

MEMORANDUM

DATE: December 10, 1992

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (12/8/92) Public Works/Parks Committee

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A meeting of the Public Works/Parks Committee was held on December 8, 1992. Those in attendance were Councilmember Dick Hrabko, Chairperson, (Ward IV), Councilmember Nancy Greenwood (Ward I), Councilmember Ed Levinson (Ward II), Councilmember Alan Politte (Ward III), Mayor Jack Leonard, City Administrator Michael G. Herring, Director of Public Works/City Engineer William C. Hawn, Jerry Duepner, Director of Planning, and Assistant City Engineer Michael O. Geisel. Also in attendance were Fred Bruning representing Miceli Holding Co. and Mr. Nettler from the Forum Apartments.

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

1. Mayor Leonard opened the discussion concerning a stormwater erosion problem at Forum West Condominiums. According to Mayor Leonard, this has been a problem for many years, and has worsened due to residential and commercial construction, road widenings, etc. Forum West is located next to Riverbend Subdivision. Forum West residents have tried unsuccessfully to seek help from the residents of Riverbend. There is a culvert under River Valley Dr., which goes through the area where River Valley Apartments were constructed. Mr. Nettler from Forum West was introduced and participated in the discussion. Mr. Nettler stated that trees have fallen into the creek, and the creek has widened over the years. Major work had to be done to shore up the ground, to save a building from falling into the creek. The residents, at that time, made a presentation to St. Louis County and the State to help fund the project. Since that time, Forum West has spent another \$80,000.00, plus another \$60,000.00 is budgeted for work in 1993. Mr. Nettler pointed out that a few homes in Riverbend that are located next to this creek will be having the same problem in the near future. Councilmember Levinson suggested that this problem be added to the stormwater problems that the Public Works Citizens Advisory Group is currently compiling. Councilmember Greenwood made a motion to refer this problem to the Public Works Citizens Advisory Committee. Councilmember Politte seconded the motion which passed unanimously.

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2. Director of Planning Jerry Duepner opened discussion on the policy concerning escrow extensions. Until March of 1989, the Department of Planning was reviewing and granting requests for extensions of subdivision escrows. At that time, a policy was adopted by the City Council, whereby extensions were to be granted by this Committee. The procedure required the developer to establish a plan for completing the designated improvements, as well as obtaining concurrence from the subdivision trustees. Recently, concerns have been raised about this policy by the Development Community with regard to the requirement for trustee input. There have been cases where the City has not received responses from the trustees. This is the reason for the matter being brought to the attention of this Committee. Mr. Bruning, of Miceli Holding Co., expressed his concern towards any requirements for a response of trustees. Mr. Bruning wrote a letter questioning this policy (11/22/92, Stonebriar Subdivision), objecting to the trustee involvement. One of the reasons for his concern, is that, in a majority of cases, until the developer sells 50% of the lots, the developer is the trustee. After 50% of the lots have been sold, then one of the residents become a trustee. The second and third trustees are not elected until 95% and 100% of the homes are built, respectively. Mr. Bruning indicated that the City employees, as registered, licensed engineers, are capable of performing these inspections without the benefit of trustee involvement. Councilmember Greenwood made a motion to continue with the same policy that is in effect, due to the fact that there have been problems in the past. There was no second to the motion. Councilmember Hrabko asked Mr. Bruning if he had anything further to add to the discussion. Mr. Bruning stated that logic would suggest that trustees would be reasonable and sign a request for an extension. In reality, however, this process does not run smoothly. Mr. Bruning stated that the trustees might be more concerned if there was an ownership interest after the subdivision was completed, due to the fact that the trustees would not be responsible for these public improvements. Mr. Hawn pointed out that there is interest since after the subdivision is completed, the subdivision is responsible for private storm sewers, common ground area, and detention facilities. Mr. Herring suggested that a policy could be developed whereby residents could be notified by certified mail, of a pending escrow extension. These residents could then forward their concerns to City Staff. Councilmember Politte made a motion to direct Staff to draft a recommended policy, based on the outline proposed by Mr. Herring, and bring it back to this Committee. Councilmember Greenwood seconded the motion, which passed unanimously. Councilmember Hrabko also suggested revising the indentures, requiring that the City be notified of changes in the Trustees.

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3. Councilmember Levinson opened discussion on the occupancy permit process. His first concern is that both the Public Works Department and Planning Department inspect the lots for occupancy approval, and he didn't understand the duplication of effort. Mr. Duepner stated that the inspections are, in fact, done by the Public Works Department, but the letters are forwarded by the Planning Department based on the Public Works inspection results. Assistant City Engineer Geisel made the point that currently, separate inspections are made for trees, sidewalks, grading and occupancy. Mr. Geisel suggests that this policy could be changed, so that when an occupancy inspection is made, these improvements can be inspected all at one time, thus minimizing Staff trips and correspondence. Councilmember Politte commented that he thought this was a procedural issue and not policy, and that this Committee did not need to be involved. Councilmember Hrabko suggested to Councilmember Levinson, that if he has a problem with a particular policy, that he first discuss the problem with Mr. Herring. If Mr. Herring cannot adequately address his concerns, he should then submit a written report to this Committee, such that it can be included in the packet, so the Committee has a chance to review the relevant issues before the meeting. It was also suggested that Staff prepare a proposed change in the inspection process, as mentioned by Mr. Geisel, and submit same to this Committee.

4. Director of Public Works Hawn opened discussion regarding the Improvement Plan Review of Chesterfield Plantation. There were 50 deficiency comments identified during the initial review (letter dated 10/21/92). Mr. Hawn pointed out that this number of deficiencies was not normal. The plans have subsequently been revised, after receiving the department's first letter. The Public Works Department has reviewed the second submittal, and 29 comments are still not addressed. Mr. Hawn stated that during the usual sequence of events, the developer's engineer consults with Staff to identify particular concerns. Several of these comments would have been eliminated by such a pre-design conference.

5. Director of Public Works Hawn discussed above-ground fuel storage tanks. Councilmember Hrabko stated that the recommendation contained in Mr. Hawn's memo (dated 12/2/92), is not to purchase these tanks. It would not save enough money. Mr. Hrabko commented that there was no need to pursue this issue. Mr. Hawn noted that Chief Johnson is currently evaluating the cost/benefit of this concept. If the numbers work, a proposal will be forwarded to this Committee for information/review.

6. Assistant City Engineer Geisel discussed industrial street pavement standards for private streets. Mr. Hrabko referred to the report prepared by Mr. Geisel (dated 12/2/92), wherein he recommends that current standards issued by the City not be reduced. Current

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design criteria is the same as St. Louis County standards. The Committee received and filed this report, leaving intact current procedures/standards with regard to industrial street pavement standards for private streets.

7. Assistant City Engineer Geisel opened the discussion regarding the dedication status of Wainridge Dr. within Conway Ridge Subdivision. There are deficiencies in the pavement and sidewalks. These improvements are not related to the remaining lot. Councilmember Politte made a motion to accept the request for escrow extension for Sycamore Place Plat II and Princeton Gate, but not accept the request for Conway Ridge. Councilmember Greenwood seconded the motion which passed 3-0-1, with Councilmember Levinson abstaining. Mr. Herring indicated that this action will require the City to attach the escrow and complete the improvements as designed with regard to Conway Ridge.

8. Councilmember Levinson opened the discussion on the Snow Removal Plan. Mr. Levinson questioned why some of the streets were indicated to be a priority, while other heavily traveled streets were not. In particular, Mr. Levinson questioned Elbridge Payne, Swingley Ridge Dr. and West Dr. Mr. Hawn informed the Committee that Swingley Ridge serves the Doubletree Hotel and serves as a bus turnaround; West Drive is very narrow and has steep grades. Elbridge Payne is the main cut-through between Chesterfield Parkway and Clarkson Rd. and could be taken off the priority list, since construction in the area has been completed. Councilmember Levinson made a motion to remove Conway Road from Roosevelt Parkway to Chesterfield Parkway and Elbridge Payne Dr. from the priority snow removal list. The Committee approved this action.

Councilmember Levinson made a request to add several Ward II streets (Summer Lake & Stillhouse Creek) to the priority snow removal list. The Committee directed Staff to evaluate Councilmember Levinson's request for discussion at the next meeting.

9. Assistant City Engineer Geisel explained the Cybertel offer to allow the City to use their tower for radio equipment. Mr. Geisel did not recommend accepting this offer which would involve a 40' reduction in elevation of the City antenna (repeater). Mr. Geisel indicated that our radio coverage would be severely degraded. The Committee received and filed this information.

10. Councilmember Hrabko asked Mr. Herring to look into the possibility of providing recycling at apartment complexes and multi-family developments. The Committee unanimously concurred.

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11. The next meeting of this Committee will tentatively be held on Monday, January 11, 1993, at 12:00 noon.

12. There being no further business, the meeting was adjourned.