

MEMORANDUM

TO: Members - Public Works/Parks Committee

FROM: Michael G. Herring, City Administrator *MGH*

RE: Meeting minutes

DATE: September 9, 1993

A meeting of the Public Works/Parks Committee took place this date and was called to order by Councilmember Alan Politte, Chairperson - Ward III, at 7AM. Those in attendance included Councilmember Hilbert - Ward I, Councilmember Levinson - Ward II, Councilmember Hrabko - Ward IV, Mayor Leonard and City Administrator Herring. Also in attendance was Councilmember Linda Tilley, Ward IV.

The meeting began with Councilmember Politte asking for affirmation by the Committee that the criteria used by the City Center Task Force should guide the decisions of this committee in making an ultimate decision concerning the Chesterfield Government Center. That is that the space needs assessment completed by Sverdrup will still apply; that the location must be accessible and visible; and, that the site contain a minimum of five (5) acres. Following a motion by Councilmember Levinson, the Committee members concurred unanimously.

Mr. Herring next informed the Committee that he had contacted Sachs Properties concerning the purchase price of each of their parcels of land, indicated as being for sale. These parcels had been identified on a map, previously submitted to the Committee in conjunction with Mr. Herring's memo, dated August 24. Mr. Herring noted that Mr. Sachs had hired an assessor to determine current market value for each of these parcels of land. This information will be forwarded to this Committee as soon as it becomes available.

Next, a discussion was held concerning the possibility of joint use of our facility by other governmental or quasi-governmental agencies. The Committee then voted unanimously to direct Mr. Herring to send letters to the Fire District, St. Louis County, CCDC and Chamber of Commerce, asking if they would be interested in

relocating their administrative offices (NOTE: in the case of St. Louis County, this would include the West County Satellite office and the West County Night Court) into a building to be owned/occupied by the City. This would involve long-term leases, at competitive rates.

The Committee next considered a motion by Councilmember Hrabko that the City review available sites in the Valley, for a possible location for its Government Center. Councilmember Hilbert seconded this motion. Following much discussion, the Committee voted unanimously to direct Mr. Herring to investigate the availability of land in the Valley for construction of a Government Center. Mr. Herring is to concentrate his efforts along the Long Road corridor and the eastern end of the Valley, proximate to the extension of New Baxter Road.

Next, the Committee discussed the Kangaroos building/property. Following discussion, the Committee voted unanimously to take the following actions:

- * To continue to consider this building/site as a possible location for the Government Center.

- * To have Staff determine the feasibility and cost of constructing an alternate access road, from this site to New Baxter Road.

- * To have Staff determine the cost of all on-site improvements needed for additional parking spaces, etc.

- * To have Mr. Herring prepare an RFP and mail to several different architectural firms, seeking their cost for services in determining the renovated interior design of the building to serve our specific needs, including space allocation for all uses identified within the Sverdrup study. This will include identification of the total cost to accomplish renovation of the Kangaroos Building, per this plan, as well as the total estimated annual costs to operate this facility (electrical, gas, phone and upkeep/maintenance). The firms to whom this RFP will be sent include: Kuhlmann Design Group; Peckham-Guyton-Albers and Viets; Sverdrup; Hellmuth-Obata-Kassabaum; Tom Hall; Hastings-Chivetta and Paul Henderson.

The meeting adjourned at 8AM. The next regular meeting of this Committee was scheduled for Wednesday, September 29 at 6PM.