

**DATE:** August 5, 2005  
**TO:** Michael G. Herring, CA  
**FROM:** Mike Geisel, DPW\CE



**SUBJECT: Meeting Minutes, PW\Parks 8/2/05**

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A meeting of the Public Works/Parks Committee began at 5:45 p.m. on Tuesday, August 2, 2005. Those in attendance included Chairperson Barry Streeter (Ward 2), Councilmember Dan Hurt (Ward 3) and Councilmember Mary Brown (Ward 4). Also in attendance were Mike Herring - City Administrator, Mike Geisel - Director of Public Works/City Engineer, Bonnie Hubert - Superintendent of Engineering, Darren Dunkle - Superintendent of Parks, Recreation and Arts, Councilmember Casey (Ward 3) who came in toward the latter part of the meeting, Tom Rothwell of the Parks, Recreation and Arts Citizen Advisory Committee (PRACAC), Jean Favara representing the U.S. Fish and Wildlife's Big Muddy preservation project, and Chris Kehr of Kehr Development.

**\* To be discussed at the 8/15/05 meeting of City Council.**

**Agenda Item #1: Councilmember Brown moved and Councilmember Hurt seconded to approve the minutes of the August 2, 2005 meeting. The motion passed, 3 – 0.**

**Agenda Item #2b:** Mr. Tom Rothwell of the PRACAC discussed the logistics the committee had developed relative to a September Stroll event designed to celebrate the opening of the Pathway on the Parkway, including a walk, entertainment, vendor exhibits, concessions and to develop a sense of community. The date proposed for the event is Saturday, September 24, 2005. The Committee suggested that the opening of the Pathway on the Parkway be cited on the flyer. **Councilmember Brown motioned to authorize PRACAC to proceed with the event as planned. The motion was seconded by Councilmember Hurt and passed, 3 – 0.** The City will print the flyers the PRACAC needs and Mr. Rothwell will meet with the City Administrator to discuss any proposals regarding sponsorships or need for the City to send official letters.

**Agenda Item #3:** Mr. Geisel updated the Committee on the status of the Chesterfield Valley Master Storm Water Plan. Final quality assurance work is being completed for the model that reflects improvements as proposed at this point in time, and the model will be forwarded to City Council for approval as soon as that work is completed. The plan is a living document that will be updated continuously as improvements are installed or modified; however, it is important to officially adopt the model at key points in time. The model and the storm events modeled in it are used in negotiations with the Levee District and Corps of Engineers regarding the design of the levee and pump stations throughout the Valley. In response to questions, Mr. Geisel indicated that slightly over \$500,000 had been spent to date in development of the current model, that expenditures of up to \$700,000 has been authorized to date, and that he anticipates approximately \$1,000,000 to be spent on the model as development in Chesterfield Valley continues. There are currently four pump locations in the Valley, consisting of three with 60,000 gallon per minute capacity and one with 10,000 gallon per minute capacity. Two large pump stations and one small additional pump station are planned. \$935,000 in EDA Disaster Relief funds were used in 1995, to leverage local funding from the TIF district after the Great Flood of 1993 for construction of the 3 existing stations at a total cost of \$3,500,000. The Monarch Chesterfield Levee District is the regional drainage authority and the pumps were subsequently turned over to them and are now owned, controlled and operated by the Levee District. The City incurs no costs for operation of the pumps. Future pumps will be built primarily with federal

funding through the Corps of Engineers, with TIF funding being used to expedite construction or fund the incremental cost of upsizing a facility from that which serves the storm event utilized by the Corps of Engineers. **Councilmember Brown moved, and Councilmember Hurt seconded, to receive and file the Chesterfield Valley Master Storm Water Plan report. The motion passed, 3 – 0.** The final report will be forwarded to City Council for approval and adoption once the quality control work on the model is completed.

**Agenda Item #2d – a and b:** Mr. Geisel reported that only due to the cooperation and assistance of the Monarch-Chesterfield Levee and the monumental effort put forth by Engineering and Parks Division personnel, for the City to successfully place more than 100,000 cubic yards of engineered fill at the west end of the Chesterfield Valley Athletic Complex (CVAC) as well as to get bermuda sod placed and rooted such that new soccer and football fields were open for play by August 1. All those involved performed at peak levels in order to deliver this portion of the project in such a short timeframe. Football practice began last night. Mr. Geisel reminded the Committee that the fill placement was necessary because the sand berm traversed through the middle of the property, resulting in a large amount of unusable acreage due to grade differences. By bringing the entire area south of the sand berm to the level of the sand berm, the City gained several acres of premier field space. In addition, due to ongoing discussions with the representatives of the football leagues, the master plan has been adjusted such that football activities will permanently remain at the west end of the CVAC. In addition, practice fields will be constructed outside of the main levee protected area that will result in less costly field use for football users. These fields outside of the main levee protected portion of the CVAC will not be maintained to the same degree that is expected for the rest of the CVAC. Master site planning for the CVAC also includes upgrade of the existing emergency access road at the toe of the levee, such that it could be used to facilitate emergency access, additional parking, and better traffic flow. Expanding the existing roadway makes the most efficient use of space and minimizes road construction costs. Access is still provided across City property to the Big Muddy conservation area and the wetlands at the CVAC that were constructed outside the levee. Ms. Jean Favara, a master naturalist representing the Big Muddy Fish and Wildlife Service indicated their support of the work the City has done outside the levee and appreciation of the speed with which the work was able to be accomplished. She requested information regarding the timeline for construction of the improved access to the parking lot for the Big Muddy area and was told work was in progress and should be completed within 2 weeks.

After discussion regarding the need to clarify the intent and use of the open play area proposed at the east end of the CVAC – specifically that it is not to be used for organized teams who have the use of the sports field available to them – and for staff to keep in mind the Committee’s desire to have the amount of open space increased, **Councilmember Brown motioned to approve the CVAC Master Plan. The motion was seconded by Councilmember Hurt and passed, 3 – 0.** Mr. Geisel noted that except for the Maintenance Facility, nothing on the newly acquired land was identified as a Tier 1 priority and construction of those facilities was not imminent; however, staff would continue to identify opportunities to maximize the return on the City’s investment in facilities at the Complex.

**Agenda Item #2.d.b:** Mr. Geisel reviewed the proposed Way Finding and signage plan for the Chesterfield Valley Athletic Complex.. The plan includes a hierarchy of signs starting with three

project level signs incorporating changeable message boards providing highway visibility and information, to primary and secondary roadside directional and information signs, parking aisle identification, complex portal monuments, quad identification and field identification signage. The Committee discussed concerns about the need for easily interpreted signs and label systems indicating type and locations of fields, a directory providing an overview of the Complex, size of signs relative to those permitted for other properties in the area, and a memo generated by the Department of Planning regarding the wayfinding/signage plan. The Committee expressed general support for the plan but suggested that the project level signs be reduced in height such that they were comparable with other developments previously approved by the City. The Committee also suggested that quad identifiers correlate with the athletic activity, such as "F" for football for ease of communication. Staff was directed to proceed with the plan, but to modify the plan with the specified suggestions for Committee approval.

**Agenda Item #2.c:** Mr. Geisel summarized his memo of July 22, 2005 regarding conceptual planning for a proposed 2006 Independence Day fireworks display. He indicated that in order to have a fireworks show on July 4, 2006, proposals for a pyrotechnic contractor need to be sought as soon as possible and a contract needs to be executed this fiscal year. Accordingly, the purchase order has to be written in the 2005 fiscal year, which will require a supplemental appropriation in an amount estimated to be \$40,000 - \$45,000. The funds would then be brought forward to the 2006 fiscal year, in which they would be expended. The 2006 budget would likewise include an appropriation for the 2007 event. **The Committee expressed support and directed Staff to continue efforts towards a 2006 fireworks display. The Committee confirmed that the City sponsored display would be in addition to the annual funding provided for the fireworks display planned by the Chamber as part of the City's birthday celebration.**

Relative to park land acquisition, both Ward 3 Councilmembers expressed their support for moving forward with acquisition of previously identified park land in Ward 3 as the next priority. After discussion, it was determined that this item be added to the Executive Session for the September 7, 2005 meeting of City Council.

**\* Agenda Item #2.a:** Mr. Geisel reviewed his memo of July 22, 2005 regarding the Parks Master Plan, which has been updated to reflect the work associated with the passage of Proposition P. **Councilmember Brown moved and Councilmember Streeter seconded to forward the Parks Master Plan to the City Council with this Committee's recommendation for approval. The motion passed, 3 – 0.**

**Agenda Item #4:** **Councilmember Brown motioned and Councilmember Streeter seconded, to approve construction of the private streets in Nooning Tree Addition, Village A subdivision. The motion passed, 3 – 0.**

**Agenda Item #5:** Mr. Geisel summarized his memo of July 26, 2005 concerning a potential lease for a communications tower at the Public Works Facility. After discussion regarding the adjacent property, which is currently approved for construction of a communications tower, the City's prior efforts in following the rezoning process for the original construction of the Public Works Facility and City Hall,

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the need for public input into the process, and the potential income of approximately \$1,100 per month for the lease, it was determined that the City could not react in the timeframe required by the service provider, and the Committee elected not to pursue the matter further.

The meeting was adjourned at 7:20 pm

Cc: Mayor John Nations  
Department Heads/Executive Staff