

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Teresa J. Price, Director of Planning

DATE: June 6, 2003

SUBJECT: Planning and Zoning Committee Meeting Summary from June 5, 2003

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held at 5:30 p.m., on Thursday, June 5, 2003, in Conference Room 101. In attendance were: Chair Barry Streeter (Ward II), Councilmember Jane Durrell (Ward I), Councilmember Dan Hurt (Ward III), and Councilmember Mary Brown (Ward IV). Also in attendance were: Mayor John Nations; Councilmember Bruce Geiger (Ward II); Councilmember Mike Casey (Ward III); Councilmember Connie Fults (Ward IV); Planning Commission Chair Victoria Sherman; Director of Planning Teresa Price; Senior Planner Annissa McCaskill; and Kathy Lone, Planning Assistant.

*No items to be forwarded to the 6/16/2003 City Council Meeting.

Chair Streeter called the meeting to order at 5:30 p.m. (Councilmember Hurt was absent.)

I. Approval of the Planning and Zoning Committee Meeting Summary of May 8, 2003.

Councilmember Durrell made a motion to approve the Meeting Summary of May 8, 2003. The motion was seconded by Councilmember Brown and **passes by a voice vote of 3 to 0.** (Councilmember Hurt was absent for the vote.)

II. AmerenUE – Discussion of underground utilities with representatives of AmerenUE.

Chair Streeter stated that representatives of AmerenUE, Mr. Vincent Grelle, P.E., Supervising Engineer and Mr. David Muntean, Customer Service Engineer, were present to discuss underground utilities with the Committee.

Director of Planning Teresa Price stated that several areas dictate that the utility lines are to be buried: Subdivision Ordinance, Design Guidelines and Governing Ordinance. Ms. Price stated that there also has been confusion on the names of the various lines. Ms. Price stated that the Subdivision Ordinance states that the feeder lines could go above

ground with the approval of the Department. The Design Guidelines state that everything must be underground. The Department has been stating in the Governing Ordinance that all utilities must be installed underground.

Councilmember Hurt arrived at the meeting at 5:34 p.m.

Mr. Grelle stated that utility lines generally are designed and built overhead. Mr. Grelle stated that, with AmerenUE approval and if feasible, AmerenUE will bury them underground with the other party paying the difference for the cost of burying the lines.

Mr. Grelle stated that the large transmission lines (similar to the ones by Marquette High School) generally are all overhead. Mr. Grelle stated that the voltage for the large transmission lines range from 138,000 volts to 345,000 volts.

Mr. Muntean stated that two (2) different voltage levels of circuits would be used along Chesterfield Airport Road. The very top of utility poles would be 34,000 volt circuits and below that would be 12,000 volt distribution circuits. The 34,000 volt lines are called sub-transmission lines. The 12,000 volt lines are referred to as distribution or feeder lines. Mr. Muntean stated that this is the terminology used by AmerenUE but the City may be using different names. Mr. Muntean stated that feeder and transmission lines can be on the same pole which is what currently is on Chesterfield Airport Road.

Mr. Grelle stated that a new way of paying is called a 'Rider UG,' where the cost is spread amongst all of the citizens of a municipality. Mr. Grelle stated that he is not aware of any municipalities that have adopted the Rider UG. Mr. Grelle stated that the additional fee to bury utilities is usually paid up front or within a year.

Mr. Muntean suggested that the City could specify what lines go underground and to specify voltage limits, i.e. 'Below this voltage goes underground.'

Mr. Muntean stated that the following lines carry the following voltage:

Transmission lines (feeder) – 138,000 voltage and above;
Sub-transmission lines – 34,000 volts;
Distribution – 12,000 volts

Mr. Grelle and Mr. Muntean presented pictures showing the various types of utility lines.

Mr. Muntean stated that the above ground wood poles do not have any insulation where underground lines would be insulated.

Mr. Muntean stated that the conduit for underground lines is not the only cost but the labor for underground installation.

Mr. Grelle stated that there is maintenance on both underground and overhead lines. Mr. Grelle stated that trees need to be trimmed, poles replaced and weather affect above

ground lines.

Mr. Muntean stated that AmerenUE has concerns that they need to work with the customer to have access to maintain the lines.

Mr. Grelle stated that for a new underground system for a new customer, sometimes there may be a long outage to an existing customer in order to transfer the system, possibly a day or 24 hours. Mr. Grelle stated that the 12,000 volt lines do have ties in this area to other 12,000 volt lines. Mr. Grelle stated that there is not a grid system everywhere.

Mr. Grelle stated that if the City wants underground lines, AmerenUE will design the system that way.

Mr. Grelle stated that it is AmerenUE's position that it is the developer's responsibility to tell AmerenUE that the lines are to be underground.

Mr. Muntean stated that to design going from overhead lines to underground lines, there needs to be a point to transfer from the overhead system to the underground system. Needed is a clean pole in which to run cable down the pole to connect with a transformer.

Mr. Muntean stated that if a City ordinance was written stating that utility lines under 138,000 volts had to be buried, he did not see why it could not be done. Mr. Muntean stated that any utility lines currently in Chesterfield Valley could be put underground. Mr. Muntean stated that the customer would be required to install the conduit system for the lines and that anyone could install the conduit system as long as it met AmerenUE's standards. AmerenUE would have one of their inspectors on site to answer questions.

Mr. Muntean stated that a 10-foot easement is required for underground utility lines and overhead utilities will require usually a 20-foot easement or more (to trim trees, etc.). Sometimes a switch gear may use up the entire 10-foot easement and then more would be required.

Mr. Grelle stated that it is possible that one (1) switch gear will be necessary for every pole that carries switches, transformers or other equipment between Baxter Road and Long Road.

Mr. Muntean stated that during bad weather, there is less chance for a power outage if utilities are underground but lightening can also strike underground.

Mr. Muntean stated that there are not any grants or programs to help fund placing utilities underground.

III. Pending Projects/Departmental Update

Councilmember Durrell asked Staff if it is possible that when someone applies for a

zoning approval to ask if they have received approval from their Trustees (if haven't they should before approval is given) or the Trustees sign off on the zoning approval that they have given their approval and it complies with the Indentures.

Ms. Price stated that the following is stamped on zoning approvals: "Please be advised that zoning authorization by the City of Chesterfield should not be construed as approval with regard to individual subdivision restrictions and/or indentures. Applicants are urged to check with subdivision trustees prior to construction to ensure compliance with appropriate restrictions and/or indentures."

General discussions followed concerning notification of Trustees and the City enforcing Indentures.

Chair Streeter directed Staff to add this item to the next Committee agenda on June 19, 2003.

Ms. Price stated that two (2) new planners would be starting the middle of June.

The meeting adjourned at 6:35 p.m.

TP/kl

