

## City of Chesterfield

To: Mike Herring, City Administrator  
From: Mike Geisel, Director of Public Works/City Engineer  
Date: December 2, 1998  
Re: Minutes – Joint meeting Public Works/Parks Committee & Planning and Zoning Committee, November 30, 1998

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A joint meeting of the Public Works/Parks Committee and the Planning and Zoning Committee began at 5:30 p.m. on Monday, November 30, 1998. All members of the committee were in attendance: Chairperson Barry Flachsbart (Ward I), Councilmember Barry Streeter (Ward II); Councilmember Dan Hurt (Ward III); and Councilmember Mary Brown (Ward IV). Also in attendance were Mayor Nancy Greenwood, Councilmember Allan Sheppard, Councilmember Larry Grosser, Councilmember Mike Casey, Councilmember Linda Tilley, City Administrator Mike Herring, Director of Public Works/City Engineer Mike Geisel, Director of Planning, Teresa Price, Deputy Director of Public Works/Assistant City Engineer David Christensen, Superintendent of Parks, Recreation and Arts Darren Dunkle, Superintendent of Engineering Operations, Bonnie Hubert, Terry Weatherby, Bob Wald of the Parks, Recreation and Arts Citizen Advisory Committee (PRACAC), and Darcy Capstick of the Chesterfield Citizens for the Environment, Bob Boland representing the Valley Master Study Committee, Tom Walker and Tom Fleming representing Chesterfield Valley 2000, Mike Harvey and Chris Drier representing Browning Ferris Industries, Mike Doster and Mike Staenberg representing THF Realty, Mr. Lee McKinney and Ms. Elaine Finn.

1) The joint meeting of the Public Works/Parks Committee and the Planning and Zoning Committee was called to order at 5:30 p.m. Mr. Herring advised the group that Bob Boland was present to represent the Valley Master Study Group and to answer any questions they might have relative to the plan or the process involved in recommending approval of the Master Development Plan. Ms. Price explained that the Planning Commission had reviewed the proposed Chesterfield Valley Master Plan, for the purpose of approving the plan, as well as to update the City's Comprehensive Plan by incorporating the Valley Master Plan therein. Specifically, the Planning Commission had recommended approval of the Land Use Plan, the General Access and Circulation Plan, the Stormwater Drainage Plan, and the Potable Water and Sanitary Sewer System Improvement Plan, and the General Landscape and Streetscape Improvement Plans. She noted that the Plan recommended by the Planning Commission differed slightly from the original proposal submitted by the Valley Master Development Committee, in that specific land uses had been deleted and replaced with general land uses and zoning categories. She explained that the plan should be viewed as a general guideline for future development and not as a precise plan for proposed development or infrastructure. No action is required at this time, but the Planning Commission wanted to advise and inform the Committee of their efforts to date. The Planning and Zoning Committee is scheduled to take action on the Master Plan at its meeting on January 7, 1999. After which, the plan will be forwarded to City Council, and then back to the Planning Commission for inclusion in the City's Comprehensive Plan.

Mr. Streeter requested that Staff identify significant changes that are proposed in the Valley Master Plan as compared with previous Valley plans. Mr. Geisel and Ms. Price summarized the various plan concepts in each category.

4) Mr. Herring explained that the City had received a letter from the Valley 2000 Group requesting that the City co-sponsor an informational meeting to advise, inform and answer any questions that Valley property owners might have about the proposed Master Development Plan. Councilmember Hurt suggested that such a meeting could be beneficial in that it would allow City Council to get feedback regarding the plan prior to taking final action or adoption. Tom Walker, representing Valley 2000, discussed the informational meeting concept and presented a memorandum dated November 30, 1998 (attached hereto) which suggested certain obligations and commitments by Valley 2000 and the City of Chesterfield in order to facilitate such a meeting. Councilmember Brown motioned to schedule a public meeting on December 17, 1998, starting at 4 p.m., and lasting until 8 p.m., to be co-sponsored by Valley 2000 and the City of Chesterfield, and that copies of the Master Development Plan should be made available, for public viewing or purchase, prior to the meeting. The motion was seconded by Councilmember Hurt, and passed unanimously, 4 – 0. Councilmember Flachsbart expressed concern relative to the language in the original letter from the Valley 2000, specifically dealing with “making property owners whole” as a result of the Master Development Plan’s approval. He suggested that adoption of the plan would facilitate development and create value Valley-wide. Mr. Walker concurred that overall the Valley would benefit, but was concerned relative to potential impacts on specific properties. Councilmember Hurt reminded the group that the plan was a guideline and that specific plans and plan requirements would be dealt with on a site by site basis and certain physical conditions would dictate the ultimate requirements.

Councilmembers Flachsbart indicated that the joint portion of the meeting with the Public Works/Parks Committee and the Planning and Zoning Meeting would conclude, and that the meeting would continue with Public Works/Parks Committee business.

2) Councilmember Brown motioned to approve the meeting minutes for the 9/1/1998 meeting of the Public Works/Parks Committee. Councilmember Streeter seconded the motion which passed unanimously, 4 – 0.

3) Councilmember Flachsbart summarized the recommendations of the Historical Committee regarding possible names for the proposed new overpass in Chesterfield Valley. He explained that the Historical Committee had made several suggestions regarding a proposed name, but were unanimously opposed to naming the interchange “Chesterfield Commons Crossing”. Mr. Doster, representing THF Realty, suggested that the bridge could be named anything City Council desired, but that the roadway itself should be named after the development. He advised the Committee that the developer had offered to erect a monument or dedication plaque explaining the historical significance at the site of the “Boone’s Crossing” name, previously used. Mr. Staenberg, with THF Realty, made a short presentation of the bridge architecture, landscaping, lighting and aesthetic features that would be incorporated into the construction of the new overpass. The Committee expressed appreciation for the quality proposed in the construction of this new overpass. Councilmember Streeter then motioned, and Councilmember Flachsbart seconded the motion, to send a letter to Missouri Department of Transportation requesting that the road be named “Boone’s Crossing”. The motion passed unanimously, 4 – 0.

5) Councilmember Grosser explained that he had been approached by the Trustees of the Royalwood Subdivision regarding the potential installation of sound walls along South Outer Forty to provide additional sound protection for the neighborhood. He indicated that he had spoken to City Engineer, Mike Geisel regarding their request. Mr. Geisel distributed a memorandum dated October 6<sup>th</sup>, 1997, in response to a previous request for sound fencing. He explained that the State had a program that would provide funding for sound fencing installations under certain conditions. Specifically, when a new highway is constructed through an existing neighborhood, and secondly for some subdivisions that were

platted prior to 1976. Mr. Geisel indicated that he had checked the record plats and that Royalwood had been platted in 1978. As such, there was no indication that there is any funding from the State for the installation of sound fencing. In addition, Mr. Geisel indicated that further significant sound attenuation might not be achieved by the installation of sound fencing. There are acoustic studies that can be conducted to determine the potential effectiveness of such an installation. The Committee directed Mr. Geisel to send a letter to the trustees of Royalwood indicating his findings.

6) Mr. Herring advised the Committee that Chris Drier and Mike Harvey were present to represent Browning Ferris Industries. Mr. Herring indicated that there were questions regarding the possible transfer of the St. Louis BFI operation to Allied Waste, as well as concerns regarding the level of service being provided by BFI and questions why these service complaints continue to occur and what action BFI was taking to prevent their recurrence. Mr. Drier discussed internal concerns (unionization) and procedural problems that BFI had encountered and generic concerns relative to the overall labor market. He explained that BFI and Allied Waste Systems were in discussions regarding a transfer of assets between the two companies. Allied Waste Systems would take over the St. Louis area from BFI. Mr. Drier indicated that he expected discussions to be completed and tentative agreements reached by 12/15/98, but that Department of Justice approval is not likely until the middle of January. Mr. Drier further indicated that Allied Waste Systems had been made aware of the Chesterfield service concerns and were prepared to deal with them and were willing to assume any commitments agreed to by BFI prior to the transfer of assets. Mr. Drier also indicated that he has recommended that if a customer's concern is not addressed within 24 hours of BFI's notification, then that customer would be given a one month's service credit. Mr. Herring indicated that BFI's contract provided a fixed term of three years, and allowed the City to approve up to two (2) 1-year extensions. Ms. Capstick, representing the Chesterfield Citizens for the Environment, presented their recommendation to extend BFI's contract for a period of one year. In addition, the Environmental Committee suggested that a phone survey be conducted to establish benchmark performance levels, to conduct a follow-up survey 6 - 8 months later, and to consider expanding the number of recyclables collected. Residents present spoke regarding their concerns and complaints relative to BFI's performance. Ms. Capstick and Councilmembers noted that complaints involved a relatively small percentage of City residents; however, they should be resolved in a more timely manner. It was decided to take no action regarding the contract extension until the issues regarding the transfer to Allied have been resolved. Mr. Herring further explained that as part of the asset transfer, each City, currently under contract with BFI, would be asked to approve the transfer of the contract to Allied. Mr. Drier indicated that BFI would be happy to perform the phone survey and suggested that regardless of whether the transfer of assets went forward, it would be beneficial to establish a benchmark of service levels. Councilmember Brown motion to direct that a phone survey be conducted by Browning Ferris Industries, in a timely manner, and that the survey questions should be developed in cooperation with City Staff. The motion was seconded by Councilmember Flachsbart, and passed unanimously, 4 - 0.

7) Mr. Geisel reported on the actions of the PWCAG regarding whether the City should consider regulating finished grades, setting and controlling foundation elevations, and establishment of minimum plot plan requirements. The PWCAG recommended that the City not develop additional regulations regarding finished grades, specific housing units, or foundation elevations. However, they did recommend that plot plan requirements be implemented, and that every action possible be taken to ensure that certificates of use, or occupancy permits not be granted by St. Louis County until such time as the City of Chesterfield has authorized or approved the individual site. Mr. Geisel indicated that he is currently attempting to reconcile these issues with St. Louis County.

8) Mr. Herring explained that City Council had referred issues related to future funding for parks to the Finance and Administration Committee and recommended that issues related to future park priorities, additions and amenities be referred to the PRACAC. Councilmember Flachsbart motioned to request that the PRACAC develop a list of needs and priorities for Parks, including trail systems, with an awareness of maintaining a balance of access and availability for all Chesterfield residents, and to develop careful and conservative estimates as to estimated costs. The motion was seconded by Councilmember Hurt, and passed unanimously, 4 – 0.

9) Councilmember Flachsbart motioned to refer issues raised by Mr. Dan Burden, in conjunction with his "Walkable Communities" workshop, specifically; Vertical curbing, Sidewalk widths, Traffic calming, and Landscaped medians, to the PWCAG. This motion was seconded by Councilmember Hurt, and passed unanimously, 4 – 0.

10) Mr. Geisel explained that as a result of the Planning and Zoning Committee's meeting with the Chesterfield Fire Protection District, the City had been requested to review alternative cross-sections for a 32 foot wide pavement which would not negatively impact natural areas or increase the overall road template. Councilmember Flachsbart moved to refer this issue to the PWCAG. The motion was seconded by Councilmember Streeter, and passed unanimously, 4 – 0.

11) Mr. Geisel discussed the inaugural operating season of the City's pool. He indicated that the pool operation resulted in net revenues in excess of \$50,000, while the original budget assumptions projected a break-even operation. Mr. Geisel further identified specific statistics dealing with attendance, resident \ non-resident figures, concessions and programming revenues, as well a refund from Midwest Pool Management that had resulted from the delayed pool opening. Mr. Wald inquired whether the PRACAC would be asked to review and comment on the pool operations summary. Mr. Geisel indicated that unless the PWParks Committee specifically charged the PRACAC with this request, it would not typically be forwarded for their review. The Committee concurred and indicated this review would not be necessary.

13) Councilmember Hurt suggested that the PWCAG be requested to discuss and report on how to best address detention basins, privately owned and controlled by individual subdivisions, that have become silted in or otherwise don't function. He explained that many subdivisions have detention basin problems, are willing to correct them, but lack the expertise. He further suggested that it might be possible to pool various subdivision funds and have City forces assist or hire consultants to work with these subdivisions. Councilmember Hurt motioned to refer this issue to the PWCAG. The motion was seconded by Councilmember Flachsbart, and passed unanimously, 4 – 0.

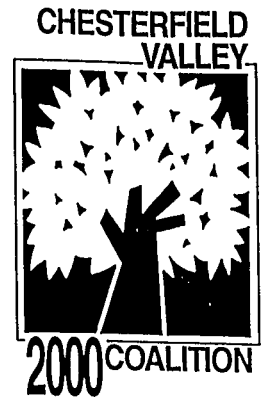
14) Councilmember Hurt inquired as to the status of the traffic control signals on Timberlake Manor Drive. Councilmember Hurt motioned to direct City Administrator, Herring, to send a letter to the Missouri Department of Transportation requesting that these lights be made operational. The motion was seconded by Councilmember Streeter, and passed unanimously, 4 – 0.

15) Councilmember Streeter advised the Committee that Rockwood School District had requested the City review and consider certain specific enhancements to the Chesterfield Elementary School park site. Specifically, they had requested that a barrier be constructed between Wild Horse Creek Road and the playground, and the addition of a gazebo shelter, and finally, paving an existing pathway through the park and connecting it to the Greystone Subdivision. The Committee directed Staff to review, report, and make a recommendation regarding this request.

12) The Committee agreed to establish a regular meeting date, the 4<sup>th</sup> Wednesday of each odd numbered month, at 5:30. The next meeting is scheduled on January 27<sup>th</sup>, at 5:30 p.m.


cc: Mayor Nancy Greenwood  
Department Heads/Executive Staff

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**DATE:** November 30, 1998

**TO:** Nancy Greenwood, Mayor, City of Chesterfield  
Barry Flachsbart, Chairman, Public Works/Parks Committee  
City of Chesterfield, City Council  
Mike Herring, City Administrator, City of Chesterfield

**FROM:** Tom Walker, President, Chesterfield Valley 2000 Coalition 

**RE:** Proposed Workshop for the Chesterfield Valley Master Plan

Chesterfield Valley 2000 Coalition is extremely pleased the City of Chesterfield is considering co-sponsorship of a Chesterfield Valley Master Plan Workshop in December. It is Valley 2000's belief that such a Workshop would well serve the City and Chesterfield Valley community in making affected business and property owners more aware of the Master Plan and its importance to the Valley's future.

Along with a date being set for the Workshop, it is Valley 2000's hope that several related actions be undertaken by both of our organizations:

1. The City hold the Workshop at City Hall in the City Council Chambers with Valley 2000 acting as a co-sponsor.
2. The City mail out notices on City letterhead to all Chesterfield Valley property owners about the Plan, its potential impact on their future land use, where they may review and procure a copy, and the time, date and location of the Workshop.
3. Valley 2000 will send a notice to its membership about the Workshop.
4. Valley 2000 will cover the cost of having a consultant(s) from Development Strategies on hand during the Workshop.
5. The Workshop be arranged so those walking through the room can learn about the Plan's elements at specific stations, (i.e., land use, roads, drainage, utilities, financing, etc).

Again, thank you for your consideration. Valley 2000 looks forward to working together with the City on the Workshop, and most importantly, working towards the completion and adoption of the Chesterfield Valley Master Plan.

Thank you.