

MEMORANDUM

DATE: November 26, 1996

TO: Michael G. Herring, City Administrator

FROM: Michael O. Geisel^{mer}, Director of Public Works/City Engineer

RE: Minutes - Public Works/Parks Committee Meeting, November 25, 1996

A meeting of the Public Works/Parks Committee began at 7:35 p.m. on Monday, November 25, 1996. Those in attendance included Councilmember Alan Politte (Ward III), Chairperson, Councilmember Larry Grosser (Ward II), Councilmember Mike Cullen (Ward IV), Councilmember Linda Tilley, City Administrator Mike Herring, Director of Public Works/City Engineer Mike Geisel, Assistant City Engineer Bonnie Hubert, Parks, Recreation and Arts Superintendent Ron Coleman, and City Attorney Doug Beach. The following guests were also in attendance: Mark Teitelbaum of Premier Homes; George Calys of Alpha EnviroScience; John Hammond of Walnut Hill Farm subdivision; and Wendy Geckeler and Theo Korakianitis of Chesterfield Lakes subdivision.

The following items were discussed:

- 1) Councilmember Politte called for acceptance of the minutes from the September 10, 1996 meeting. The motion was made by Councilmember Grosser, seconded by Councilmember Cullen and approved unanimously.
- 2) City Engineer Geisel reported that Premier Homes is requesting early acceptance of Deep Forest Drive in Windridge Estates subdivision. This request is not in accordance with the Council policy requiring a subdivision to be 85-90% built out before acceptance of streets. Mark Teitelbaum of Premier Homes explained that acceptance of the street is one of the key elements in settling a lawsuit between Premier Homes and Kennedy Farms Equestrian Center regarding access rights to the Kennedy property behind the Windridge Estates subdivision, and traffic for Kennedy Farms utilizes the street which Premier Homes constructed. After discussion, **Councilmember Cullen moved to accept the street provided that the developer submit a letter signed by the developer and the escrow holder that subdivision escrow funds may be used to make repairs to Deep Forest Drive, even after acceptance as a public street, until such time as the remaining streets in the subdivision are accepted by the City.** Councilmember Grosser seconded the motion which passed unanimously.

- 3) Assistant City Engineer Hubert reviewed the summary of a recycling and waste reduction grant application that the Citizens Committee for the Environment (CCE) proposes be made to the St. Louis Jefferson Solid Waste Management District. The matching contribution for the grant would be provided by volunteer hours of the CCE; no City funds would be required. The activities to be funded are a business/residential recycling drop off center, a fashion show of clothing made from recycled products, movie theater preview advertising, and a recycling internet site to be linked to Chesterfield's home page. After discussion, it was clarified that the recycling drop off center would mainly serve businesses and the City's involvement would be to provide assistance in siting and opening a facility that would be independently operated by a private company. **Councilmember Grosser moved to authorize application for the grant. The motion was seconded by Councilmember Cullen and passed unanimously.**
- 4) City Engineer Geisel reported that St. Louis County responded positively to the City's request for construction of a sidewalk on the west side of Schoettler Road between Schoettler Estates Drive and Grantley Drive. The County is including the location in its 1997 Sidewalk Construction Program.
- 5) City Engineer Geisel reviewed a request received from Clarkson Woods South subdivision trustees for construction of a sidewalk on the east side of Clarkson Road south of the Clarkson-Wilson center; the subdivision is willing to donate land to the City for construction of a sidewalk. After discussion regarding who would use the sidewalk and whether the residents who will live adjacent to it are aware of the request, it was determined that City Engineer Geisel would develop a preliminary construction cost estimate for the Committee. If residents are contacted through the process of developing the cost estimate, they will be given a copy of the trustee's request.
- 6) Parks, Recreation and Arts Superintendent Ron Coleman reviewed the proposed Public Art Master Plan Outline prepared by Morse Fine Art Studios, Inc. The Arts Commission has established a 501(c)3 Corporation and plans to be self sufficient in the procurement and placement of public art. The Commission is working on a 5 year master plan, an annual plan and an action plan. Councilmember Politte reported that the Arts Commission has received a number of donations, both in time and funding to get to this point.
- 7) City Engineer Geisel explained a request from Sachs Properties for City participation in the cost of construction of the Swingley Ridge Road relocation. The City had plans to reconstruct a portion of Swingley Ridge between the relocation and Nardin Drive. The proposal is for Sachs Properties to extend the design of improvements to include what the City would otherwise be responsible for. Sachs would then bid and contract for construction of the improvements. The City's Bond Counsel will be consulted to assure that bond funds can be expended in this manner. Councilmember Politte reported that Post Office officials have indicated they are waiting for improvements to be made to Swingley Ridge before they remodel their building. **Councilmember**

Cullen moved to authorize staff to contact bond counsel and move forward with an agreement with Sachs Properties for construction of Swingley Ridge between Nardin Drive and Clarkson Road in a manner consistent with expenditure requirements established for bond funds. In addition, staff will request a letter from postal officials to confirm their commitment to making improvements to their building. The motion was seconded by Councilmember Politte and passed unanimously.

8) City Engineer Geisel reviewed the status of the Wilson Road project, explaining various scenarios under which all or a portion of the improvements can be constructed. The cross section and alignment of the roadway are the minimum the Missouri Department of Transportation was willing to approve and are no longer negotiable. He explained that the funding agencies have indicated that if the funds are not expended for the project in the near future the project will potentially lose federal grant funding. In order to construct improvements in 1997, the City needs to hire a right of way agent to acquire property. Accordingly, the scope of the federal project needs to be determined. It is recommended that improvements extend from the existing improvements near Clarkson Road to a point where the proposed grade meets the existing grade immediately south of Walnut Hill Farm. Residents present questioned who was pushing the project and indicated that they did not want the project to proceed in the magnitude proposed. Safety concerns along the road include the steep hill, one lane bridge as well as horizontal and vertical alignment which restrict sight distance. After lengthy discussion, **Councilmember Cullen moved to have staff prepare several options of what areas could be constructed and report back to the Committee. Councilmember Grosser seconded the motion which passed unanimously.**

9) City Engineer Geisel reviewed his memo of November 22, 1996 regarding recoupment of snow removal costs for private streets. The City's costs per mile for snow plowing during an average winter have been determined, but review of legal issues associated with the proposal has been held until further direction from the Committee. Since revenue from the 1/2 cent sales tax will not be available until April/May of 1997, the earliest this type of plan could be implemented would be next winter and the 1997 budget would have to be amended to fund any program at that time. The Planning and Zoning Committee is reviewing the zoning criteria which needs to be met for a private street to be dedicated to the City as a public street. Zoning criteria currently precludes almost all private streets from being dedicated as public. The Committee expressed its desire to move forward with the entire process and suggested that an article be written for the next newsletter to keep the public informed of the City's actions to address the private street issues that have been brought to the Committee. The Committee directed Staff to respond to any pending requests for private street acceptance by indicating that Council is currently working to develop criteria which could facilitate the process established for acceptance of private streets and that consideration of their request will be held until Council has finalized these new criteria.

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10) The next meeting of the Committee was not scheduled. The meeting adjourned at approximately 9:25 p.m.

cc: Mayor Jack Leonard
Dept. Heads/Exec. Staff