

MEMORANDUM

DATE: October 14, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (10/12/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee began at 6:30 p.m. on October 12, 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. Bob Grant and Mr. Joe Allison, Chairperson of the Parks, Recreation and Arts Citizen Advisory Committee.

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

1. Chairperson Politte introduced Mr. Joe Allison, Chairperson of the Parks, Recreation and Arts Citizen Advisory Committee. Mr. Allison suggested that the City consider establishing a mechanism whereby the City can act rapidly to acquire property as it becomes available. The advisory committee is concerned that the necessary approvals by various committees and the City Council will result in the City losing property. He suggested that someone from the City be authorized to execute sales options or contingent contracts on prospective tracts, subject to the approval of City Council. Councilmember Levinson suggested that a Contingency Contract be utilized such that the City does not put its earnest money at risk. In the event the sales contingency is not met, the City would be refunded its earnest money. Councilmember Hrabko moved to recommend that the Chair and Vice-Chair of the Parks, Recreation and Arts Citizen Advisory Committee provide a sample contingency contract, to be reviewed by this Committee and City Attorney Doug Beach, and that City Administrator Herring be authorized to execute these contracts on behalf of the City. Councilmember Levinson seconded the motion which passed unanimously.

2. Assistant City Engineer Geisel explained that City Staff had been requested to reinspect Twingate Drive and Lazy Ridge Court. Mr. Geisel explained his report dated September 22, 1993, wherein staff recommended that the City authorize a Change Order in the amount of \$80,948.46 to the current selective slab contract with Concrete Design, Inc. City Administrator Herring expressed that the work needed to be done. He explained that the driveway at 15500 Twingate Drive had buckled and heaved up to the point that the owner

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can no longer access his driveway. Chairperson Politte inquired as to why, if the street was in such poor condition, the Havens and Emerson Study had projected this work in the year 2003. City Administrator Herring explained that the repair schedule reflected traffic volumes and loads on the street and that the condition of these streets had deteriorated rapidly. He also explained that Public Works Staff reinspects and re-rates City streets such that information and work projections remain up to date and reflect their current condition.

Councilmember Levinson moved to recommend a change order per Staff's recommendation and to have this work completed this year. Councilmember Hilbert seconded the motion which passed unanimously. Funds to cover this expense will need to be transferred from fund reserves.

3. Assistant City Engineer Geisel discussed his report dated September 22, 1993, regarding a stormwater problem located at #6 Foxhunt Drive. Mr. Geisel requested that the Committee recommend authorizing City Staff to design a storm sewer extension to collect stormwater at the rear of #6 Foxhunt and pipe it to the existing City maintained system. City Administrator Herring indicated that although construction of an extension is a departure from our normal maintenance operations, this condition is similar to the repair the City undertook at 14107 Buckingham Drive. Councilmember Hrabko motioned to accept Staff's suggestion and recommend to the City Council that the \$15,000 cost come from the \$100,000 established for repair or construction of storm sewer systems. Councilmember Levinson seconded the motion which passed unanimously.

4. The Committee next reviewed a stormwater concern, located behind 1978 Cedarmill Drive, in the Claymont Lake Estates Subdivision, in Ward III. This problem concerns a storm sewer pipe system that overloads during heavy rains, causing water to run above ground and into the property located at this address. Assistant City Engineer Mike Geisel noted that he had communicated with a neighbor regarding his suggestion that a swale be constructed on the neighbor's property to divert water away from 1978 Cedarmill and toward the street. The neighbor is not willing to allow this. As a result, before proposing any specific action to correct this problem, Mr. Geisel recommends that a hydrologic study be conducted by Staff of this problem. Following additional discussion, Councilmember Politte motioned, and Councilmember Hrabko seconded, for Staff to complete this analysis and report back regarding any recommendations. The motion was approved unanimously.

5. Assistant City Engineer Geisel discussed a stormwater concern at 1841 Winter Run Court. Staff had responded to a request by Mr. Frank Dellaquila, a resident of the Seasons at Schoettler Subdivision, to consider extension of a storm sewer which discharges directly into his rear yard. Mr. Geisel discussed his memorandum dated September 22, 1993, wherein Staff recommended that the City not undertake this storm sewer project at this time. Councilmember Hrabko moved to accept Staff's recommendation as outlined in Mr.

report. Councilmember Hilbert seconded the motion which passed unanimously.

6. The Committee next reviewed a stormwater concern, located behind 1354 Riverdale Circle, in the Chesterfield Estates Subdivision, in Ward IV. During heavy rains, water runs from Wildhorse Creek Road, across a large, undeveloped parcel of land, and into the rear of property located along Riverdale Circle. Two storm sewer inlets are located in this general vicinity, but it appears as though water by-passes one of these two inlets, causing the second to overload, and flash flooding results at 1354 Riverdale. The fix to this situation would first require analysis by Staff. Following discussion, on a motion by Councilmember Hrabko, seconded by Councilmember Politte, the Committee voted 3-0-1, with Councilmember Levinson abstaining, to direct Staff to complete an analysis of this matter and submit recommendations back to this Committee for review.

7. City Administrator Herring informed the Committee that Councilmember Greenwood had been in contact with Assistant City Engineer Geisel and requested that a storm sewer repair located at #21 Forest Crest Drive be added to the agenda for consideration. Mr. Geisel explained that a storm sewer that was constructed in conjunction with Greymore Subdivision had several defects and that the area above the pipe had subsequently eroded. Mr. Geisel explained that the developers of the subdivision were no longer in business. City Staff has made attempts to contact one of the original partners of the development corporation, but was not successful. Information obtained from St. Louis County indicated that there was a portion of the escrow still remaining that might be available to cover the costs associated with this repair. Mr. Geisel has contacted the escrow agent to verify that this money was still being held. This information will be passed on as soon as it becomes available. Mr. Geisel explained that, in the past, the City had been required to actually expend funds for repairs such as this prior to attaching an escrow. Councilmember Hrabko motioned to have Staff contract for the repairs and to initiate action to attach the escrow immediately following payment for the work. Councilmember Levinson seconded the motion which passed unanimously.

8. Councilmember Hrabko asked the Committee to consider allocating a portion of the funds remaining from the \$100,000 allocation for storm sewer repairs, to grade and remove silt from the ditches in the Chesterfield Valley. City Engineer Hawn suggested that St. Louis County would be in a better position to obtain reimbursement from FEMA for cleaning those ditches around the airport and up to Spirit of St. Louis Boulevard. Councilmember Levinson suggested that Staff look at the ditch configuration and determine which ditches would be appropriate for the City to clean out, if any. The Committee concurred and directed Staff to review these ditches and prepare a recommendation for the next Committee agenda.

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9. City Administrator Herring discussed a memorandum from Director of Planning Jerry Duepner dated September 7, 1993, wherein he recommended that the Public Works/Parks Committee make a policy statement indicating that the Committee would consider the flood conditions in the Chesterfield Valley and the subsequent inability of developers to construct the required improvements, when these developers made requests for escrow extensions. Councilmember Hrabko moved to accept Mr. Duepner's recommendation. Councilmember Hilbert seconded the motion which passed unanimously.

10. City Engineer Hawn opened discussion on the storm sewer project at #5 Glen Cove Drive in Westbury Subdivision. Mr. Hawn explained that he and Councilmembers Hilbert and Greenwood, had met with J.T. Yarnell of the Missouri Highway and Transportation Department regarding the storm water problem and how it related to the proposed Olive Road reconstruction. Mr. Hawn indicated that Mr. Yarnell had agreed to reduce the pipe size coming off of reconstructed Olive Street road from a 36 inch pipe to a 24 inch pipe. Further, the State had agreed to construct this pipe and connect it to the catch basin on Glen Cove Drive. In doing so they would replace the existing 12" storm sewer adjacent to Mr. Ponder's house at #5 Glen Cove. Mr. Hawn informed the Committee that funds contained within the current budget would be allocated further down this storm sewer system. Staff is currently working on a design to upgrade the storm sewer system from the State's proposed improvements all the way to its outfall. Mr. Hawn indicated that in order to take full advantage of the improvements, construction would start at the outfall and progress upstream. Inasmuch as this project is expected to cost an estimated \$400,000, the project would need to be completed in phases, spanning a few years, each year progressing upstream until connecting to the State's improvements. The Committee discussed alternative funding sources and the City's ability to undertake a project of this magnitude. It was noted that M.S.D. funds would pay one-third of the total cost. Councilmember Hilbert suggested that the Public Works Department proceed with the \$45,000 project already allocated for 1993, starting at the stormwater discharge. She requested that this item be discussed at the next meeting of this Committee such that she could have time to determine alternatives for funding future year's phases.

11. Assistant City Engineer Geisel explained that Premier Homes had requested that the Committee reconsider the release of the final ten percent of the funds escrowed for street construction within Wellesley Place Addition. Councilmember Hrabko moved to re-affirm the current policy with regard to escrow releases and to re-affirm the Committees denial of this specific early release. Councilmember Levinson seconded the motion which passed unanimously.

12. Assistant City Engineer Geisel explained that the City currently charges developers at the rate of \$30 per hour for inspections conducted by Public Works personnel. He

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explained that, at present, anytime inspection personnel are requested for situations or conditions related to a development, this time is charged to the developments inspection fee account. Mr. Geisel indicated that Mr. Charles Liebert, of C & P Ventures, had objected to approximately \$600 worth of charged inspections that resulted from complaints from the adjacent property owners. Mr. Geisel stated that a formal policy had never been adopted with regard to what constituted a billable inspection, and he requested that the current policy of charging time whenever an inspector is present be affirmed or to have the Committee members advise Staff as to how they would like to see these inspections charged. The Committee discussed what type of activities City personnel respond to and whether or not the City should charge developers for time spent counseling or advising adjacent property owners. The Committee directed Staff to prepare a draft policy for the next Committee meeting.

13. Councilmember Hrabko moved to accept Staff's recommendations and to extend the escrows for Ladue Glen, Westerly, Brookhill Estates, Wellington Estates, and Woodcliffe Place. Councilmember Hilbert seconded the motion which passed unanimously.

14. Councilmember Levinson requested that the streets within Greenleaf Estates Subdivision be added to the Capital Improvement list for repair in 1994. Mr. Levinson explained that the Havens and Emerson Study did not project major rehabilitation until the year 2002, and that Ward II was only scheduled to have \$118,000 worth of slab replacement in 1994. He felt that this was not reflective of the condition of these streets. City Engineer Bill Hawn explained that Ward II had received a significantly greater share of the contractual street maintenance funds the last two years and that the Havens & Emerson Study regarding each year's projects is based on prioritization of needs. Mr. Herring indicated that he had visited the subdivision and did not see a great deal of distressed pavement and felt that the work needed could be accomplished by Street Division crews without special budget allocation for 1994. Councilmember Levinson accepted Mr. Herring's remarks and requested that the streets within Greenleaf Estates be given consideration for repair in 1994.

15. City Administrator Herring indicated that the City had received two responses to the RFP relating to architectural services for evaluating the Kangaroo Building. Mr. Herring also indicated that Mark Twain Bank has been in contact with him and that there is apparently a buyer for this property at this time. The Committee directed Mr. Herring to refrain from any action until he is informed by Mark Twain Bank as to whether or not a sales contract has been written on the property. Architectural proposals had been received from M. Thomas Hall Architect, Inc., in the amount of \$9,999.99 and Hastings-Chivetta in the amount of \$58,330.00. The Committee discussed the wide disparity in the value of the two proposals and wanted to make sure that the low bidder fully understood the scope of

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work. The Committee directed Mr. Herring to request that M. Thomas Hall Architect, Inc. refine his proposal in the event the sales contract noted above is not executed.

16. City Administrator Herring indicated that two proposals were received for recertification of the Monarch Levee. The lowest cost proposal was submitted by Sverdrup, in the amount of \$130,000. In accordance with the directive of City Council, Mr. Herring has begun contacting other entities, such as the school district, levee district, and fire district, to ascertain their interest in sharing the financial obligation to recertify the levee. Although he has made the requests, these agencies have not responded. Mr. Herring indicated that the Levee District has expressed its willingness to pay a share of this cost, but are unwilling or unable to pay the entire amount. Mr. Herring also indicated that the City's lobbyists were working to secure approval to use a portion of the \$535,000 State grant funds recently obtained for Phase II Levee construction costs, to cover the cost of recertification. The Committee unanimously concurred with efforts to use grant funds for this purpose and asked to be kept informed regarding efforts to secure funds from all sources for this expense. This matter needs to be resolved as soon as possible.

17. The Committee members agreed that the next meeting of this Committee will be on Tuesday, November 23, 1993, at 7:00 a.m..

18. The meeting adjourned at approximately 8:30 p.m.