

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: November 2, 2020

RE: Monarch - Chesterfield Levee Trail

As you know, the City of Chesterfield has been prevented from moving forward with the construction of the last remaining section of the Levee Trail, which extends from I-64 north and west to the current end of the trail near Top Golf. For some time the Monarch-Chesterfield Levee District (MCLD) has been planning a project to improve the Monarch-Chesterfield Levee (Levee) by widening it by approximately ten feet in this area. For obvious reasons the City could not fund or construct an improvement project such as the Levee Trail while knowing that project would be destroyed by a known, pending project. The MCLD is now ready to move forward with their project, and it authorized a construction contract with the overall low bidder (including alternates) Kuesel Excavating at its October 30, 2020 meeting. See the attached Bid Tab.

This project is important to the City of Chesterfield in two ways. First, and most importantly, it further improves the Levee protecting Chesterfield Valley. Second, as mentioned above, the City of Chesterfield has been holding on the construction of Phase VI of the Levee Trail until this project is constructed. As shown on the attached aerial, Phase VI of the Levee Trail connects the existing Levee Trail south of I-64 to the existing Levee Trail near Top Golf. Essentially, Phase VI completes the Levee Trail and allows trail users to travel on or near the Levee from Long Road (near Edison Avenue) to Centaur Road. It is worth noting that if the railroad tracks connecting Centaur Road / Eatherton Road to Long Road (near Edison Avenue) are ever abandoned that section of railroad could potentially be converted to a trail, creating a full “loop” around Chesterfield Valley. However, such a “loop” is impractical at this time, with the railroad in operation, and there are currently no additional Levee Trail plans once Phase VI is completed.

As referenced in myriad reports from the Public Works Department, Phase VI of the Levee Trail requires easements from the underlying property owners. The City of Chesterfield does not own the Levee and has no rights to construct a trail on or near

it without an easement from the property owner. The majority property owner in this area has previously indicated that he opposes the trail on his property and will not grant an easement for trail purposes. The City has reviewed his concerns and partly understands his objection, as the trail would pass in close proximity to his home. In an effort to mitigate his primary concern, the City has worked with the Levee District to “drop” the trail from the top of the Levee to the riverside bench in the vicinity of his home. The manner in which this can be accomplished is shown on the attached drawing. Note that in this area the Levee Trail will actually be approximately 15 feet below the top of the Levee, with the Levee serving as a buffer between the trail and the property owner’s home.

In order to construct the Levee Trail in this area, the MCLD has incorporated the grading portion of the City’s plans for the Levee Trail into its drawings for the Levee improvement project. This will allow for an overall better project and save the City time and costs associated with additional permitting and administration of a separate grading contract. Because these costs are not a part of the Levee improvement, and are solely being constructed for the future Levee Trail, the MCLD has bid the trail grading as an Alternate. Within its low bid, Kuesel has submitted a cost of \$101,000 for the Trail Alternate. The Levee District and City Staff have reviewed this submittal in detail, and we find that this cost is reasonable for the work to be completed.

Accordingly, I recommend that the City of Chesterfield authorize the Trail alternate at a cost of \$101,000. Please note that this cost will NOT be paid by the City of Chesterfield and will be entirely funded through the Chesterfield Valley Transportation Development District (TDD).

This matter is being submitted to the City of Chesterfield Planning and Public Works Committee, and ultimately City Council, for two reasons:

1. In order that City Council can approve the modification of the Levee Trail in this area; specifically that the Levee Trail will “drop down” to the riverside bench in the vicinity of the property owner’s home.
2. To provide City Council the opportunity to reaffirm its desire to complete the missing section of the Levee Trail. This is important as doing so will almost certainly require condemnation for the necessary easement in order to construct the Levee Trail. Although not necessary at this time, condemnation will ultimately need to be initiated via City Council.

I want to reiterate that all Levee Trail costs, including design, construction, and easement acquisition (including condemnation) will be funded by the Transportation Development District. These costs have been planned and budgeted by the TDD. Nevertheless, City Staff will only move forward with this project if this authorization is provided by City Council.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for consideration. Should PPW concur with Staff’s recommendation it should vote to

authorize the City Administrator to enter into an Agreement with the Monarch-Chesterfield Levee District in the amount of \$101,000 for grading work necessary to construct Levee Trail Phase VI, as planned. The matter will then be forwarded to the full City Council for final consideration.

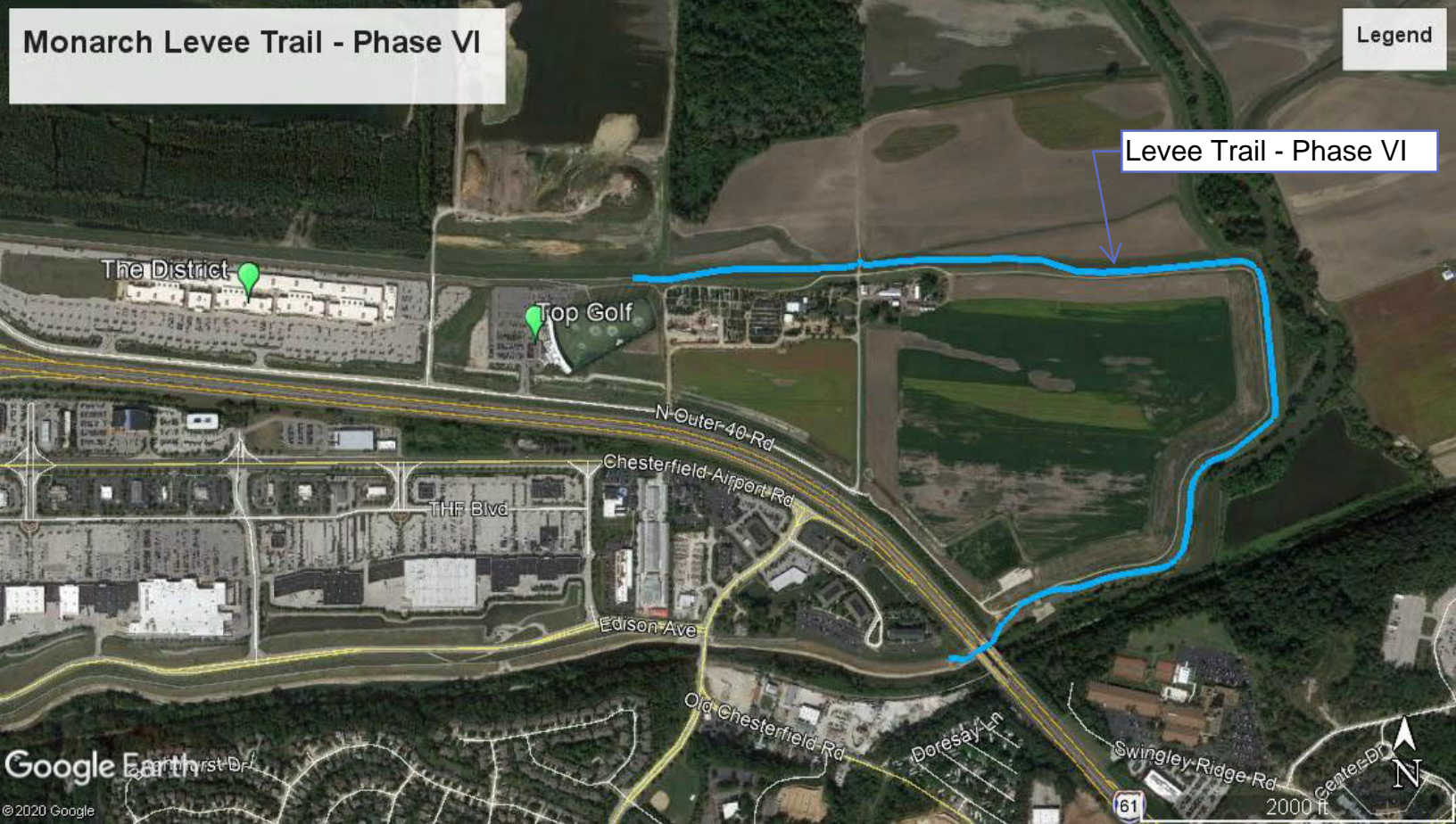
Please forward to the PPW for review and recommendation to the full City Council.

McTeish 2020-11-02

Monarch Levee Trail - Phase VI

Legend

Levee Trail - Phase VI



The District

Top Golf

N Outer 40 Rd

Chesterfield Airport Rd

THF Blvd

Edison Ave

Old Chesterfield Rd

Dorsey Ln

Swingley Ridge Rd

Center Dr

Google Earth

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61

2000 ft

Monarch Levee Trail - Phase VI

LEVEE DISTRICT SLOPE GRADING

Legend

 Levee District Grading

Drop Levee Trail
Approx. 15' (River Side)

Top Golf

N Outer 40 Rd

Chesterfield Airport Rd

Google Earth

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40



1000 ft