

MEMORANDUM

DATE: November 29, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (11/23/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee began at 7:00 a.m. on November 23, 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, Assistant City Engineer Michael O. Geisel, Director of Planning, Jerry Duepner. Also in attendance were Mr. Lee McKinney, Consultant, Mr. Tom Gladders, of The Valley 2000 Coalition, Ms. Kathy Higgins of Sachs Corporation, and Mr. Gene Magre representing Premier Homes.

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

1. Councilmember Hrabko motioned to accept the minutes as written. Councilmember Hilbert seconded the motion which passed 3-0. Councilmember Levinson was not yet present.
2. Chairperson Politte indicated that Councilmember Levinson had contacted Mr. Larry Kalinowski, of 15115 Appalachian Trail regarding street migration and damage to Mr. Kalinowski's garage. Councilmember Levinson expressed concern regarding the two properties adjacent to Mr. Kalinowski which displayed evidence of damage due to street migration. City Administrator Herring explained that City representatives need to be very careful when discussing these issues with residents. The insurance pool in which the City participates with 21 other cities relies on proper application of the doctrine of sovereign immunity and if the City to assume responsibility where none exists, the City would be responsible for all current and future expenses incurred. The insurance pool would not participate in any fashion. Mr. Levinson, who arrived at this point, requested that discussion on this item be tabled until Mr. Kalinowski could be present to discuss his concerns.

PUBLIC WORKS PARKS COMMITTEE MEETING CONT'D

Page Two

November 29, 1993

3. Chairperson Politte explained that he had requested that the acquisition of free park land be added to the agenda for this meeting. Mr. Politte discussed the fact that developments have and were continuing to offer land to the City in conjunction with development of subdivisions. He specifically cited the Miceli development, Somerset West, an area alongside Schoettler Road, adjacent to the Brookhill subdivision, as well as the land offered by Sverdrup at the Sverdrup Business Park at Timberlake Manor Parkway. Chairperson Politte suggested that Staff be encouraged to meet with developers concerning the donation of property for park purposes, such that this property could be reserved, for the City when the City desires to utilize and maintain the land. Councilmember Hrabko expressed concern that the surrounding neighborhoods may not want local areas to be used by the general public. He specifically cited the Somerset West proposal and indicated that he had been in contact with several surrounding residents who were not in favor of establishing a City park at this location. Councilmember Hilbert motioned to direct Staff to develop criteria for park land dedication when considering acquisition of land within developments. Of particular concern was site access, size, location, neighborhood opinion, and topography. Councilmember Hrabko seconded the motion which passed unanimously. The Committee directed Mr. Herring to notify Mr. Miceli that the City was reviewing his donation offer and would be in further communication.

4. Chairperson Politte discussed the use of signs to advertise public hearings and other City-wide events. The committee discussed using signs similar to those used for the Haunted House. There 4-5 locations where such signs could be placed. Councilmember Levinson suggested that the City construct a decorative sign frame with crown molding, such that four by eight sign faces could be changed out as needed. This sign would have a title board indicating "Chesterfield information\Chesterfield Notice". Chairperson Politte motioned to allocate \$1,500 from the current budget for Parks and Recreation for the purchase/construction/painting of signs. The motion was seconded by Councilmember Levinson and passed unanimously. The committee directed City Engineer Hawn to prepare a detailed design for the signs desired.

5. City Engineer Hawn discussed the need to grade and remove silt from the drainage ditches within the Chesterfield Valley. Mr. Hawn indicated that he has discussed this extensively with the Soil Conservation Service and the Federal Emergency Management Agency and the City would not be eligible for reimbursement of these activities since the City was not responsible for maintenance of these ditches. Mr. Hawn explained that he had been working with Mr. Gladders and Mr. Langa in an administrative capacity to coordinate the efforts of several businesses adjacent to ditches within the Valley, in the hopes that the contractor who is cleaning the ditches from Long Road up to Edison Avenue could be

PUBLIC WORKS PARKS COMMITTEE MEETING CONT'D

Page Three

November 29, 1993

retained and continue cleaning the main ditch through much of this area. All costs would be borne by the property owners and businesses. Councilmember Hrabko indicated that St. Louis County had completed the engineering work for a project for Goddard to Spirit Blvd., and had already spent approximately \$1 million in ditch cleaning efforts. Mr. Hrabko suggested that the remaining funds allocated for the repair and reconstruction of previously "private" storm sewers be used to fund a cost-sharing agreement for the ditch cleaning in the valley. The committee discussed the need for an overall action plan within the Valley, and the need for a cost estimate for all remaining work. Councilmember Hrabko explained that the single project, extending from Edison Avenue to Spirit Boulevard, was the only project that was completely engineered and ready to proceed. Councilmember Hrabko motioned to allocate the remaining \$70,000 of funds identified for repair of previously "private" stormsewers, for a 50/50 cost share agreement for ditch cleaning in the Valley. Each participating group would be required to provide the project scope, details, and engineering if necessary, prior to City participation. Councilmember Hilbert seconded the motion which passed unanimously. Councilmember Hilbert motioned to have Staff prepare an action plan and to develop participation criteria for the remainder of the Valley. Appropriate funds for this cost-sharing agreement would be added to the 1994 budget, when finalized. Councilmember Hrabko seconded the motion which passed unanimously.

6. City Administrator Herring presented a report prepared by Sverdrup, and a memorandum by Mr. Lee McKinney regarding the necessary steps to upgrade the Monarch-Chesterfield Levee to a 500 year levee. Mr. Herring explained that these activities are estimated to cost approximately \$250,000, but could cost as much as \$400,000 if an Environment Impact Statement is required. These steps were needed to "jump start" the process. Mr. McKinney explained, that in his opinion, the best approach would be to simultaneously pursue the federal and private approaches. Using the federal approach, he anticipates the levee could be complete by the year 2002. Councilmember Levinson expressed to the Committee that he felt that this was the exact purpose of the \$1,000,000 that the Council had set aside for engineering and construction of a 500 year levee. Councilmember Levinson moved to appropriate \$250,000 of the \$1,000,000 already set aside to fund these activities as outlined by Sverdrup and Mr. McKinney. Councilmember Hrabko seconded the motion which passed unanimously. The Committee directed City Administrator Herring to contact City Attorney Doug Beach to determine if the City can proceed and enter into a contract with Sverdrup Corporation, by-passing the normal bidding process. If not, would it be possible to fund this work through the CCDC and let them select the Consultant? Councilmember Hrabko explained that this issue ties directly with the formulation of a joint levee and drainage district. Mr. Hrabko motioned to direct City Attorney Doug Beach to meet with the Attorney for the Levee District to determine what sort of legal instruments would be necessary to establish such a joint levee\drainage district

PUBLIC WORKS PARKS COMMITTEE MEETING CONT'D

Page Four

November 29, 1993

and to determine what the City's concerns and obligations would be under such an arrangement. The motion was seconded by Councilmember Levinson and passed unanimously.

7. Councilmember Hrabko moved to recommend acceptance of staff's recommendation to repair sprinkler systems in the right-of-way when the City damages them, provided the owner executes the Hold Harmless agreement per the memorandum from Assistant City Engineer Geisel dated November 16, 1993. The motion was seconded by Councilmember Hilbert and passed unanimously. This item will be referred to City Council for final approval.

8. Mr. Gene Magre, representing Premier Homes, requested that the Committee reconsider the release of the final 10% of escrowed funds for street construction within Wellesley Place Addition. Mr. Magre explained that this amounted to only \$3,800, but taken in total with other escrows held by the City, represented a sizable sum. Mr. Magre further explained that these streets were dedicated as private streets and as such, maintenance would be the responsibility of the trustees. At the present time, the trustee organization is controlled by the developer so they could accept the streets, without residents having an opportunity to express concerns. Mr. Hawn also explained that the City's current policy is to withhold the final 10% until the subdivision is substantially complete, and that Wellesley Place was the only circumstance where an early escrow release was approved. Councilmember Hilbert expressed concern that although the streets were dedicated to be private, ultimately the City could be burdened with the maintenance if the trustees petitioned for acceptance, as has been done for Wainridge Drive. Councilmember Politte moved to reaffirm the City's policy and to withhold the final 10% at this time. The motion was seconded by Councilmember Hrabko and passed 3-0-1 with Councilmember Levinson abstaining due to pending litigation.

9. Councilmember Levinson motioned to extend the escrow for Old Baxter Place as recommended by the Director of Planning's memorandum, dated October 12, 1993. The motion was seconded by Councilmember Hrabko and passed unanimously.

10. Following a brief discussion, the Committee voted unanimously to approve a motion made by Councilmember Levinson, seconded by Councilmember Hrabko, to accept Wainridge Drive. An ordinance will be prepared and forwarded to City Council. This motion included requiring sidewalks on only one side of this street.

PUBLIC WORKS PARKS COMMITTEE MEETING CONT'D

Page Five

November 29, 1993

11. City Administrator Herring presented a memorandum to the Committee dated November 22, 1993, which contained proposed additions to the 1994 Capital budget per the City Council's instruction at the budget workshop on November 18, 1993.

Councilmember Hrabko moved to accept the proposed additions to the budget with the exception that funds for Highway Beautification be increased to \$55,000 to include funding for Landscaping, City Limit signage, as well as signs and banners previously discussed, promoting the City and its activities. The Motion was seconded by Councilmember Hilbert and passed 3-1 with Councilmember Levinson opposed. Councilmember Levinson moved to amend the street reconstruction portion of the Capital Projects budget to provide for an asphalt overlay of Justus Post. Councilmember Hrabko explained that he is supportive of overlays done in conjunction with a regularly scheduled program. Chairperson Politte asked if Staff had completed the requested report on streets to be considered for possible overlays. Assistant City Engineer Geisel indicated that the report had not yet been completed. Chairperson Politte indicated that he would prefer to defer discussion on overlays until such time as the Committee could review the report that was being prepared by Staff. City Administrator Herring suggested that after the report was reviewed and if the Committee wanted to proceed with asphalt overlays, the City Council could amend the budget to fund these projects. Mr. Levinson's motion failed for lack of a second.

12. The Committee agreed to schedule their next meeting on Saturday, December 18, 1993, at 10:00 a.m..