

MEMORANDUM

DATE: June 7, 1995

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Public Works/Parks Committee Meeting, June 6, 1995

A meeting of the Public Works/Parks Committee began at 7:15 p.m. on Tuesday, June 6, 1995. Those in attendance included Councilmember Alan Politte (Ward III), Chairperson, Councilmember Colleen Hilbert (Ward I), Councilmember Ed Levinson (Ward II), Councilmember Mike Cullen (Ward IV), City Administrator Michael G. Herring, Director of Public Works/City Engineer Mike Geisel, Parks, Recreation and Arts Superintendent Ron Coleman and Assistant City Engineer Bonnie Hubert. The following guests were also in attendance: Councilmember Linda Tilley; Rick Cammarata, Marc Eshelman, Terry Bester, and John Hicks of Booker Associates; Bill Kirchoff, Chairperson of the Valley Master Development Plan Steering Committee; Barbara McGuinness, Chairperson of the Planning Commission; Jerry Tainowski representing Kehrs Mill Bend subdivision; and 18 residents representing Chesterfield Meadows subdivision.

The following items were discussed:

- 1) Councilmember Politte called for acceptance of the minutes from the May 9, 1995, meeting. The motion was made by Councilmember Cullen, seconded by Councilmember Levinson and approved unanimously.
- 2) Councilmember Linda Tilley (Ward IV) requested that the Committee support the use of funds, that will not be used for Wilson Road this year, to accelerate repairs in Chesterfield Meadows and Kehrs Mill Bend subdivisions that are scheduled in 1996 and 1998 respectively. The redirected funds would be replenished next fiscal year by reducing the allocation to street reconstruction in Ward IV and appropriating the funds back into Wilson Road. After discussion of similar needs City-wide, using the priority system adopted by the City or developing new rating criteria, safety concerns, the amount of work currently being done in the subdivision by City crews, and the defeat of the 1/4 and 1/2 cent sales tax which would have accelerated all street replacement, Councilmember Cullen moved to address capital street repairs in Chesterfield Meadows and Kehrs Mill Bend subdivisions in 1995. In response to residents questions the following information was provided: a citizen's committee is investigating financial options to accelerate street repair; City standards for both new street construction and street repair exceed the County standards and should result in longer pavement service life; increased standards have a higher initial cost, therefore the length of streets that can be addressed each year is somewhat reduced; an annual asphalt overlay program to improve the riding surface of streets that cannot be addressed in a timely fashion was initiated in 1994; funding for street

repairs has increased each fiscal year; street sweeping is performed twice a year and after maintenance work on streets; the cost for street sweeping is approaching the budgetary limit for the year; maintenance work in Chesterfield Meadows continues; repair of potholes is performed on a City-wide daily priority basis; and the only tax that residents pay directly to the City is the gross receipts utility tax. Councilmember Cullen restated his motion which died for lack of a second. Councilmember Politte requested that City Engineer Geisel assemble a list of the most urgent street replacement projects City-wide that could be funded by the portion of the Wilson Road allocation that will not be used this fiscal year. The Committee concurred with this request and stressed the need for citizen involvement in any future campaigns to develop additional revenues to fund street repairs.

2) City Engineer Geisel reviewed his April 14, 1995 memo about the Chesterfield Valley Special Area Management Plan. He requested authority to negotiate a scope of work and fee, estimated to be \$315,000, for the next phase of the project with Booker Associates which could be presented at the next Council meeting. A portion of the \$1,000,000 escrow set aside for Valley/levee improvements would be used to fund this engineering work. Councilmember Cullen moved and Councilmember Hilbert seconded to authorize City Engineer Geisel to proceed with a final contract and scope of work to be presented to Council at the next meeting. The motion passed unanimously. In response to grant questions from Councilmember Levinson, City Administrator Herring and City Engineer Geisel reported that Staff continues to explore alternative funding sources such as grants for this type of work.

3) Councilmember Levinson reported the Valley Study Committee continues to meet and the consultant expects to complete work in 2-3 months. The four areas the Committee is addressing are sanitary sewer service; water service; stormwater drainage; and the roadway network. Marc Eshelman of Booker Associates and Bill Kirchoff, Chairperson of the Valley Master Development Plan Steering Committee reviewed the alternate stormwater detention proposals, discussing the use of both canals and storage basins and the merits of private smaller basins and larger public basins. Councilmember Cullen expressed interest in additional recreational uses around the basins after the initial purpose of stormwater control had been served. City Engineer Geisel pointed out that if the overall plan is for private basins, the plan cannot be completed until everything in the Valley develops. Councilmember Levinson reported that MSD has indicated that new developments would be allowed to tie into the Caulk's Creek sewer main and a fee of \$2,750 per acre was required. Marc Eshelman reported that the force main is currently surcharged and recommended the extension of a sewer from the east end of the Valley north of Chesterfield Airport Road. Mr. Kirchoff reviewed the alternative proposals for roadway alignments for the proposed Highway 40 interchange at the east end of the Valley. The difference in the proposals was whether Old Olive, which will serve as the major east-west arterial for the Valley, or the future Baxter Road extension would be the through street and bridge over Highway 40. After discussion of the Valley Master Development Plan Steering Committee's recommendation for Old Olive to be the through street, impact on adjacent property and the need to serve residential property south of the Valley, Councilmember Levinson moved to

select Baxter Road as the through street. The motion was seconded by Councilmember Hilbert and passed, 3 to 1, with Councilmember Politte voting in opposition. It was agreed that full construction of a diamond interchange would be many years in the future and phasing the construction, with early construction of a westbound slip ramp on the north side of the highway would be beneficial. Councilmember Cullen requested information on the cost of early construction of a slip ramp on the north side of the highway.

4) City Engineer Geisel reported on the status of the Public Works facility design. The ad hoc review committee approved the floor plan, schematic site plan, and project budget as proposed. If the Public Works/Parks Committee approves the layout, the architect will proceed with building elevations, and the site plan will go before the Planning Commission next week. The original \$2,500,000 estimated cost of the facility has been confirmed by itemized preliminary estimates by the Construction Manager. Councilmember Cullen moved to approve the plan and project budget as proposed. The motion was seconded by Councilmember Hilbert and approved unanimously. After discussion of potential additional salt needs, Councilmember Levinson moved and Councilmember Cullen seconded to increase the capacity of the salt dome. The motion passed unanimously.

5) Councilmember Politte discussed the limiting effect of the beautification grant requirement that plantings be on right-of-way. The County will not allow any plantings on County right-of-way. City Engineer Geisel reported that two subdivisions, Chesterfield Estates and Thousand Oaks, have submitted applications that qualify for matching grants. Councilmember Hilbert moved and Councilmember Politte seconded to approve the disbursement of \$500 in matching funds for improvements in Chesterfield Estates and Thousand Oaks subdivisions. The motion passed unanimously.

6) Councilmember Cullen reported that an individual who owns 176 acres of property on the north side of the levee was interested in selling the property to the City for use as wetlands or passive recreational use. Councilmember Cullen noted the lack of funds for such a purchase; however, he highlighted a program which the Missouri Department of Conservation has to acquire these types of properties. He reported the Department was interested in acquiring property in the Metro area, but has been met by opposition from some cities, and suggested the Committee review the issue and inform the Department of Conservation if the City favors this type of acquisition by the Department. After discussion of the restrictions this may place on properties, the possible relocation of the levee, and borrow areas needed for construction of a 500-year levee, it was determined that Parks, Recreation and Arts Superintendent Ron Coleman would provide the Committee additional information. Councilmember Politte stated that the Parks, Recreation, and Arts Citizens Advisory Committee should address the issue, also.

7) Councilmember Politte reviewed City Administrator Mike Herring's March 22, 1995, memo regarding appointment of a steering committee to work with Booker Associates as they complete

Public Works/Parks Committee
June 6, 1995 Meeting
Page 4

their work to design and supervise construction of the various Park facilities. Discussion ensued regarding commitment of Staff to the Committee and adding two citizens at large who are specifically interested in Parks. Councilmember Politte moved to approve the suggested list of organizational representatives with the addition of Ms. Linda Malin and Dr. Jerry Citron as citizens at large. Each organization would determine its own representative. The motion was seconded by Councilmember Hilbert and approved unanimously. Mr. Coleman is to contact all organizations shown and identify their respective representatives.

8) City Administrator Herring reviewed the proposed intergovernmental cooperation agreement that authorizes the linking of all Parkway School District facilities via fiber optic cable. Councilmember Levinson moved to recommend approval of the agreement to the full Council. The motion was seconded by Councilmember Hilbert and passed unanimously.

9) The next meeting of the Committee will be at 7:30 p.m. Tuesday, June 27, 1995. The meeting adjourned at approximately 9:30 p.m.

cc: Dept. Heads/Executive Staff