

**CITY OF CHESTERFIELD  
PUBLIC WORKS/PARKS COMMITTEE MEETING  
MONDAY, APRIL 30, 2007  
Conference Room 101  
7:30 A.M.**

**AGENDA**

As a reminder, the next meeting of the Public Works/Parks Committee of City Council has been scheduled for Monday, April 30, 2007 at 7:30 a.m., in Conference Room 101 at the Chesterfield City Hall, 690 Chesterfield Parkway West. The following is a listing of those items, which are scheduled to be discussed at this meeting:

**I. APPROVAL OF MEETING MINUTES**

- A. Approval of the February 27, 2007 Public Works/Parks Committee Meeting minutes.

**II. PUBLIC WORKS**

- A. **Contract Renewal - Allied Waste:** Staff will discuss the proposal submitted by Allied Waste to renew their current contract to provide residential solid waste, recycling and yardwaste collection.
- B. **Telecommunication Sleeves:** Staff requests approval to amend the Subdivision Ordinance by eliminating the requirement to install sleeves for future telecommunication service adjacent to proposed roadways.
- C. **Easement Vacation:** Staff requests approval of the vacation of a cul-de-sac easement in the Villas at Ladue Bluffs subdivision.
- D. **Private Street Approval:** Staff requests approval of the following private streets:
  - (1) Bonhomme Grove Court – (Conway on the Grove Subdivision)
  - (2) Chesterfield Grove Road (Chesterfield Grove Subdivision)
  - (3) Ladue Bluffs Crossing Drive – (Villas at Ladue Bluffs Subdivision)
  - (4) Old Belle Monte Road – (Belle Monte Road Subdivision)

**III. OTHER**

- A. **Selection of Vice Chair:** The Committee will select a Vice Chair.

**B. Selection of Committee Liaisons:** The Committee will select liaisons for the following citizens committees:

- (1) Beautification Committee
- (2) Chesterfield Arts Commission
- (3) Citizens Committee for the Environment
- (4) Parks, Recreation & Arts Citizens Advisory Committee
- (5) Public Works Board of Variance
- (6) Public Works Citizen Advisory Group

**IV. NEXT MTG.**

**V. ADJOURNMENT**

**Note: The Public Works/Parks Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.**

**Notice is hereby given that the Public Works/Parks Committee may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994**

**cc: Mayor John Nations  
Michael G. Herring, City Administrator  
Rob Heggie, City Attorney**

I A.



DATE: February 28, 2007

TO: Michael G. Herring, CA

FROM: <sup>B/M</sup> Brian McGownd, DDPW/ACE

SUBJECT: Meeting Minutes, PW\Parks 2/27/07

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A meeting of the Public Works/Parks Committee began at 7:33 a.m. on Tuesday, February 27, 2007. Those in attendance included, Vice-Chairperson Fults (Ward 4), Councilmember Jane Durrell (Ward 1), and Councilmember Bruce Geiger. Also in attendance were: Mike Herring - City Administrator; Mike Geisel – Director of Public Works/City Engineer; Brian McGownd – Deputy Director of Public Works/Assistant City Engineer; Darren Dunkle – Superintendent of Parks, Recreation and Arts and Mindy Mohrman – Resource Specialist. Ms. Linda McDonald, Chesterfield resident, was also in attendance.

The meeting was called to order at 7:33 a.m.

**Agenda Item #IA:** Councilmember Geiger moved and Councilmember Durrell seconded to approve the minutes of the January 8, 2007 meeting. The motion passed, 3 – 0.

**Agenda Item #IIA:** Vice-Chairperson Fults said that she has been made aware of concerns stated by Ascension Soccer regarding the availability of practice fields at the CVAC, and what appears to be a reduction in the number of fields that are made available by the City. Mr. Dunkle said he was aware of the concerns and that his Staff had recently met with representatives of Ascension Soccer and explained to them that the availability of practice fields was the same as in previous years, however, this year some of the fields that are being utilized are different from the fields that were used in the past. He said that the representatives from Ascension now understand what is going on, and have no further issues. Vice-Chairperson Fults also stated that she had received a complaint from a resident who runs a club soccer team that consists of 100% Chesterfield residents. She said he is frustrated with the lack of availability of

practice fields for his team. Mr. Geisel explained the relationship between the City and Ascension, and how part of the acquisition of the east end of the CVAC included giving Ascension \$100,000 of field credits per year for 20 years and first priority regarding scheduling. Mr. Dunkle stated that due to this arrangement, Ascension utilizes a majority of the time slots available from August through October. He said that slots are still available, but that they may not be on the days, or at the times that work for other non Ascension teams. Mr. Herring reminded the Committee of the CVAC Field Management Plan that was recently approved, and per this plan, the fields are “rested” on a scheduled basis to prevent overuse.

**Agenda Item #IIB:** Vice-Chairperson Fults stated the need to construct a pavilion within the vicinity of the soccer fields at the CVAC. She said the referees, as well as, players and spectators need to be able to get out of the hot sun, and as currently laid out, there is no such place within close proximity of the soccer fields. Mr. Dunkle stated that six new pavilions were currently under construction between the west concession stand and the existing maintenance building, adjacent to the baseball/softball fields. He said these pavilions were included and funded as Tier 1 improvements. The approved master plan for the Chesterfield Valley Athletic Complex includes an additional pavilion amongst the soccer field as part of the proposed future improvements, not currently funded. Discussion ensued regarding the interim use of tents until such time as funding becomes available for a permanent pavilion. It was decided that Staff will investigate the use of tents, on an interim basis, and the addition of the pavilion will be included in future discussions that Council will have regarding the use of fund reserves.

**Agenda Item #IIC:** Mr. Dunkle summarized his memo dated February 15, 2007. He pointed out that Staff was in general agreement with the recommendations of the Beautification Committee for use of the funds included in the 2007 annual budget for beautification purposes, but Staff suggested a few modifications to provide color, maintain consistency and reduce long term

maintenance requirements. Discussion ensued regarding the long range plan, and the desire to amend the plan to reflect a “less is more” philosophy. **Councilmember Geiger moved and Councilmember Durrell seconded to recommend approval Staff’s recommendations for the use of funds budgeted for 2007 Highway Beautification Projects, contingent upon Staff sharing the modifications to the Beautification Committee’s recommendation at their next meeting; and to direct Staff to revise the long range beautification plan to address, in greater detail, the types of changes that are proposed to areas utilizing the “less is more” philosophy, and to prioritize these changes, including an implementation strategy. The motion passed, 3– 0.**

**Agenda Item #IID** - Mr. Dunkle gave an overview of the PRACAC’s final proposal regarding the 2007 Earth, Tree & Arbor Day event. After a brief discussion, **Councilmember Geiger moved and Councilmember Durrell seconded to approve the PRACAC’s final proposal regarding the 2007 Earth, Tree & Arbor Day event. The motion passed, 3– 0.**

**Agenda Item #IIIA:** Mr. McGownd stated that City crews have completed the final sweep of all city streets last week, and that St. Louis County had just started picking up debris along their roads within Chesterfield. He said any debris along a County or State route that is not picked up will be collected by our crews on a work order basis. He also mentioned that there were a very large number of trees that still need to be trimmed, hanging limbs removed, and even some trees that will need to be removed entirely. The City’s maintenance crews will be working on these for several months, if not for a few years. Our first priority will be to remove those hanging limbs that might fall and therefore pose a significant safety concern. Over time, a much longer time, City crews will be “cleaning up” broken limbs, trimming dead limbs and stubs back to the trunk or main stem. This portion of the work will occur over several years in conjunction with our ongoing trimming cycle. The Committee once again thanked Staff for the excellent job that they did regarding the removal of all the

storm debris.

**Agenda Item #IIIB:** Mr. Herring summarized CCE's requests to send out a letter to local businesses which provides information regarding recycling. He said the total cost to the City would be \$500. After a brief discussion, **Councilmember Geiger moved and Councilmember Durrell seconded to authorize the expenditure of \$500 to send out the commercial recycling letter, prepared by the CCE, to local businesses. The motion passed, 3– 0.**

**Agenda Item #IIIC:** Mr. Geisel explained the two projects and how they were funded. He also stated that the model would have to be updated, validated and recalibrated approximately every three years. Discussion ensued regarding how the model would be used to evaluate proposed developments and the commitment that would be required by Council and Staff to ensure that the traffic model be used for its intended purpose. **Councilmember Geiger moved and Councilmember Durrell seconded to recommend engaging the firm of George Butler & Associates, Inc. for professional services related to updating the transportation model software, recalibrating and validating the model, and training City Staff regarding the use and maintenance of the model, in an amount not to exceed \$90,000, and for services related to developing the necessary traffic volume projections and to review interchange and road network modifications to the Interstate 64 (US 40/61) corridor as submitted by Sachs Properties, in an amount not to exceed \$80,000.00, and to forward to City Council for their consideration. The motion passed, 3– 0.**

**Agenda Item #IIID:** Mr. McGownd explained the reason for the street name change. After a brief discussion, **Councilmember Durrell moved and Councilmember Geiger seconded to re-name Danna Center Drive to Long Road Crossing Drive and to forward the necessary resolution to City Council for their consideration. The motion passed, 3– 0.**

**Agenda Item #IVA:** Vice-Chairperson Fults recognized Ms. Linda McDonald. Ms. McDonald stated that she wanted to continue to express her support for a dog park, and she gave Mr. Dunkle photos of a dog park located in Connecticut.

**Agenda Item #IVB:** The next meeting will be scheduled after the April 3, 2007 election.

**Agenda Item #VI:** The meeting was adjourned at 9:25 a.m.

Cc: Mayor John Nations  
Department Heads/Executive Staff







II A.

## OFFICE OF THE CITY ADMINISTRATOR

### Memorandum

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**TO:** Chairperson Michael Casey, Councilmember - Ward 3  
Members - Public Works/Parks Committee

**FROM:** Michael G. Herring, City Administrator *MGH*

**DATE:** Monday, April 23, 2007

**SUBJECT:** Contract renewal - Allied Waste

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As detailed in the enclosed letter, from Tony Lamantia, Municipal Account Manager with Allied Waste, I have obtained a commitment from Allied Waste for a contract extension, reflecting a price increase of just 3%! If approved by City Council, the new contract would run from August 1, 2007 - July 31, 2008. As you know, this contract covers all single-family residences and involves the "basic services" of a one-time/week, curbside collection of garbage and recycling. The contract also includes optional services, such as yard waste, a second weekly collection and/or rear-yard collection. Given the performance of Allied Waste, under our current contract, I recommend acceptance of this proposal, without hesitation.

Additionally, you will note that, as a result of our negotiations, Allied Waste has agreed to offer an additional 1-year extension, from August 1, 2008 - July 31, 2009, for an additional increase of just 3%, for that second year. In my opinion, this is a very generous offer and I strongly urge you to include this additional year in your recommendation for renewal, to City Council. Given the uncertainties regarding fuel costs, as well as Allied's on-going personnel and equipment costs, it would appear to be in the best interest of our residents, to lock into these rates NOW! Again, my recommendation is directly related to the performance of Allied Waste, under our current contract. They are a competent, capable service provider and have continued to be exceptionally responsive in resolving any service issues that might arise.

As always, I am happy to answer any questions you might have, either before or during the next Public Works/Parks Committee meeting.

cc: Mayor John Nations  
Department Heads



Mike Herring, City Administrator  
The City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Dear Mr. Herring,

As a follow up to our recent meetings and discussions with you, regarding the possible extension of Allied's current contract with the City of Chesterfield, I am pleased to submit the following, for your consideration. Even though our personnel and operating costs have increased and the CPI exceeds this amount, my proposal is for a flat three (3%) per cent increase to all components of our current contract, starting August 1, 2007 and continuing until July 31, 2008, as detailed below:

2007 (August 1, 2007 to July 31, 2008)

<u>Service</u>	<u>Participation</u>	<u>Monthly Unit Cost</u>
1x trash 1x recycle curbside	11,658	\$11.66 per unit, per month
2x trash 1x recycle curbside	684	\$26.54 per unit, per month
1x trash rear yard 1x recycle curb	108	\$32.74 per unit, per month
2x trash rear yard 1x recycle curb	15	\$42.58 per unit, per month
1x yard waste curbside (Quarterly)	5,211	\$13.02 per unit, per month
1x yard waste curbside (Annual)	12	\$12.04 per unit, per month
1x trash rear yard 1x recycle curb (Disabled)	33	\$11.17 per unit, per month
1x recycle rear yard	15	\$7.31 per unit, per month
Cart Lease	1,329	\$4.09 per cart, per month

Allied Waste values its association with the City of Chesterfield and is committed to continually enhancing the services that we provide to your residents. With this in mind, we are prepared, if the City would accept, to also commit to no more than a 3% increase, for the period from August 1, 2008 – July 31, 2009. Given this period of economic uncertainty, locking-in a maximum increase of just three (3%) per cent, per year, for the next two years, would be a good deal for your residents! Whether City Council accepts this proposal, or not, my offer for a one-year extension, as detailed above, would still apply.

Please let me know if you need any additional information. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Lamantia'.

Tony Lamantia  
Municipal Account Manager

II B.



# MEMORANDUM

**Date:** April 23, 2007

**To:** Mike Herring, City Administrator

**From:** Brian K. McGownd, <sup>BK</sup> Deputy Director of Public Works/ Assistant City Engineer

**Re:** Telecommunication Sleeves

As you know, due to the Telecommunications Act of 1996, in order to facilitate the installation of telecommunication infrastructure for current and future users, the Subdivision Ordinance was amended in 2001 to require sleeves/conduits to be installed adjacent to roadways within proposed developments.

Since the passage of this requirement, we have discovered that it is not practical to install a set of sleeves/conduits at such time as the subdivision improvements are being installed due to the fact that the infrastructure needs are not determined until the various users of the development have been identified, which is typically well after the subdivision improvements have been installed. Also, there is no way to coordinate the installation of the sleeves/conduits with the various providers that may serve the development to determine what their needs may be, and how best to lay out the infrastructure so that it would be utilized. Currently, sleeves/conduits are being installed, at great expense to developers, and will be never be used by the telecommunication providers.

Therefore, we recommend that the Public Works/Parks Committee approve the attached ordinance which deletes subsection (t) of Section 1005.180 of the Subdivision Ordinance, and forward to City Council for their consideration.

If you have any questions, or need additional information regarding this matter, please advise.

cc: Mike Geisel, Director of Public Works/City Engineer

*ohid  
jzsm  
4/24/07  
→ PW/P Committee*

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 1005.180 OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE TO DELETE THE REQUIREMENT OF THE INSTALLATION OF SLEEVES FOR TELECOMMUNICATION SERVICES TO BE INSTALLED ADJACENT TO PROPOSED ROADWAYS.**

WHEREAS, the City of Chesterfield proposed to amend the current Subdivision Ordinance to eliminate the requirement for the installation of sleeves for future telecommunications services to be installed adjacent to roadways within proposed developments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, AS FOLLOWS:

Section 1. Item (t) of subsection 1, *General Standards*, of Section 1005.180, *Street Standards* of the City of Chesterfield's Subdivision Ordinance shall be deleted in it's entirety.

Section 2. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

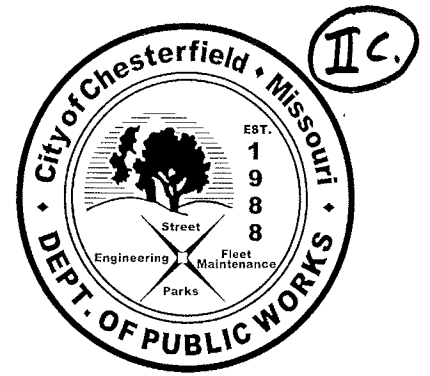
\_\_\_\_\_  
John Nations, Mayor

ATTEST:

\_\_\_\_\_  
Marty DeMay, City Clerk

[FIRST READING HELD: \_\_\_\_\_]

# MEMORANDUM



**DATE:** April 23, 2007  
**TO:** Mike Herring, City Administrator  
**FROM:** Brian McGownd, Deputy Director of Public Works/Assistant City Engineer  
**RE:** Villas at Ladue Bluffs – Cul-de-sac Easement Vacation

A cul-de-sac easement was created via the record plat, recorded in Book 350, Pages 596-598, for Villas at Laude Bluffs Plat 1. The intent was for the easement to be utilized for a cul-de-sac on Cordovan Commons Parkway in the event that plans to construct a City salt dome facility at the northeast corner of the subdivision did not materialize.

The salt dome was never constructed and due to topographic constraints the cul-de-sac position was relocated south of the existing cul-de-sac easement. New right of way has been dedicated, recorded in Deed Book 17115, Pages 2259-2262, and there is no longer a need for the cul-de-sac easement. Documentation of the right of way dedication is attached.

Therefore, **we recommend that the Public Works/Parks Committee approve the attached ordinance for the cul-de-sac easement vacation, and forward to City Council for consideration.**

cc: Mike Geisel, Director of Public Works/City Engineer

*sh-d  
ggy  
4/24/07  
→ PW/P Committee*

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PERTAINING TO THE VACATION OF THE CUL-DE-SAC EASEMENT WITHIN PLAT 1 OF THE VILLAS AT LADUE BLUFFS SUBDIVISION IN THE CITY OF CHESTERFIELD.**

WHEREAS, a cul-de-sac conforming to City requirements has been constructed on Cordovan Commons Parkway; and

WHEREAS, the location of the cul-de-sac varied from the initial location depicted by means of a cul-de-sac easement on the plat recorded in book 350, pages 596 through 598; and

WHEREAS, additional right of way, necessary to cover the public improvements associated with the revised cul-de-sac location, has been dedicated as recorded in Deed Book 17115, pages 2259 through 2262; and

WHEREAS, the previously created cul-de-sac easement is no longer necessary as no public improvements will be necessary within the easement; and

WHEREAS, no other agency/utility had rights of use of the easement and all utility facilities in this area are located within other existing easements.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City Council of the City of Chesterfield hereby approves the vacation of the cul-de-sac easement as depicted in Exhibit A, which is attached hereto and made part of hereof, and,

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

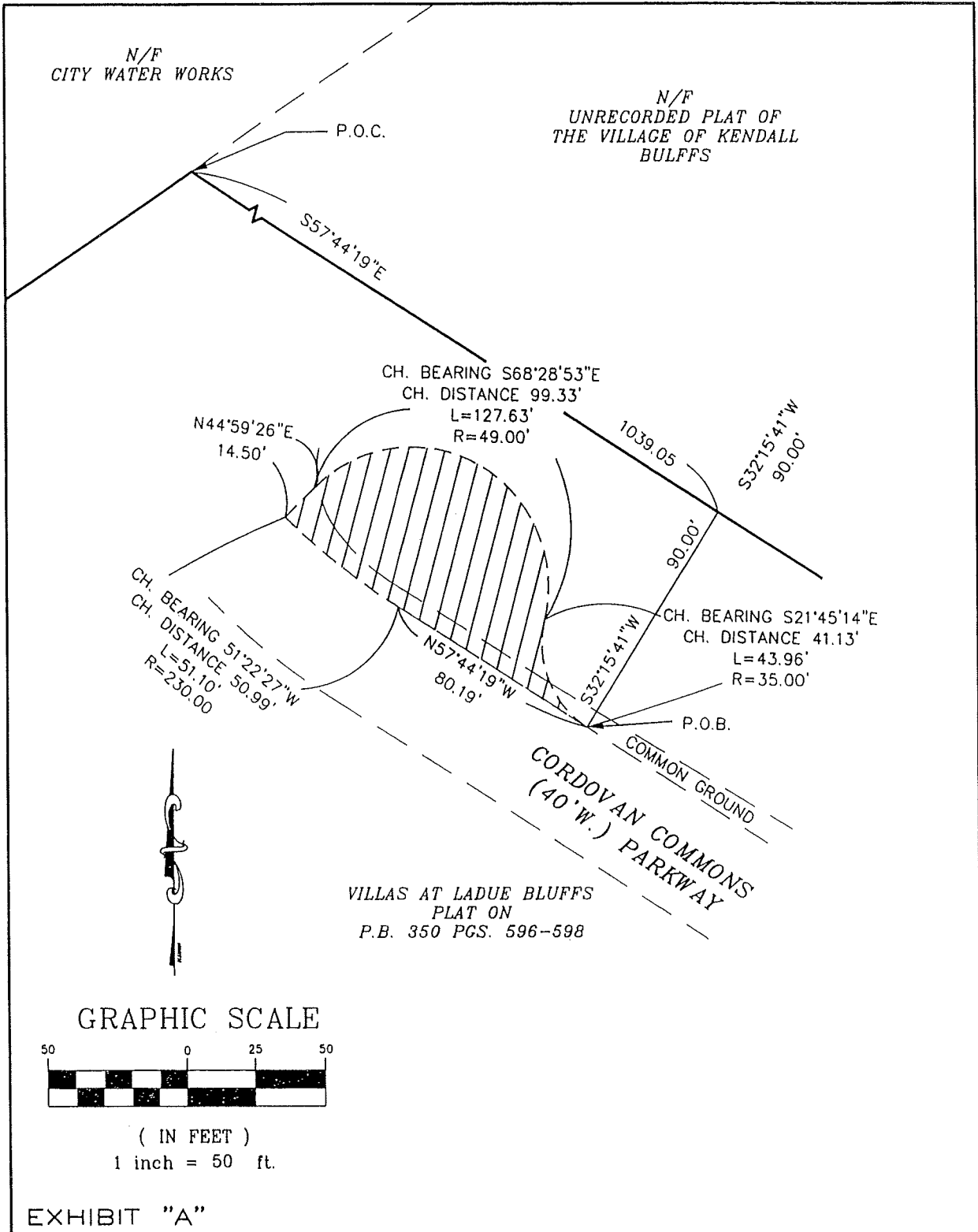
Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

[FIRST READING HELD: \_\_\_\_\_ ]



N/F  
CITY WATER WORKS

N/F  
UNRECORDED PLAT OF  
THE VILLAGE OF KENDALL  
BLUFFS

P.O.C.

S57°44'19"E

CH. BEARING S68°28'53"E  
CH. DISTANCE 99.33'  
L=127.63'  
R=49.00'

N44°59'26"E  
14.50'

1039.05  
S32°15'41"W  
90.00'

CH. BEARING 51°22'27"W  
CH. DISTANCE 50.99'  
L=51.10'  
R=230.00'

N57°44'19"W  
80.19'

CH. BEARING S21°45'14"E  
CH. DISTANCE 41.13'  
L=43.96'  
R=35.00'

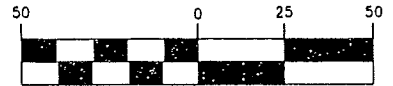
P.O.B.

COMMON GROUND  
CORDOVAN COMMONS  
(40' W.) PARKWAY

VILLAS AT LADUE BLUFFS  
PLAT ON  
P.B. 350 PGS. 596-598



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

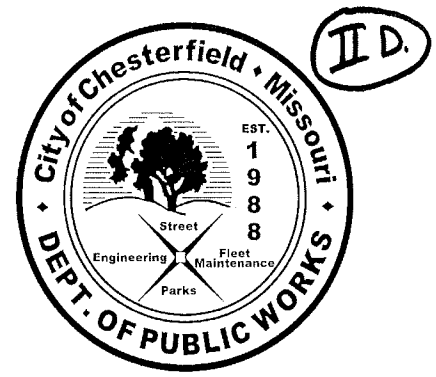
EXHIBIT "A"

**EASEMENT VACATION PLAT**

A TRACT OF LAND BEING PART OF THE VILLAS AT LADUE BLUFFS, PLAT ONE,  
PLAT BOOK 350, PAGES 596-598, AS RECORDED IN ST. LOUIS COUNTY RECORDS,  
IN U.S. SURVEY 121, TOWNSHIP 45 NORTH - RANGE 4 EAST  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI







# MEMORANDUM

**DATE:** April 23, 2007  
**TO:** Mike Herring, City Administrator  
**FROM:** Brian McGownd, Deputy Director of Public Works/Assistant City Engineer  
**RE:** Private Street Approvals

We have inspected the following private streets and found them to be in compliance with our standards:

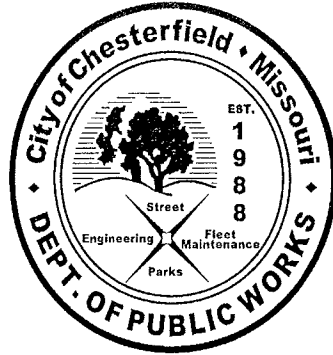
Bonhomme Grove Court – (Conway on the Grove Subdivision)  
Chesterfield Grove Road (Chesterfield Grove Subdivision)  
Ladue Bluffs Crossing Drive – (Villas at Ladue Bluffs Subdivision)  
Old Belle Monte Road – (Belle Monte Road Subdivision)

Therefore, we recommend that the Public Works/Parks Committee approve the private streets.

cc: Mike Geisel, Director of Public Works/City Engineer

*ok'd  
LH  
4/24/07  
→ PW/P Committee*

# MEMORANDUM



**Date:** February 28, 2007

**To:** Mike Geisel, Director of Public Works/City Engineer

**From:** Bonnie Hubert, <sup>BH</sup> Superintendent of Engineering

**Re:** PRIVATE STREET APPROVAL– Conway On The Grove

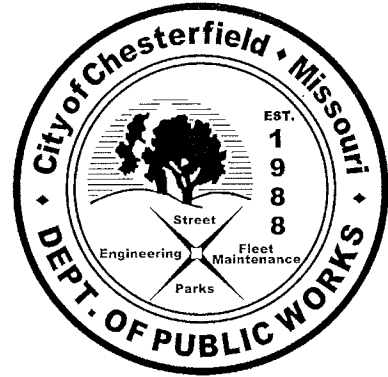
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The City's Engineering Division has conducted inspections and found the street in the above referenced subdivision to meet City design and construction standards for approval as a private street within the City of Chesterfield:

- (1) Bonhomme Grove Court: Approximately 870 feet,  
Book 351, Pages 571 and 572

**We recommend that the street be approved by the Public Works/Parks Committee of City Council.**

cc: John A. Huskey, Senior Engineering Construction Inspector  
Mark Schlotzhauer, Civil Engineer  
File



# MEMORANDUM

**Date:** March 29, 2007

**To:** Mike Geisel, Director of Public Works/City Engineer

**From:** Bonnie Hubert, Superintendent of Engineering

**Re:** Chesterfield Grove Subdivision – Private Street Approval

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The City's Engineering Division has conducted inspections and found the following street in the above referenced subdivision was constructed to City design and construction standards for approval as a private street within the City of Chesterfield:

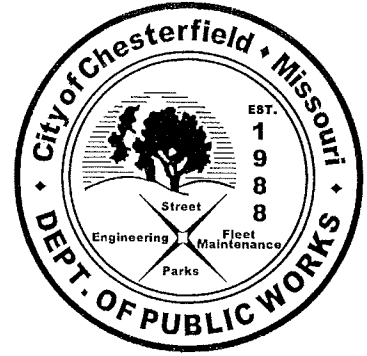
Chesterfield Grove Road: Approximately 1,220 feet  
Book 346, Pages 48 and 49

It should be noted that the street was constructed in the late 1990's, and while there are 2 slabs that have been repaired in place, per your requirement for the slabs to remain in place, each property owner in the subdivision has provided a written statement that acknowledges the repairs and accepts the pavement in its current condition.

We recommend that the streets in this subdivision be approved by the Public Works/Parks Committee of City Council.

cc: John A. Huskey, Senior Engineering Construction Inspector  
Mark Schlotzhauer, Civil Engineer  
Subdivision File  
Private Street File

# MEMORANDUM



**Date:** March 7, 2007

**To:** Mike Geisel, Director of Public Works/City Engineer

**From:** Bonnie Hubert, <sup>BAH</sup> Superintendent of Engineering

**Re:** PRIVATE STREET APPROVAL—  
VILLAS AT LADUE BLUFFS SUBDIVISION

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The City's Engineering Division has conducted inspections and found the following street in the above referenced subdivision to meet City design and construction standards for approval as a private street within the City of Chesterfield:

- (1) Ladue Bluffs Crossing Drive: Approximately 212 feet  
Plat 2 - Book 350, Pages 599-600

Please note that the remaining streets in the subdivision are public and will be forwarded to the City Council for acceptance.

**We recommend that the above referenced street in this subdivision be approved by the Public Works/Parks Committee of City Council.**

cc: Matt Dooley, Senior Engineering Construction Inspector  
Jeff Paskiewicz, Civil Engineer  
File



