

DATE: March 21, 2005
TO: Michael G. Herring, CA
FROM: Brian McGownd, DDPW\ACE



SUBJECT: Meeting Minutes, PW\Parks 3/16/05

A meeting of the Public Works/Parks Committee began at 5:45 p.m. on Wednesday, March 16, 2005. Those in attendance included Chairperson Dan Hurt (Ward 3), Barry Flachsbart (Ward 1), Barry Streeter (Ward 2) and Mary Brown (Ward 4). Also in attendance were Councilmembers Jane Durrell (Ward 1), Mike Herring – City Administrator, Brian McGownd - Deputy Director of Public Works\Assistant City Engineer, Bonnie Hubert – Superintendent of Engineering Operations, and Darren Dunkle - Superintendent of Parks, Recreation and Arts. Mr. Randy Logan and Mr. Tom Rothwell of the PRACAC, Mr. David Human of the Monarch-Chesterfield Levee District, and Mr. Tim Davidson of the CCDC were also in attendance.

The meeting was called to order at 5:45 p.m.

*** To be discussed at the 4/18/05 meeting of City Council.**

Agenda Item #1: Councilmember Streeter motioned to accept the meeting minutes of the PW\Parks Committee from December 16, 2004, as submitted. Councilmember Brown seconded the motion, which passed unanimously, 4 – 0.

Agenda Item #2A: Mr. Dunkle summarized the PRACAC’s recommendations regarding park amenities. Discussion ensued regarding the location of a possible riverfront park. The Committee directed Staff to prepare a map showing all Missouri River frontage within the City. Chairperson Hurt stated that the CCE was interested in finding a location for a recycling center. He said as the Council liaison to the CCE, he advised them that providing manpower to any future recycling center was an issue, and that the City could not handle staffing such a facility. He stated that finding a potential site for a recycling center could be accomplished. After some additional discussion, **Councilmember Flachsbart motioned to thank the PRACAC for their informative and useful report, which the City would utilize when discussing future park development. Councilmember Brown seconded the motion, which passed unanimously, 4 – 0. The Committee then discussed how the PRACAC could assist the Committee in the future. **Chairperson Hurt motioned to direct the PRACAC to develop a list of community events/activities that could be held at the City’s parks. Councilmember Flachsbart seconded the motion, which passed unanimously, 4 – 0. Councilmember Flachsbart motioned to direct the PRACAC to develop a strategy to market the parks system to the public, and to determine ways to keep the community informed of the status of Proposition P. Councilmember Brown seconded the motion, which passed unanimously, 4 – 0. Councilmember Streeter motioned to direct the PRACAC develop a list of potential pocket park sites, with the sites three acres or less. Councilmember Flachsbart seconded the motion, which passed unanimously, 4 – 0.****

Agenda Item #2B: Mr. Dunkle provided an update on Proposition P. He stated that the west end grading of the CVAC had begun, and weather permitting, should be completed within 60 days; property acquisition was continuing; lighting of five additional baseball fields would begin shortly, and the wiring contract would be before City Council for approval at the March 21, 2005 meeting; construction of the Miracle Field will be underway shortly, and a dedication ceremony was scheduled

for August; Pathway on the Parkway was on schedule for completion in July; and Dierberg Meditation Park was under construction. Councilmember Hurt expressed concern that the “pathway” being constructed around the Chesterfield Parkway was not wide enough to accommodate pedestrians and bicyclists. After a brief discussion, Mr. Herring stated that Staff would check to see if the grant that was received would limit or restrict the City’s ability to impose restrictions regarding the use of the “pathway”. Discussion then ensued regarding the levee trail project. The Committee requested that Staff provide an update on the status of the levee trail project at their next meeting, including maps and details regarding the surface proposed for this “trail”.

* **Agenda Item #3:** Mr. Herring summarized the Monarch-Chesterfield Levee District’s request to obtain \$3,000,000 in TIF funding to construct potable water and sanitary sewer infrastructure backbone for the west end of Chesterfield Valley. Mr. Herring reminded the Committee that the City had paid 100% of the cost for a consultant to design this plan and to determine the total costs involved. He introduced Mr. David Human, who was attending the meeting on behalf of the Levee District, and would be able to answer any questions that the Committee might have. Mr. Herring stated that Staff, along with Mr. Mello, who is the TIF counsel, met with Mr. Human, and that Staff was recommending that the Levee District assess their property owners for approximately ½ of the total cost, or \$3 million, and that TIF funds be used to cover the balance of \$3 million (TOTAL: \$6 million), via a “forward-funding” agreement, which would require those funds to be re-paid, over time. He said that the specific details of this agreement were in the process of being worked out, but based on the excellent working relationship between the City and the Levee District, he was confident that an agreement could be worked out that would benefit both parties. After a brief discussion, **Councilmember Flachsbart motioned to authorize/direct Staff to finalize an agreement with the Monarch-Chesterfield Levee District regarding the use of \$3,000,000 from the TIF, as “forward-funding”, as a match for \$3,000,000 in Levee District funds, to construct potable water and sanitary sewer infrastructure backbone for the west end of Chesterfield Valley. Once this agreement has been finalized, Staff is authorized to forward same to the City Council for consideration and approval. Chairperson Hurt seconded the motion, which passed unanimously, 4-0.** Discussion ensued regarding the land use plan for the west end of the Valley. **Councilmember Flachsbart motioned to direct Staff to place on the next P&Z Committee agenda a discussion item regarding the Land Use Plan for the west end of Chesterfield Valley. Councilmember Brown seconded the motion, which passed unanimously, 4 – 0.**

* **Agenda Item #4:** After a brief discussion, **Councilmember Flachsbart motioned to concur with the Finance and Administration Committee’s recommendation to restore up to \$300,000 for Capital Equipment Purchases that were deferred from the 2005 fiscal budget, and to forward to City Council for their consideration. Fund Reserves will be used to cover these expenditures. Councilmember Streeter seconded the motion, which passed unanimously, 4-0.**

Agenda Item #5: Mr. McGownd stated that the proposed residential development to be located at the former Manor Grove Nursing Home site was before the Planning Commission. He said that Staff had previously met with the developer, Hardesty Homes, and was told that the site will generate 800,000 cubic yards of excess dirt that will have to be hauled off the site. After being told this, Staff asked the developer if they would look at the possibility of using that excess material to improve the grade and

alignment of Hog Hollow Road, and to consider the possibility of locating a secondary salt storage facility at the northwest corner of the site. The developer agreed to look into this possibility and had a conceptual plan prepared showing the possible realignment of Hog Hollow Road and the location of a secondary salt storage facility, which Mr. McGownd shared with the Committee. He told the Committee that Hog Hollow was both a safety nightmare and a maintenance nightmare for the City. He said severe erosion occurs along the road, exposing existing utilities and undermining the road, and that there are times during snow and ice events that the road has to be completely closed. He also mentioned that the road is heavily traveled, and that Staff has counted 146 vehicles during the afternoon rush hour that are backed up all the way to the middle of the water plant. He said the total cost of reconstructing the road and constructing the salt storage facility was estimated to be in the \$3 million range. He said that Staff felt that if the City could keep its share to \$1 million or less, then they felt it was worthy to pursue a partnership with Hardesty Homes. Mr. Herring stated that this opportunity was similar to obtaining a grant. Approximately two-thirds of the project cost would be paid by others, with the City's share being only one-third of the total cost. He also stated that Staff was specifically recommending that the City's share be funded from fund reserves, not from the ½ cent sales tax for capital projects. After a brief discussion, Councilmember Streeter said that he and Councilmember Geiger, as well as Mayor Nations, had been working with the residents of Nooning Tree regarding a secondary entrance onto Olive Boulevard. He said that they have told the residents that the City has no funds available to construct the secondary entrance. He stated that he felt that this secondary entrance into Nooning Tree should be dealt with prior to any improvements to Hog Hollow Road. Discussion ensued regarding the Nooning Tree situation. Following additional discussion, the Committee reached consensus to direct Staff to develop final details regarding the reconstruction of Hog Hollow and the construction of a secondary salt storage facility, including information regarding traffic counts, refined cost estimates, City's projected share and to report back to the Committee.

Agenda Item #10: Mr. Herring stated that Mr. Politte was out of town and therefore was not available to discuss this issue on behalf of the CCDC, the Historical Commission and Chesterfield Arts Commission. He said Staff has no additional information regarding this proposal, and therefore could not speak to the details of this issue. A brief discussion ensued regarding funding and maintenance. **Councilmember Flachsbart motioned to conceptually concur with the proposal submitted by the CCDC, the Historical Commission and Chesterfield Arts Commission regarding portraying the history of Chesterfield in the Pathway on the Parkway, and to direct Staff to obtain more information regarding funding and maintenance issues, and to report back to the Committee. Councilmember Streeter seconded the motion, which passed unanimously, 4 – 0.**

* **Agenda Item #6A & 6B:** Mr. McGownd briefly summarized Staff's analysis of inspection fees and special use permit fees. After a brief discussion, **Chairperson Hurt motioned to recommend approval of Staff's recommendation regarding increasing inspection fees and special use permit fees, and to forward to City Council for their consideration. Councilmember Flachsbart seconded the motion, which passed unanimously, 4 – 0.**

* **Agenda Item #7:** Mr. McGownd stated that the City's ordinance dealing with pet/animal waste needed to be amended in order to deal with waste that is allowed to accumulate in such a manner that would cause the waste to runoff onto adjacent property, or into a stream during a rain event. He stated that

the St. Louis County Phase II Stormwater Management Plan, which the City adopted, as well as the Phase II stormwater permit issued by the Missouri Department of Natural Resources requires the adoption of an ordinance that will adequately control animal waste. After a brief discussion, **Chairperson Hurt motioned to recommend approval of the proposed ordinance amendment regarding the removal and disposal of animal waste, and to forward to City Council for their consideration. Councilmember Streeter seconded the motion, which passed, 3 -1, with Councilmember Flachsbart voting in opposition.**

* **Agenda Item #8:** Mr. Herring stated that Mr. Geisel had prepared a memo that included more information regarding the proposed speed limit on Edison Avenue, and that the memo would be included in the City Council packets. The ordinance, which would increase the speed limit on Edison Avenue, was scheduled for its second/final reading at the March 21 City Council meeting. He also stated that Mr. Geisel was completely comfortable with his recommendation regarding this issue.

* **Agenda Item #9:** Mr. McGownd briefly explained the need to amend the traffic schedules. He stated that this was strictly a “housekeeping” issue. **Councilmember Flachsbart motioned to recommend approval of the proposed ordinance amendment to correct the current errors in the traffic code, and to forward to City Council for their consideration. Councilmember Streeter seconded the motion, which passed unanimously, 4 – 0.**

The meeting was adjourned at 7:20 p.m.

cc: Mayor John Nations
Department Heads/Executive Staff