

MEMORANDUM

DATE: May 24, 1993

TO: Michael G. Herring, City Administrator

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

RE: Minutes - Meeting (5/19/93) Public Works/Parks Committee

A meeting of the Public Works/Parks Committee was held on May 19, 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 City Attorney Doug Beach, Director of Planning Jerry Duepner, Chairperson Bill Kirchoff (Chesterfield Valley Study Committee), CCDC Representatives: John Langa, Rudy Stinnett, Mike Flavin, Tom Fleming, Ashok Agrawal, and Benton Taylor, Chairperson Jim Otis (City Center Task Force), Mr. and Mrs. Wolfgang Streich (307 Renaldo), and one other resident.

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

1. Councilmember Politte opened the meeting by motioning for Councilmember Levinson to serve as the Committee's representative to the Chesterfield Valley Study Committee and also to continue as the liaison to the Public Works Citizens Advisory Group. Councilmember Hilbert shall serve as the liaison to the Historical Commission, Public Works Board of Variance, and Chesterfield Citizens Committee for the Environment. Councilmember Hrabko shall serve as the Committee's liaison to the Highway Beautification Committee and also serve as Vice-Chairperson of the Public Works/Parks Committee of Council. Councilmember Levinson seconded the motion which passed unanimously.
2. Councilmember Politte introduced Chairperson Jim Otis of the City Center Task Force. Mr. Otis presented the report of the City Center Task Force. He complimented Director of Planning Jerry Duepner for his efforts with working on the City Center Task Force. Mr. Otis explained the duties as assigned to this Task Force, which was appointed by City Council. Their duties included evaluating the Sverdrup study and alternative sites for the City Center, identifying alternative sites for a City park, developing a preliminary financing plan, and conducting a public opinion survey. The Committee's report also

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addressed residents' comments made at the public hearing regarding the Sverdrup proposal. The Task Force felt the City Center should have good accessibility, visibility, infrastructure and topography. The site should be a minimum of five acres, which could include a City park. In all, seventeen sites were viewed. The Task Force recommended the building to be in the 35,000 to 40,000 sq. ft. range. This size building should meet the City's needs until the year 2000. Mr. Otis explained that the Task Force recommended that the City Hall and Police Department be combined into a single facility. The Public Works Street and Garage Divisions would not be included in the City Center site. Of the seventeen sites reviewed, the Task Force narrowed the selection to five sites to be considered further. The five sites are as follows: Monsanto site, Hilltown site, northwest corner of Chesterfield Parkway and Roosevelt Parkway, site by Chesterfield Mall, and the Kangaroo building site. It was felt that the Chesterfield Parkway offered the most logical choices for locations of the City Center. The cost to purchase property and build a Government Center is estimated at \$4,706,000, which is a conservative dollar amount. The Kangaroo site/Mark Twain financing proposal warrants consideration, even though it was originally rejected because it didn't meet all of the Task Force's criteria. Councilmember Politte requested City Administrator Herring to send a letter to all the Task Force members thanking them for all their efforts on this project and to stand by to see if the PW/Parks Committee will need further assistance from the Task Force. Councilmember Politte requested that the City Center report be put on the next Committee agenda for further discussion. Councilmember Politte commented that it is his goal that planning for a City Center be completed this year. Mr. Herring is to work with Mark Twain to arrange a tour of the Kangaroo's site for all interested persons (Councilmembers, Staff, CCDC, etc.).

3. Councilmember Hrabko introduced Chairperson Kirchoff, Chairperson of the Chesterfield Valley Study Committee. Mr. Kirchoff presented the findings of the Chesterfield Valley Study Committee (CVSC) and the proposed scope of work for Phase II of the study. Part I of the study was accomplished and presented to the City last year. The cost for the Feasibility Study was \$43,000. This provided revenue projections resulting from development in the Valley. Phases II & III of the study would provide infrastructure design for the various parts of the Valley, review potential revenue versus infrastructure cost on a per area basis, such that a decision could be made as to what specific areas of the Valley should be targeted for work. The Chesterfield Valley Study Committee recommends that the PW/Parks Committee of Council approve the scope of work for the Chesterfield Valley Master Development & Implementation Plan. The total cost will not exceed \$350,000. \$135,000 would be allocated for Phases I, II, IV, and V of the Plan. The remaining \$215,000 would be allocated for Phase III. The outcome of Phase II, will determine the scope of work for Phase III (engineering design of improvements). Infrastructure projects in Phase III will be the first targeted areas. Funds for final construction plans and construction work would be provided by bond sales, by CCDC, the

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Chesterfield Monarch Levy District, and various other fund sources. The funding mechanisms will be cited in Phase IV of this study.

Councilmember Hrabko stated that the CCDC has unanimously endorsed this proposal. Councilmember Hrabko noted that the Chesterfield Valley Study Committee is requesting that the PW/Parks Committee of Council recommend to City Council authorization of the entire \$350,000 to implement this Master Plan. The \$135,000 contract with Development Strategies, Inc. should be authorized by the City Council immediately at the next Council meeting. The remaining \$215,000 would then be authorized by the PW/Parks Committee of Council on a contract by contract basis for preliminary engineering of infrastructure projects. Councilmember Hrabko commended Mr. Kirchoff and the rest of the CVSC for their work on this Plan.

Councilmember Levinson expressed concerns regarding the scope of work, which includes master planning and conceptual land use, as well as engineering design. Both Councilmember Hrabko and Chairperson Kirchoff reiterated the full Committee's endorsement of this scope of work and the value of this particular aspect of the total scope. Councilmember Levinson next expressed concerns regarding the apparent selection of Development Strategies, Inc. without soliciting competitive proposals. Councilmember Hrabko reminded the Committee that competitive proposals had been solicited when this project was first considered, prior to Phase I. Councilmember Hrabko also reminded the Committee that the entire Council had authorized the CVSC to negotiate with Development Strategies, Inc. As provided by State law, political jurisdictions can negotiate price and scope of work with the consulting firm of their choice. However, as noted previously, the original selection of this firm was the result of a competitive selection process.

Councilmember Hilbert expressed concerns about the need for this plan to be flexible. Chairperson Kirchoff and Councilmember Hrabko assured the Committee that this plan was a fluid document, which would and should change as conditions warrant.

Councilmember Hrabko made a motion, seconded by Councilmember Hilbert, that the Public Works/Parks Committee of City Council endorse the Chesterfield Valley Study Committee's recommendation to proceed with completion of the balance of the Chesterfield Valley Master Development Plan, at an initial cost of \$135,000, which represents the cost of a negotiated scope of work/fee for services contract with Development Strategies, Inc. The motion also included a specific recommendation that City Council appropriate an additional \$215,000 (\$350,000 total), on a contingent basis, authorizing the Public Works/Parks Committee to approve disbursement when the scope of work/fee for services has been negotiated for the balance of the work to be performed. The motion passed 3-1, with Councilmember Levinson voting "no".

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4. City Attorney Beach opened discussion on the Storm Water Repair Grant Program. Mr. Beach presented a draft ordinance allowing the City to work with property owners to correct stormwater problems. In Mr. Beach's opinion, the initial proposal to fund the grant program to residents through the CCDC could not be legally accomplished. Mr. Beach has talked with MSD and other municipalities to ask how they dealt with stormwater issues relating to private stormwater problems. MSD indicated that the more people a stormwater project affects, the more willing they are to get involved in various stormwater problems. Mr. Beach recommended that the City enter into the arrangement with the contractor, undertake the project, authorize and enter into contracts, and pay the full cost. The homeowner would prepay their portion share to the City. The PW/Parks Committee of Council would oversee administration of this program. Mr. Beach confirmed that the annual obligation Citywide would not exceed the dollars allocated in the budget for that year. Mr. Beach stated that \$10,000 could be the maximum amount allocated for each project, such that no one project would use up all the funds. Councilmember Hrabko questioned the City's ongoing liability for these repairs. Mr. Beach confirmed that once the problem was fixed, then the individual would need to reenter the grant program in order to be considered for additional funding behind those already on the list. Councilmember Hrabko stated that it had been his intent that this program not be for the benefit of individuals, but for the benefit of more than one person. Mr. Beach stated that the intent of the City should be that some portion of the stormwater being carried enters or is somehow attached to our storm sewer system. Mr. Herring stated that this program was intended to apply only to underground storm sewer systems, not open channels. Mr. Hawn suggested that the grant be made available to individual property owners and/or trustee organizations. Councilmember Levinson recommended to revise Section 4 of the draft ordinance to add, "the trustees with or without common ground" as an option. The Committee agreed that Section 10 allows for dedication of new easements, but Councilmember Levinson suggested that the wording, "to or by" be added to the last sentence. Councilmember Levinson suggested that Section 11 be amended to allow the City to place liens on property if necessary. Mr. Beach indicated that he had anticipated that the residents' portion would be paid prior to the City undertaking the work. The Committee directed Mr. Herring and Mr. Hawn to work with Mr. Beach in revising the draft ordinance, which should be placed on the next agenda. Mr. Hawn suggested that there were two items where Staff requires some guidance from this Committee. One is that this ordinance applies to pipe systems only, not detention facilities, not creeks, not erosion problems. Second, the Committee may wish to rethink the \$10,000 limit. Councilmember Hrabko clarified that cost-sharing would be a 80% City/20% other match. The maximum that the City would pay would be \$10,000 per grant.

5. Councilmember Politte addressed Item #1 on the agenda for informational purposes only. The Park System Plan will have a presentation Saturday morning, 5/22/93, at the

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Parks, Recreation and Arts Citizens Advisory Committee at 10:00 a.m. Also, the PRACAC is working with the YMCA on the sand volleyball courts.

6. Councilmember Levinson motioned to accept Old Woods Mill Road for street acceptance. Councilmember Hrabko seconded the motion which passed unanimously.

7. Councilmember Levinson motioned to accept the escrow extension for Sycamore Place Plat II. Councilmember Hrabko seconded the motion which passed unanimously.

8. Mr. Hawn opened discussion regarding the Wilson Road I.S.T.E.A. Project. Havens & Emerson did the preliminary engineering evaluation on this project. This has been identified as a 1994 project. The next step in the process is a contract for final engineering, the total cost for which will be funded by the State on an 80/20 basis. After the State approves the contract, the City will execute the proposal. Completion date for final engineering is expected to be in October or November, 1993. The I.S.T.E.A. funding becomes available October 1, 1993. Councilmember Hrabko motioned to authorize submission of this proposal to the State. The contract shall not exceed \$75,000, with the understanding that the City will be reimbursed 80% of this total cost. (Actual cost to City not to exceed \$15,000.) Councilmember Levinson seconded the motion which passed unanimously. This recommendation will be forwarded to City Council for approval.

9. Councilmember Politte asked the Committee members for suggestions on goals for this Committee for this year. These goals should be sent to Mr. Herring.

10. Mr. Herring stated that if the Committee concurred with the methodology for the Stormwater Problem Identification Program as outlined by Mr. Geisel's memo dated 5/3/93, Mr. Herring and Mr. Hawn will provide alternatives and cost to staff this program at the next Committee meeting. Councilmember Levinson motioned to approve the methodology for the Stormwater Problem Identification Program. Councilmember Hilbert seconded the motion which passed unanimously.

11. Councilmember Politte announced that the next meeting of this Committee will be on Thursday, June 10, 1993, at 7:30 p.m.

12. The meeting adjourned at approximately 10:15 p.m.