

MEMORANDUM



DATE: April 4, 2014

TO: Michael Herring, City Administrator

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

RE: Beautification – Olive at Woodsmill

As you may remember, on multiple occasions City Council has requested that we attempt to identify opportunities to improve the aesthetics of the vacant parcel at the Southwest corner of Woodsmill and Olive. Over the last few years, Staff has been unsuccessful in gaining the property owner's permission to allow any landscaping or beautification projects on this site. On Wednesday, April 2nd, Councilmember Greenwood arranged a meeting with Mr. Chris Kempf, the property owner to discuss such possibilities. Mr. Kempf was agreeable for the City to initiate mutually agreeable beautification efforts, as long as it did not encumber his ability to develop or sell the site in any way. In concept, we discussed a simple license to accommodate a City project to beautify and maintain such amenities, holding Mr. Kempf harmless and allowing for a 90 day cancellation provision to allow us time to remove any salvageable materials in the event the land owner was able to exercise a development or sale of the property.

Accordingly, I requested that Mr. Kempf informally acknowledge his consent of the concept, such that we could initiate our efforts to seek Council authorization through Committee to move forward with a beautification project. As you also know, Council previously authorized funds for the beautification and enhancement of the Route 141 project. In 2013, due to the unsightly condition of the enhancements while the MoDOT project was ongoing, the City sought early acceptance of the Route 141 enhancements. While accepting responsibility for the enhancements earlier than originally conceived, the City provided substantial efforts internally and contracted for additional landscape maintenance support, using funds previously allocated for payment to MoDOT for similar activities. In doing so, the City recognized substantial savings, and

there remains funds available that could be re-directed to beautify the Woodsmill\Olive parcel if Council is so inclined.

I request that this item be placed on the next Planning and Public Works agenda for consideration. Specifically, I request and recommend that City Council authorize staff to initiate a project to improve the aesthetics at the southwest corner of Woodsmill and Olive, utilizing up to \$25,000 of the funds previously authorized for payment to MoDOT (purchase order 2012-064) from the Capital Projects Fund. In actuality, if approved, we will simply reduce the existing purchase order by \$25,000, and separately contract for the parcel enhancements.

If authorized by Council, staff will proceed to develop a landscape plan and an appropriate license to work on the subject parcel. If you have any questions, or require additional information, please let me know.

attachment

Cc Tom McCarthy, Parks and Recreation Director
Jim Eckrich, Public Works Director\City Engineer
Aimee Nassif, Planning and Development Services Director

ohid
JJ
4/3/14

Mike Geisel

From: Chris Kempf <ckempf@sbcglobal.net>
Sent: Wednesday, April 02, 2014 3:41 PM
To: Mike Geisel
Cc: Bill Remis
Subject: Olive and woods mill

We agree in concept to allow landscaping on our site that would have mutually agreeable provisions including cancellation provisions.

Sent from my iPhone