

MEMORANDUM

DATE: December 27, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (12/18/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee began at 10:00 a.m. on December 18, 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), Mayor Jack Leonard, 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 Jerry Duepner, Director of Planning and Mr. Larry Kalinowski, resident.

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

1. Councilmember Hrabko motioned to accept the minutes as submitted. Councilmember Levinson seconded the motion which passed 3-0. [Councilmember Hilbert was not yet in attendance.]
2. City Administrator Herring explained that City Staff had completed negotiations with Black and Veatch for design services related to Wilson Road. City Engineer Hawn explained that City Staff and representatives from Black and Veatch had met with the State Highway Department regarding design criteria for this project. As a result, the scope of work has been expanded to include design of a left turn lane on Wild Horse Creek Road, sight distance improvements and a request for variance for the steep grade between the bridge and The Forest subdivision. The original estimate for design was \$80,000. The cost of design services under the expanded scope of work has increased to \$114,042, an increase of \$34,042. Mr. Herring explained that this project is funded through the Intermodal Surface Transportation Efficiency Act (ISTEA) on an 80/20 cost share basis. Accordingly, the City's share for engineering design will be \$22,808, with the State providing a reimbursement of \$91,234. Mr. Herring explained that sufficient funds remained in the sidewalk reconstruction account and that these funds could be transferred to cover the increased cost of engineering services. Councilmember Hrabko motioned to transfer \$34,500 from Sidewalk Reconstruction to Professional Services and to recommend acceptance of the Black and Veatch Proposal. Councilmember Levinson seconded the

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motion which passed 3-0. City Administrator Herring advised the Committee that this issue would go before the Council on Monday, December 20, 1993 for final approval. [Councilmember Hilbert arrived at this point.]

3. Chairperson Politte introduced Mr. Larry Kalinowski, resident of 15115 Appalachian Trail. Mr. Kalinowski explained that his garage has been damaged as a result of street migration. Mr. Kalinowski stated that he has pursued damages through his homeowners insurance, but has not been successful. He has obtained estimates for repairs and estimates the cost to be approximately \$14,000. Mr. Kalinowski further explained that he did not understand the letter from City Attorney Beach dated July 19, 1993. Mr. Kalinowski feels that the street moved, damaged his driveway and that the City should be responsible for the necessary repairs. Councilmember Levinson explained that he has been working on a pilot project with St. Louis County to prevent this sort of damage from occurring in the future. Mr. Levinson further explained that Mr. Kalinowski's driveway was not constructed with expansion joints that would allow for movement of the street. City Administrator Herring explained that the damage claim had been submitted to the City's insurer who determined that the City was not responsible for damages. Councilmember Levinson motioned to have the City Attorney draft a letter, restating all reasons why the City was not responsible. Councilmember Hilbert seconded the motion which passed unanimously. Mr. Kalinowski inquired if the meeting transcripts or tape recordings would be available to him. City Administrator Herring explained that the tapes would be available and to contact City Engineer Hawn to make arrangements. The meeting minutes would be available after the next meeting of the Committee, after review and approval by the Committee.

4. Director of Planning Duepner explained his memorandum dated December 13, 1993, regarding criteria for acceptance of Parkland. Mr. Duepner explained that the criteria for no more than 25% of the site to consist of grades less than 4% was an attempt to provide for active recreational space. Mr. Duepner further explained that the current zoning ordinance provides for density credits in exchange for dedication of parkland on developments in excess of 60 acres under the Planned Environment Development procedure. Councilmember Hrabko discussed development size and indicated that the 60 acre threshold is too large. Councilmember Levinson stated that density credits for dedication of parkland is more critical on smaller sites than large developments. Chairperson Politte discussed the need for pocket parks and did not want staff to disallow these parcels when available for dedication. Councilmember Hilbert expressed concern over the maintenance of these parcels once dedicated. The City does not have adequate staffing to assume this responsibility. Chairperson Politte explained that the City has previously required that developers designate portions of development for use as future parkland, upon demand, but until such time as they are dedicated, they will remain the responsibility of the developer. Councilmember Hrabko motioned to refer the criteria to the Parks, Recreation, and Arts Citizens Advisory Committee for review and to provide a recommendation back to the

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Public Works\Parks Committee. Councilmember Hilbert seconded the motion which passed unanimously.

5. City Engineer Hawn discussed development criteria within the Chesterfield Valley. Mr. Hawn indicated that there were a few sites which have approved site plans and improvement plans which were granted prior to the "Booker plan", and which do not provide for the ditch configuration required by the stormwater master plan. Mr. Hawn expressed concern that development of these sites may compromise or otherwise negatively impact implementation of the "Booker plan". Councilmember Hrabko motioned to adopt a policy that developments within the Chesterfield Valley, which have approved development or improvement plans that do not reflect the improvements required by the "Booker plan", be required to demonstrate that they are "functionally equivalent" to the "Booker plan". Councilmember Hilbert seconded the motion which passed unanimously. The Committee discussed the current proposal for the St. Louis Family Church parking lot expansion within the Valley Center Development. Councilmember Hrabko motioned to require the dedication of the 40 foot wide right-of-way for Edison Avenue, as described in the memorandum from City Engineer Hawn, dated 12/14/93, as a requirement of approval for the parking lot expansion. Councilmember Levinson seconded the motion which passed unanimously. Councilmember Levinson motioned to require the dedication of a combination drainage and road improvement easement, upon demand and at no cost to the City, prior to granting approval of any further buildings on the site. Councilmember Hrabko seconded the motion which passed unanimously.

6. Assistant City Engineer Geisel discussed his memorandum dated November 9, 1993 regarding application of inspection fees. Councilmember Hrabko motioned to accept the policy as outlined in Mr. Geisel's memorandum. Councilmember Hilbert requested that the policy be accepted with the exception that double time be charged for overtime inspections where the inspections were not scheduled a minimum of 24 hours in advance. Councilmember Hrabko amended his motion to include this requirement. Councilmember Hilbert seconded the motion which passed 3 - 1, with Councilmember Levinson voting "no".

7. City Engineer Hawn requested direction from the Committee with regard to assignment of inspection personnel after designated working hours. Mr. Hawn explained that a recent occurrence in the Somerset development resulted in the paving contractor working past the allowable work hours and approximately 300 feet of pavement was placed, but not inspected. Mr. Hawn expressed concern about being able to verify the integrity and material placement of the pavement placed without inspection. Councilmember Hrabko indicated that placements after hours requires inspection personnel and a police officer to ensure traffic safety. The developer should bear the cost of these personnel. The Committee directed Staff to contact the Home Builders Association to discuss the problem and to develop workable criteria to prevent a recurrence of this problem. The Committee directed Staff

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to keep inspection personnel on site during any infraction of Ordinance #642 to ensure proper construction procedures. Assistant City Engineer Geisel expressed the need to revise the existing ordinance as a result of a conflict between Section 2(b) and Section 3. Mr. Geisel requested that Section 3 be amended to omit reference to specific times and to refer only to "Daytime Hours" as defined in Section 2(b). The Committee approved this recommendation but suggested that all changes be made at the same time. This issue will be discussed at future meetings of this Committee.

8. City Administrator Herring discussed a letter from the East-West Gateway Coordinating Council requesting that the City adopt a resolution urging the Missouri Highway and Transportation Commission to conform to the provisions of ISTEA by allocating funds for enhancement projects which include bicycle and pedestrian facilities as well as landscaping and preservation of historic transportation facilities. Councilmember Hrabko motioned to recommend that the City adopt a resolution as requested. Councilmember Hilbert seconded the motion which passed unanimously.

9. City Engineer Hawn explained that the Public Works Citizen Advisory Group had been working with the University of Missouri at Rolla to develop a scope of services for a pilot stormwater study. The PWACAG has requested that the Public Works/Parks Committee indicate the willingness of City Council to fund the study at an anticipated cost of \$80,000 - \$100,000. The Committee discussed the activities of MSD and the possible acceptance of stormwater systems after implementation of their rate increase. Councilmember Levinson motioned to direct Staff to formally contact MSD to determine what their intentions are regarding stormwater systems in Chesterfield and to determine their position on the City's intent to undertake such a study. Depending upon MSD's response, the Committee will determine if the PWACAG is to continue and create a formalized scope of work and the related costs for approval by this Committee. Councilmember Hilbert seconded the motion which passed unanimously.

10. Chairperson Politte requested approval to release the list of subdivision trustees to the Parks, Recreation, and Arts Citizens Advisory Committee. Councilmember Hrabko motioned to provide the list to the PRACAG for mailing purposes. Councilmember Hilbert seconded the motion which passed unanimously.

11. Councilmember Hrabko motioned to recommend the appointment of Robert J. Keim to the Public Works Citizen Advisory Committee. Councilmember Hilbert seconded the motion which passed unanimously.

12. Councilmember Levinson opened discussion related to the Chesterfield Government Center. He explained that there are presently two concepts being discussed; the first being

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the actual list compiled by the Government Center Task Force, and secondly, additional sites that were identified and should also be considered. Mr. Levinson suggested that the City's consideration now be narrowed and he suggests that contingent contracts be submitted on the Kangaroo building and the Sach's parcel adjacent to the YMCA. Councilmember Levinson motioned to recommend that the City submit a \$3.0 million contingent contract for the Kangaroo building with the following contingencies: 1) approval of contract by Council, 2) a vote of the people, if necessary, 3) \$20,000 refundable earnest money, 4) City must complete a feasibility study and appraisal and, 5) the building will be off the market during the term of the contract. The City should be represented by a negotiating Committee comprised of Mayor Leonard, Chairperson Politte, City Administrator Herring, and City Attorney Doug Beach. The motion was seconded by Councilmember Hilbert and passed 3 - 1, with Councilmember Hrabko voting "no". Councilmember Levinson suggested an 8.3 acre site at the southwest corner of Burkhardt Place and Chesterfield Parkway as a second site for consideration. This parcel is adjacent to the 3 acre site that Mr. Sachs previously offered to donate to the City. Mr. Levinson noted that the only use for the 3 acre site would be for a small lake. Councilmember Levinson motioned to have the same group enter into negotiations and submit a similar contingency contract on the 8.3 acre Sachs parcel. The motion was seconded by Chairperson Politte and passed unanimously. Councilmember Hrabko expressed a desire to purchase land in the Chesterfield Valley and to construct a combination Government Center and Public Works Facility thereon. The Committee requested that Mr. Hrabko identify specific sites for consideration. Mr. Hrabko indicated that several sites at the East end of the Chesterfield Valley were available, any of which would be suitable. Councilmember Hrabko inquired as to whether or not the Committee would consider locating the Government Center in the Valley. Chairperson Politte motioned to ask Council whether or not consideration should be given to locating the Government Center within the Chesterfield Valley. Councilmember Hrabko seconded the motion which passed unanimously. Councilmember Levinson expressed his desire to pursue construction of a Public Works Facility immediately. The Committee directed Staff to identify prospective sites and estimated costs and to report back to the Committee at the next meeting. Chairperson Politte indicated that he would report to the full Council on Monday, December 20, 1993, that these issues are being considered, but would not request a vote until the next meeting on January 3, 1994.

13. The Committee agreed to schedule their next meeting on Wednesday, January 19, 1994, at 7:00 p.m. The meeting adjourned at approximately 12:45 p.m. [Note: Subsequently, the date was changed. The next meeting will now be held January 25, 1993, at 7:00 p.m.]