant to supplement the funding for construction of the playground and pavilion at the Central City Park. After discussion, **Councilmember Sheppard motioned to endorse application for the grants. The motion was seconded by Councilmember Brown and passed unanimously.**

8) City Administrator Herring summarized the October 28, 1996 letter he received from Doug Beach requesting authorization to draft an ordinance enabling the City to consider a developer's unsatisfactory performance of obligations in previous developments in determining whether or not to approve subsequent developments. **Councilmember Brown moved and Councilmember Sheppard seconded to authorize development of an ordinance adding prior unsatisfactory performance as a consideration in review of subsequent developments by those individuals. The motion passed unanimously.**

9) The Committee agreed to the following assignments:

Vice-Chair	Allan Sheppard
Public Works Citizens Advisory Group	Allan Sheppard
Parks, Recreation and Arts Citizens Advisory Committee	Alan Politte
Historical Commission	Allan Sheppard
Public Works Board of Variance	Barry Streeter
Citizens Committee for the Environment	Mary Brown
Beautification Committee	Mary Brown
Chesterfield Arts Commission	Alan Politte
Valley Master Development Study	Barry Streeter
Transportation Commission	Alan Politte

10) The next meeting of the Committee was not scheduled. The meeting adjourned at approximately 7:05 p.m.

cc: Mayor Nancy Greenwood  
Dept. Heads/Exec. Staff

If you have any questions or would like to add anything to this agenda, please let me know as soon as possible. Otherwise, I look forward to seeing you on Wednesday, May 7, 1997 at 5:30 p.m.

**NOTE:** Public Works/Parks Committee will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the Public Works/Parks Committee of Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: Legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021 (1) 1994; lease, purchase or sale of real estate (RSMo 610.021 (2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021 (3) 1994; bidding specification, (RSMo 610.021 (11) 1994; and/or proprietary technological materials (RSM 610.021 (15) 1994.

cc: Mayor Nancy Greenwood  
Michael G. Herring, City Administrator  
Doug Beach, City Attorney