MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Planning & Public Works

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, October 21, 2010

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, October 21, 2010 in Conference Rooms 102 - 103.

In attendance were: **Chair Matt Segal** (Ward I); **Councilmember Mike Casey** (Ward III), and **Councilmember Connie Fults** (Ward IV).

Also in attendance were: Acting-Mayor Barry Flachsbart arrived during discussion of Item III.D as noted on page 6; Councilmember Lee Erickson (Ward II); Councilmember Bob Nation (Ward IV); G. Elliott Grissom, Planning Commission Chair; Michael Herring, City Administrator; Mike Geisel, Director of Planning & Public Works; Brian McGownd, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Steve Jarvis, Assistant Director of Parks and Recreation; Shawn Seymour, Senior Planner; and Kristine Kelley, Recording Secretary.

The meeting was called to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 23, 2010 Committee Meeting Summary.

Councilmember Casey made a motion to approve the Meeting Summary of September 23, 2010**.** The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 0.**

II. OLD BUSINESS – None

III. NEW BUSINESS

A. **T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church):** A request to obtain approval for a Telecommunication Siting Permit for the purpose of placing additional antennas and replacing the existing tower mounted amplifiers (TMAs) within an existing monopole

telecommunications tower on an 18.35 acre tract of land zoned "LLR" (CUP) at St. Thomas Church located at 17848 Wild Horse Creek Road. (18V120254)

STAFF REPORT

Shawn Seymour, Senior Planner gave a PowerPoint presentation showing the site and surrounding area. Mr. Seymour stated the following:

The Petitioner has requested a telecommunications facilities siting permit to allow the following within the existing monopole tower located on the campus of St. Thomas Church.

- Installation of three (3) additional antennas, which are not visible and enclosed in a metal exterior.
- Removal and replacement of three (3) Tower-mounted Amplifiers (TMAs) with associated coaxial or "co-ax" cables.

At the Public Hearing held on September 27, 2010, no outstanding issues were identified.

Elevation

The cell tower is 89 feet in height.

Councilmember Casey made a motion to forward T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church) to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 0.**

Note: This is a Telecommunication Siting Permit, which requires a voice vote at the November 1 , 2010 City Council Meeting.

[Please see the attached report prepared by Mike Geisel, Director of Planning and Public Works, for additional information on T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church)].

Chair Segal then acknowledged Councilmember Nation, Councilmember Erickson and Planning Commission Chair Grissom.

B. Baxter Road Project – update

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer stated that St. Louis County has been discussing this project for approximately ten years and acquired the right of way within the last few years, but due to lack of funding the project has not moved forward.

Mr. McGownd then gave a PowerPoint presentation showing an aerial of the site, then provided the project details as listed below:

- The majority of the street reconstruction runs from the transmission line right of way, down to Parkway West Middle School. A sidewalk will be constructed on the west side of the road from the transmission line right of way to Heathercroft.
- The improvements will include; two lanes of traffic with a center turn lane all the way through the project, curb and gutter, drainage and sidewalks on both sides of the road.
- The box culvert between Isleview and Lake Manor Court will be replaced.
- At a later date, the intersection at Country Ridge will be completely shut down to correct the grade of the street.
- Night paving will take place when the final asphalt course is placed on the road.

The bid process will begin this December, awarded in January 2011 and construction to begin in March of 2011. The project is expected to be completed in late spring or early summer of 2012. In order to expedite the construction, St. Louis County has plans to shut the road down near the area where the box culvert will be constructed during the two (2) summer months of 2011 while school is not in session. By completely shutting down the road, the project will be completed in a more timely fashion. It was noted that the detour details are currently being addressed.

Councilmember Casey stated that it is important that adequate advance information is provided to the residents prior to the Baxter Road closure, via the City Newsletter and the website. After speaking with Councilmember Logan, they recommend that St. Louis County be asked to host an “open house” to update the residents of the project.

Councilmember Fults had concerns as to whether it was necessary to completely shut down the road and asked where the detours will actually take place. She then noted the construction work scheduled to take place on Wild Horse Creek Road and how it will inconvenience vehicular traffic. Mr. McGownd responded that the City does not have a decision in the matter and it has been shown that it is more cost and time effective to completely shut the road down.

Councilmember Fults asked as to whether there are any incentives involved to the construction company for early completion or any penalties if the project goes beyond the two (2) months. Mr. McGownd responded that there will be penalties if the project is not completed on time.

Staff was asked to investigate the following:

- Check as to whether there are incentives involved on the Baxter Road project.
- Discuss with St. Louis County the potential of an “open house”.

Mr. Herring felt that since the two planned closures are located adjacent to each other that perhaps they could be done simultaneously. Staff will ask St. Louis County to look into the matter.

The information is for update purposes only. No vote is required.

C. Braefield Subdivision – Sidewalk/Retaining Wall Maintenance

Chair Segal made a motion to hold Braefield Subdivision – Sidewalk/Retaining Wall Maintenance. The motion was seconded by Councilmember Casey and **passed by a voice vote of 3 to 0.**

C. Monarch Chesterfield Levee Trail Phase III.B. Change Order

STAFF REPORT

Brian McGownd, Public Works Director/City Engineer gave a PowerPoint presentation showing the site and surrounding area. Mr. McGownd stated that L. Krupp Construction has almost completed the west end project, which runs from the Chesterfield Valley Athletic Complex down underneath Highway 40 and back around Eatherton Road. The work is done and the paving is complete, with the exception of one small area under the bridge. MoDot is working on the bridge and requires access to their work site. Once MoDOT's work is completed, the small section will be paved, and the trail will be completed.

Staff is recommending that the current contract with L. Krupp Construction for the Monarch Chesterfield Levee Trail be change ordered to allow for the construction of Phase III.B. This phase will add another mile and a half to the trail and complete the trail down to Centaur Road at the west end of the Chesterfield Valley. This work will also include a parking lot/trailhead at the Howell Island Access, which is controlled by the Missouri Department of Conservation. The cost of completing Phase III.B is $575,000.

This project is funded by the Great Rivers Greenway District and the Chesterfield Valley TDD. It was noted that this will not have an impact on the City's cash position.

L. Krupp Construction was the low bidder on Phases IIA and IIIA and the Monarch Chesterfield Levee District and the Corp of Engineers are more than pleased with their workmanship and professionalism, as is Staff.

Councilmember Casey made a motion to recommend approval of a change order in the amount of $575,000 for construction of Phase III.B of the Monarch Chesterfield Levee Trail, and to increase the contract authorization with L. Krupp Construction to $1,200,000 and forward to City Council for their consideration. The motion was seconded by Councilmember Fults and **passed by a voice vote of 3 to 0.**

Mr. Herring commended Staff on the tremendous work involved with this project.

[Please see the attached report prepared by Brian McGownd, Public Works Director/City Engineer, for additional information on Monarch Chesterfield Levee Trail Phase III.B. Change Order].

D. Eberwein Park Phase IV Master Planning Report

STAFF REPORT

Aimee Nassif, Planning and Development Services Director along with Steve Jarvis, Assistant Director of Parks and Recreation stated that this information is an accurate update of work completed to date. Ms. Nassif then gave a PowerPoint presentation showing the site and surrounding area.

Background Information

At the August 19, 2010 Committee meeting, Staff presented the Phase III Report for the Eberwein Park Development. Since that meeting, the following items have been approved.

- Change of Zoning to "PS" District
- Necessary park improvements
- Projected costs for the dog park section of Eberwein Park, along with the related necessary improvements
- Site plan for Eberwein Park
- Funds were reserved to raze the ranch-style home, the chicken coop and the mother-in-law quarters, which will be completed in November.

Chair Segal recommended that Staff contact the media prior to demolition of the above-referenced structures, noting that the Farm House and Barn are NOT included in that plan. Ms. Nassif added that the Chesterfield website has a page dedicated to the Eberwein Park Development on which updates are provided regularly.

The following are a list of items we are working on, however due to the fact that the disposition of the farmhouse and barn are unknown at this time, we are unable to complete the design for all these items.

- Entrance/Signage
- Community Garden
- Open field play
- Landscaping
- Natural Themed Children's Playground
- Picnic Area
- Pavilion
- Restroom Facility
- Trail System

- Parking
- Trail around the dog park area
- MSD water quality
- Dog park section

Rendered Site Plan - Park Lot
There will be approximately 25 parking stalls and a “phantom parking area”, which is an area of grass and as the use demands, there is the ability to pave for additional parking.

Landscaping
The rain garden is necessary to satisfy the storm water and water quality requirements of the Metropolitan Sewer District and will provide a landscape buffer for the neighboring residents. Ms. Nassif then provided the definition of a rain garden, which is a depressed bio-retention area that collects storm water. Specific plantings will be grown in this area, which are conducive to large amounts of storm water runoff.

Acting-Mayor Barry Flachsbart arrived to the meeting at this point.

Discussion was held about the proposed landscaping in connection with the adjacent property owners. Ms. Nassif stated that a meeting with the Citizens Participation Committee will be scheduled for November to bring everyone up to date and renderings will be shared with them at that time.

Mr. Geisel stated that this is a unique project whereby all the work has been designed in-house. As the project moves forward, the Committee will be provided contracts for specific sections of the park and bid approvals. He further stated that Mindy Mohrman, City Arborist/Urban Forester has provided suggested plantings for the bio-retention basin.

Mr. Geisel noted that the entire project has been a collaborative effort from all divisions within the recently re-organized department. It is anticipated that the dog park will be available by the summer of 2011.

At this time, Staff is waiting on evaluations and the assessments for historical restoration or mothballing of both the barn and farm house. Once that information is provided, the information and analysis will be presented to the Committee. It was noted that City Council authorized $10,000 for the evaluations and assessments, but the costs are coming in lower. Mr. Geisel pointed out that annual maintenance costs for the park will have to be added to the analysis as they will vary for each selected option.

Mr. Geisel stated that there are two potential schedule issues, the first being MSD review and approval and the second being any involvement with the Corps of Engineers related to the jurisdictional wetland. But there are items that the City can move forward on without these approvals.

Chair Segal suggested that a savings analysis based on the work that was done in-house by Staff, be prepared for the next presentation.

Trails
Since approval has been granted, Steve Jarvis mentioned that Staff has been able to move forward with the Municipal Parks Grant application to complete the trail system.

IV. ADJOURNMENT

The meeting adjourned at 6:15 p.m.