

MEMORANDUM

DATE: August 11, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (8/26/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee began at 7:00 a.m. on August 26, 1993. Those in attendance included Councilmember Alan Politte, Chairperson, (Ward III), Councilmember Colleen Hilbert (Ward I), Councilmember Ed Levinson (Ward II), Councilmember Dick Hrabko, (Ward IV), 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 Mr. Ed Johnson of Booker Associates, Mr. Omar Feeler of Sverdrup Corporation, Mr. Richard Ward of Development Strategies, Mr. John Langa Administrator of the CCDC, Mr. Ed Hamm resident at 13839 Olive Street Road, and Mr. Jeff Jarboe resident of 14058 Boxford Court.

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

1. Chairperson Politte requested that the Committee first review those items on the agenda affecting the residents present at the meeting. Councilmember Politte indicated that Mr. Hamm and Mr. Jarboe would be welcome to stay for the remainder of the meeting, but that the Committee need not make these residents wait by following the sequence of the published agenda.

2. Chairperson Politte first introduced Mr. Hamm, resident of 13839 Olive Street Road. Mr. Hamm expressed his concern regarding the design and reconstruction of Olive Street Road by the Missouri Highway Department. Specifically, Mr. Hamm was concerned about the grade in the vicinity of the entrance to River Bend West. City Engineer Hawn indicated that he had spoken with Mr. J. T. Yarnell about the proposed design in this area and was awaiting his response. Mr. Hawn explained that this section of roadway was designed with a super-elevated curve which will result in a road with a 6 percent cross-slope. The super-elevation design is based upon projected vehicle speeds. Mr. Hawn has discussed with Mr. Yarnell that this roadway is to be constructed within a residential area and that highway design principles may not be applicable. Mr. Hamm suggested that the City send a letter to the State requesting a redesign of this portion of roadway. Councilmember Levinson indicated that he did not feel comfortable recommending such a letter until he could review

the design proposal. Councilmember Hrabko indicated that since the State has been working with the City, that it would be inappropriate to send a letter possibly jeopardizing their cooperation. Mr. Hrabko suggested that Councilmembers Hilbert and Greenwood request a meeting with Mr. Yarnell of the Highway Department. Mr. Yarnell had been very cooperative with Councilmembers Tilley and Hrabko during the design of Clarkson Road. The Committee took no further action regarding this matter.

3. Councilmember Hrabko motioned to accept the minutes of the previous meeting. Councilmember Levinson seconded the motion which passed unanimously, 4 - 0.

4. Chairperson Politte invited Mr. Jarboe to explain his stormwater concern. Mr. Jarboe presented several slides indicating stormwater discharging from a sewer draining Trailtop Court into a ravine behind his property at 14058 Boxford Court. This water has resulted in severe erosion and occasional flooding. He and his neighbors have paid to improve the area with concrete stones and geo-membranes. Mr. Jarboe requested that the City extend and connect the stormsewer discharge to the system downstream. Assistant City Engineer Geisel explained that he had been out to visit the site and had spoken with Mr. Jarboe about the erosion. Mr. Geisel explained that up to this point the City had been discussing the open channel erosion problem with Mr. Jarboe and was unaware of any flooding. City Administrator Herring explained that the City's current policy does not provide for maintenance of open channels and as such, the City is not in a position to fix this problem. Councilmember Levinson indicated that the Public Works Citizen Advisory Group is currently developing stormwater policy recommendations that could provide assistance for this type of problem. Mr. Levinson suggested that this might be a good application of a neighborhood improvement district whereby those residents impacted could share the cost to repair the problem. Mr. Herring further explained that ultimately the Metropolitan St. Louis Sewer District will be responsible for stormwater problems. However, until the MSD establishes a funding mechanism, they will not take responsibility for stormwater problems in Chesterfield. Mr. Herring indicated that the Department of Public Works maintains a list of stormwater problems such as these for possible future projects and that Mr. Jarboe's concern will be added to this list. Councilmember Politte noted that even though the P.W.C.A.G. is studying this matter, there is no guarantee that this Council Committee, or City Council as a whole, will vote to change the current policies re: stormwater.

5. City Administrator Herring explained the current status of the City's clean up efforts in the Chesterfield Valley. The City is placing dumpsters along public rights-of-way in the Valley for property owners to use. The City is working with three refuse contractors to provide dumpsters at a reduced rate, which has been reviewed/approved by FEMA. City staff monitors these dumpsters and coordinates their placement with volunteers and owners. This program has been very successful, but the City is currently experiencing a shortage of dumpsters. The City is also picking up white goods, sandbags, and flood debris that property owners leave along the right-of-way.

6. City Engineer Hawn discussed De-watering efforts and the placement of pumps. A breach was cut in the Levee adjacent to Bonhomme Creek at Long Road, on Saturday August 21, 1993. The breach has been very effective in draining that area South of

Chesterfield Airport Road and West of Long Road. The City has also obtained four 16-inch pumps from the Corps of Engineers and has them placed north of highway 40 at the old Graeller pump station, directly across from Long Road at Highway 40. These pumps are rated at 10,000 gallons per minute and this area drains everything north of Chesterfield Airport Road between the jail and McBride's building. The City has also cut through Old Olive Street Road at the levee breach by Storage Masters to drain that area. The Lou Fusz Ford building appears to be the only building left with water in it. Cambridge Engineering is out of the water but there is 22 inches of water on the driveway to the building. Councilmember Hrabko indicated that the Airport has been working with Booker and Associates and the Railroad to cut the railroad tracks to allow the airport to drain better. City Engineer Hawn suggested that Booker review the conditions downstream, particularly at Chesterfield Industrial such that this release of water from the Airport does not flood out those businesses. Councilmember Levinson requested that Staff bring a map or drawing of the Chesterfield Valley for the next meeting so that committee members could orient themselves during the discussion. Chairperson Politte inquired as to the status of the levee repairs. City Administrator Herring informed the committee that the repair would be conducted in two phases: Phase One consisting of repairs to the 1800 foot breach at the west end of the valley, and Phase Two which would consist of closing the remaining 25 breaches at various locations. The design for Phase One is apparently complete and a pre-bid meeting should take place shortly. Construction on this first phase is anticipated to begin around September 7, 1993. The second phase of construction is under design and should follow the first phase by approximately three weeks. There has been concern over the Corps' requirement that the levee district's 20-percent share be provided in cash, up front, prior to construction. Representative Talent's office has been working to have this obligation of "up-front money" waived and that the district's commitment to ultimately provide the money be sufficient to commence construction. The Levee District is meeting on September 10, 1993, to gain authority to raise its tax rate. Councilmember Hrabko indicated that the Airport had 35 percent of the votes and intended to vote for the rate increase. Mr. Hrabko also stated that he had spoken with representatives of Mark Andy and that they also intended to vote for the proposed increase. Councilmember Levinson stated that several business owners in the Valley had spoken with him and had indicated that the proposed tax increase would be difficult, given the flood losses.

7. City Engineer Hawn indicated that he had solicited fast track proposals from Booker and Associates, Sverdrup Corporation, and Burns and McDonnell to close the levee breach at Long Road and to design an outfall structure. St. Louis County has agreed to transfer the \$80,000 currently in the Stormwater Trust Fund to the City for this construction. Mr. Hawn indicated the need to construct a drainage facility prior to closure of this levee breach. However, due to fund constraints, it does not appear as if the ultimate drainage structure, a double 5' by 7' box culvert, could be constructed at this time. Mr. Hawn explained that Sverdrup had provided a preliminary design which provided for a 60-inch pipe with a flap gate on the creek side and a sluice gate with a gatewell to provide future pumping capabilities. Booker and Associates had provided a proposal to do the engineering work, but submitted no preliminary designs. The Committee discussed the concept of providing interim drainage structures and had concerns relating to installation of a structure that did not provide a reasonable proportion of the design capacity. Inasmuch as there is currently

a levee breach, Committee members felt that the City should consider adding additional funds, with the possibility of recouping this contribution from of future Stormwater Trust Fund contributions, in order to construct a structure with at least 50 percent of the capacity required by the Booker Study. The Committee indicated that the City should consider adding approximately \$100,000 - \$120,000 to the current \$80,000 provided by the trust fund. The committee directed staff to work with Booker and Associates and Sverdrup Corporation, either separately or as a joint effort, to develop a design with a minimum current capacity of 50 percent of design requirements, but the design should provide capabilities for future expansion. Expansion of this Phase One installation could be accomplished by pumping, gravity flow, or a combination of both. The Committee members suggested that they would support a special meeting of Council, to discuss this proposal, once staff was prepared to select a proposal and proceed with the final design and construction. Otherwise, this matter is to be referred to City Council September 7, 1993.

8. City Administrator Herring indicated that after the City Council had decided to place the Master Development Plan for the Chesterfield Valley on hold, he had been contacted by Mr. Richard Ward of Development Strategies. Mr. Ward requested that he be given an opportunity to address the Public Works\Parks committee. Mr. Ward discussed the current scope of work for the Valley Master Plan and the City's action to place this work on hold. Mr. Ward indicated that, in his opinion, long term planning was now more important than ever. The City should not get caught in up restoration and designing isolated engineering repairs at the expense of planning. The planning process provides a rational and sensible long range mix of planning and engineering that, in his opinion, is necessary to re-establish confidence in the Valley. While he felt the schedule of work needed to be altered, the work and studies are even more important now than after the flood. Mr. Hrabko asked Mr. Langa if the scope for this project could satisfy the requirements for establishing a Tax Increment Financing District (TIF). Mr. Langa indicated that the work is virtually identically, but the level of detail and timing was different. More specifically, Mr. Langa indicated that the overall scope of work would be the same since the blight study is a rather general document, but the redevelopment plan requires much more specific information. Councilmember Levinson again expressed his concern that the need in the Valley was for engineering services. He felt that the original scope had approximately \$40,000 of unnecessary planning activities. Mr. Levinson suggested that the previous scope of work be adjusted to provide a greater proportion of engineering design. Mr. Ward indicated that the planning process was essential in order to establish a Tax Increment Financing district. Once established, the TIF district would be able to fund not only the construction, but also the cost for engineering design of the infrastructure improvements. Councilmember Hrabko stated that the Valley Master Plan will now have to address the Army Corps of Engineer's attitude toward permits in the Valley. Mr. Hrabko discussed how the Corps had "pulled" the Airport's permit and that the Corps had indicated that they would not review any other permits in the Valley on a piecemeal basis. The issue of the Booker drainage plan and its effect on area wetlands must be addressed. Councilmember Hilbert motioned to have Development Strategies revise the study's schedule but to retain the current scope of work. Development Strategies would give priority to scheduling and completing the blight analysis and redevelopment plan necessary for establishment of a TIF district. Councilmember Hrabko seconded the motion which passed 3 -0 - 1, with Councilmember Levinson

abstaining.

9. Councilmember Levinson indicated that, in his opinion, there had been some miscommunication regarding the various sub-committees response to the City Center Task Force report. Mr. Levinson was under the understanding that each sub-committee was to review the report and vote on specific sites and make specific recommendations. He wanted direct feedback and a vote from these committees. Councilmember Hrabko indicated that the site recommendation was the responsibility of this Committee and that this Committee needed to vote and move forward with a recommendation to the full Council. City Administrator Herring referred to the meeting minutes and subsequent letter to the Citizen Advisory Sub-committees, wherein they were requested to review the work completed by the City Center Task Force and submit any comments back to the Public Works Committee of City Council. These Sub-committees were not asked to make a formal recommendation on any site. Although, if they chose to do so, that recommendation should come back to this Council Committee. Councilmember Levinson motioned to recommend the purchase of the Kangaroo building. Councilmember Hilbert seconded the motion, which then failed 1 - 3 - 0. Councilmember Levinson voting in the affirmative. The Committee reached a consensus that the next meeting of this Committee would be limited to a single agenda item and all discussion be limited to the issue of a City Center.

10. City Administrator Herring discussed City Attorney Doug Beach's letter dated August 2, 1993, regarding mutual aid contracts. The Committee agreed that mutual aid agreements with adjacent municipalities would benefit the City. Councilmember Hrabko made a motion to recommend that Mr. Herring execute mutual aid contracts with those interested surrounding municipalities. Councilmember Levinson seconded the motion which passed unanimously.

11. Councilmember Hrabko moved to adjourn. Councilmember Levinson seconded the motion which passed unanimously.

12. The Committee members agreed that the next meeting of this Committee will be on Thursday, September 9, 1993, at 7:00 a.m..

13. The meeting adjourned at approximately 9:50 p.m..