

Memorandum

Department of Public Services



DATE: September 28, 2012

TO: Michael G. Herring, City Administrator

FROM: *MG*
Mike Geisel, Director of Public Services

SUBJECT: Meeting Minutes – 9/27/2012 Parks and Recreation Committee

A meeting of the Parks and Recreation Committee took place on Thursday, September 27, 2012. Those in attendance included Chairperson Bob Nation, Ward 4, Councilmember Barry Flachsbart, Ward 1, and Councilmember Randy Logan, Ward 3. Also in attendance were Councilmember Connie Fults, Ward 4, Community Services & Economic Development Director Libbey Malberg-Tucker, Director of Public Services Mike Geisel, Director of Parks and Recreation Tom McCarthy and Executive Secretary Kathy Lantz.

Chairperson Nation called the meeting to order at 5:30 p.m.

Agenda Item #1: Approval of Minutes –

Councilmember Logan motioned to approve the August 30, 2012 Minutes of the Parks and Recreation Committee Meeting. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-0. Councilmember Grier was absent for the meeting.

Agenda Item #2: Recommendation to Accept East Wetlands -

Director of Public Services Mike Geisel stated that he has received a letter from David Human, Executive Director for the Monarch-Chesterfield Levee District, indicating their willingness to donate the east wetland mitigation property to the City. The property is located between the main levee and the agricultural levee, behind the proposed Taubman Outlet Mall development and consists of approximately 188 acres.

Mr. Geisel stated that following the flood of 1993, the Levee District was trying to repair the levee and building sand berms while the City was trying to deal with wetlands permitting for Chesterfield Valley. An intergovernmental agreement was entered into between the City and the Monarch-Chesterfield Levee District. This property was used as a borrow source for levee materials and was to be developed into wetlands to meet the Corps of Engineerings permit requirements. Once the wetlands were established, the Levee District was willing to convey the property to the City.

Mr. Geisel provided Power Point slides depicting the property location, trails, and boardwalks in the east wetlands property.

Mr. Geisel stated that there is a large lake which was created by the levee district by dredging and pumping material out it. The lake is as much as 30 feet deep. There are two wooden boardwalks with outlook platforms leading to the lake as well as a mulched trail that goes around the perimeter of the lake. The Levee District is now ready to convey the property to the City subject to a few minor provisions that are wholly acceptable to the City. Specifically, they request:

1. That the City fund a boundary survey;
2. Reservation of easements for the main levee, agricultural levee and flood fighting purposes. The City would be responsible for the preparation of easement exhibits in conjunction with the previously described survey;
3. Finalization of the Levee Trail permit and easements;
4. A release of obligations under the intergovernmental Cooperation Agreement.

Mr. Geisel stated that the cost for the survey and easements, as requested, is approximately \$10,000 (\$9,950 plus reimbursable expenses). If the City elects to accept this property, Mr. Geisel stated that he recommends that the scope of survey work be expanded to include the placement of semi-permanent metal witness posts at approximately 250-foot intervals at the perimeter of the property so that there is a firm visual knowledge of the City's property boundaries. Mr. Geisel recommends that a total of \$20,000.00 be budgeted for the survey, easements and witness posts from the Parks Fund – Fund Reserves.

Mr. Geisel stated that, in anticipation of acquiring the east wetlands, the City required both access and parking through the Taubman project. Mr. Geisel stated that there is also money in the Taubman TDD for future public parking improvements.

Councilmember Flachsbart stated that access to the river would be highly desirable for the future.

Mr. Geisel stated that access to the river would not be difficult but the Levee District wants to maintain ownership of the agricultural levee.

Mr. Geisel stated that staff had previously met with the Department of Natural Resources about a boat ramp and they suggested that a boat ramp could be built further to the west. There was no location along this site where the Department of Natural Resources thought was suitable for a public boat access.

Chairperson Nation asked about the purpose for the agricultural levee.

Mr. Geisel stated that the Levee District will maintain ownership of the

agricultural levee and that it provides for approximately a ten-year level of protection for the entire area between the main levee and the agricultural levee. It is referenced in the certification documents for the main levee because it keeps water off the main levee for an extended period of time. It is not part of the Monarch Levee District but is maintained by each individual property owner. Mr. Geisel stated that the agricultural levee is maintained because it protects the main levee.

Mr. Geisel requested that the Committee approve and forward to City Council the recommendation to approve the conveyance of this property from the Levee District, concurrently with a Parks fund transfer from the Parks Fund – Fund Reserves for \$20,000.00 to allow for the survey and staff will work with the Levee District to transfer title of this property.

Chairperson Nation asked what would be needed with regards to maintenance for this area.

Mr. Geisel stated that the City knew maintenance would be necessary when the land was turned over to the City. The boardwalks, which were built for public access to the wetlands, will need to be maintained including mowing along the boardwalks with some mulch on the sides of them and the lake will need to be re-stocked with fish. Also more intense maintenance around the lake will be needed once people start visiting the area.

Mr. Geisel stated that there will be public access to the wetlands. No motorized boats will be allowed on the lake although boats like canoes and john boats will be but since there won't be any roads to the lake, the boats will have to be carried to the lake. There will be a bank access to get the boats in and out of the water and there are protective restrictions on the vegetation areas. No structures can be built here so there will not be any pavilions.

Councilmember Logan motioned that the Committee approve and forward to City Council the recommendation to approve the conveyance of this property from the Levee District, concurrently with a Parks fund transfer from the Parks Fund – Fund Reserves for \$20,000.00 to allow for the survey and staff will work with the Levee District to transfer title of this property with the following conditions:

- 1. That the City fund a boundary survey;**
- 2. Reservation of easements for the main levee, agricultural levee and flood fighting purposes. The City would be responsible for the preparation of easement exhibits in conjunction with the previously described survey;**
- 3. Finalization of the Levee Trail permit and easements;**
- 4. A release of obligations under the Intergovernmental Cooperation Agreement.**

5. The placement of semi-permanent metal witness posts at approximately 250-foot intervals at the perimeter of the property.

The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-0.

Mr. Geisel stated that Parks and Recreation Director Tom McCarthy has begun developing plans to utilize the property and make it accessible to the community.

New Business -

Chairperson Nation expressed some concerns from the last City-sponsored concert of the season on Saturday, September 22. Chairperson Nation stated that he and a former Councilmember were concerned with children risking injury by playing on the wing walls, many patrons smoking and glass bottles.

All of the councilmembers at the meeting expressed the same concerns.

Mr. Geisel re-stated and summarized the discussion for the record; **It is the sentiment of the Committee that the City should be more aggressive enforcing the no smoking, no glass containers and no horseplay rules at the amphitheater.**

Agenda Item #3: Executive Session -

A motion was made by Councilmember Flachsbart and seconded by Councilmember Logan to go into Executive Session (closed meeting, as provided by RSMO 6120.021 (2), for the purpose of discussing possible real estate transaction and/or a contractual relationship. A roll call vote was taken with the following results: AYES: Nation, Logan, Flachsbart; NAYS: none. Chairperson Nation declared the motion as passed and called the Executive Session (closed meeting) to order at 5:48 p.m.

Agenda item #3: Adjournment

The Committee adjourned their meeting at 6:47 p.m.