

MEMORANDUM



TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 7, 2013

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 7, 2013 in Conference Room 101

In attendance were: **Chair Connie Fults** (Ward IV); **Councilmember Barry Flachsbart** (Ward I); **Councilmember Derek Grier** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Councilmember G. Elliott Grissom (Ward II); Jim Eckrich, Public Works Director/City Engineer; John Boyer, Senior Planner; and Kristine Kelley, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 10, 2013 Committee Meeting Summary.

Councilmember Grier made a motion to approve the Meeting Summary of October 10, 2013. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4 - 0.

II. OLD BUSINESS - None

III. NEW BUSINESS

A. Amendment to Ordinance 2732 Pertaining to Open House Directional Signs.

STAFF REPORT

John Boyer, Senior Planner stated that in 2009, City Council approved a sunset provision to the ordinance which would temporarily allow the placement of open house directional signs on Saturdays; this provision originally expired on December 31, 2009,

but has been extended each year at the request of the HBA, and is currently set to expire on December 31, 2013.

Each year, the Home Builders Association (HBA) has come before the City Council requesting a 12 month extension of the sunset provision due to the slow housing market. This year the HBA has also requested the complete removal of this sunset provision from the Ordinance.

Chair Fults asked for clarification as to when the open house directional signs can be displayed.

Mr. Boyer explained Section 3: Residential Real Estate Open House Directional Signs. This section states that these signs shall be displayed only during the following times:

- (a) On Tuesday, only when an open house is in progress, Open House Directional Signs shall be permitted from 9:00 a.m. to 3:00 p.m.
- (b) On Sunday, only when an open house is in progress, Open House Directional Signs shall be permitted from 11:00 a.m. to 6:00 p.m.
- (c) The following provision shall be in effect from the time of passage of this ordinance and shall terminate on December 31, 2013:
 - (i) On Saturday, only when an open house is in progress, Open House Directional Signs shall be permitted from 11:00 a.m. to 6:00 p.m.

The proposed new ordinance would eliminate the December 31, 2013 termination date, but the existing Saturday open house clause from 11:00 a.m. to 6:00 p.m. would remain.

Councilmember Flachsbart commented that he will be voting in opposition to the elimination of the section (c) addressing the sunset provision, but due to the market conditions, he would support the extension to December 31, 2014.

HBA Comment

Mr. Mark Teitelbaum, representing the HBA, explained that when the economy took a downturn back in 2008 it adversely affected the real estate market. At that time, there were a lot of residential developments in Chesterfield. Today there is not a lot of land available for new residential development, which results in fewer signs. He stated that instead of having to ask for an extension each year, the HBA is simply requesting removal of the sunset provision. It was noted that the HBA is not asking that the hours to have an open house be changed. He felt that the majority of the open house signs on Tuesdays belong to realtors not the home builders.

Chair Fults provided background information to Councilmember Grier and explained that several years ago, due to the large number of open house directional signs and subsequent complaints, a restriction on directional signs was put in place, which allowed signs on Saturdays. The provision on allowing directional signs on Saturday was put in place for one year and has since been renewed each year. She noted that Ms. Aimee Nassif works very closely with the area real estate offices so that they

understand the ordinance. Chair Fults added that limiting the signs to open houses has helped to resolve the problem.

Councilmember Flachsbart made a motion to extend the sunset provision of Ordinance 2732 pertaining to Open House Directional Signs one year from December 31, 2013 to December 31, 2014. The motion was seconded by Councilmember Grier and passed by a voice vote of 4 - 0.

Councilmember Grier made a motion to remove the sunset provision of Ordinance 2732 pertaining to Open House Directional Signs pertaining to Saturday Open House and then to forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Fults and passed by a voice vote of 3 – 1 with Councilmember Flachsbart voting NO.

If the signs become an issue the Committee agreed that the ordinance can be revisited at a later time.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the November 18, 2013 City Council Meeting. See Bill #

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Open House Directional Signs].

B. Presentation on the Schoettler Road Improvements Study

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer reminded the committee that City Council had previously authorized and funded a concept alignment study of Schoettler Road, for the purpose of identifying the general nature of the roadway to serve traffic needs, to define the general horizontal alignment, to define right-of-way and easement requirements, to provide potential locations for phasing the improvements, and thereby allowing for improved grant requests and cost estimation. Mr. Eckrich presented the completed alignment study, describing the general character and magnitude of the proposed roadway improvements. Mr. Eckrich highlighted the following road issues:

Schoettler Road History

- Schoettler Road was originally constructed as a County maintained arterial roadway.
- At one point in its history, while still being maintained by St. Louis County, Schoettler Road had been planned for up to five lanes of traffic.
- Schoettler Road is an asphalt roadway with open ditches and small sections of concrete curb.
- The existing roadway width varies throughout the corridor with two to three lanes.

- The City of Chesterfield accepted maintenance of Schoettler Road as of April 1, 2010.
- Sidewalks are discontinuous and inconsistent.
- Portions of Schoettler are only two lanes and lack a center turn lane.
- Schoettler Road should include Bike Lanes in accordance with the City's Bike / Pedestrian Plan.
- The bridge under the electrical transmission line is structurally deficient.
- The bridge will be reconstructed in 2017 through the federal Bridge Resource Management program (BRM). Eighty percent will be funded through East-West Gateway which is administered through the Missouri Department of Transportation (MoDOT).

Councilmember Hurt explained that in relation to the proposed Schoettler Grove development, in his opinion, the major issues are safety and the lack of left-hand turn lanes in some areas.

Plans for the Future

- Schoettler Road is eligible for grant funding through the federal Surface Transportation Program (STP) at an 80 / 20 match.
- Prior to applying for any grant, typical section and cost estimates will need to be defined.
- The City contracted with HR Green in 2012 to complete a concept study.
- The concept study was completed in 2013 - Mr. Eckrich showed the Committee a copy of the concept study.

Mr. Eckrich reminded the Committee that what is before them is strictly a concept study and more details would be necessary prior to the creation of any bid package.

Mr. Eckrich showed the Committee a typical road section, a typical plan and profile page, and the proposed layout of the Clayton / Schoettler intersection.

Chair Fults questioned whether Schoettler Road was currently safe for bicyclists due to the lack of adequate lines of sight. Mr. Eckrich stated that road would certainly be safer if it were designed with bike lanes, including appropriate sight distance.

Street Striping

Councilmember Flachsbart asked who will be providing the street striping and maintenance to Clayton Road as he felt the maintenance of the striping is inadequate. Mr. Eckrich stated that St. Louis County maintains Clayton Road and would accordingly maintain all pavement and striping. Councilmember Flachsbart indicated that this intersection could be dangerous if the striping were not properly maintained. Mr. Eckrich agreed that striping this intersection was important and that City Staff would need to notify St. Louis County if striping improvements were needed in that area.

Cost Estimate

- Total Corridor Cost of \$23.9 million for the 2.4 section of roadway, including the bridge.
- Potential for eighty percent of this cost to be reimbursed through STP and BRM program.
- Project will be broken into multiple phases.

Chair Fults questioned the cost of the bridge. Mr. Eckrich stated that he did not have the figure in front of him, but believed it to be around \$3 million.

Phasing

- First Phase will be the bridge in 2017
- Next Phase will be Clayton Road section
- Subsequent phases will proceed north – dependent upon obtaining grants and City allocations.

Councilmember Hurt pointed out that his major safety concern regarding the roadway is the lack of left-hand turn lanes in front of two of the subdivisions. The timing of the grant was discussed, which Mr. Eckrich stated would allow construction to begin no sooner than 2018. Councilmember Hurt expressed disappointment in the timeframe and asked Staff to investigate the cost and feasibility of addressing the turning lanes sooner. He explained that by providing the proposed improvements on Clayton Road and by providing left-hand turn lanes into Westerly and Georgetown, along with stabilized shoulders, his safety concerns will be addressed. Councilmember Grier asked that an accident history be provided as part of this analysis.

Road Construction Material

Councilmember Flachsbart recommended that the roadway be constructed of concrete versus asphalt which he believes will reduce the amount of future roadway maintenance. Mr. Eckrich replied that most new roadways in Chesterfield are constructed with concrete. He added that in this case that may not be the most cost effective approach as in many areas the asphalt pavement may be able to be reused with a surface treatment. Councilmember Flachsbart reiterated his preference for concrete.

Mr. Eckrich further explained the STP grant process. He stated that each phase would need to be applied for separately, and that each phase was comprised of three parts: design, right of way, and construction. When the money is allocated in a certain year, it must be spent within that year. For example: If funds for the bridge design are allocated in 2015, the design must be awarded in 2015 and must progress from that point.

Councilmember Grier asked as to whether the grant application fee and the actual construction costs have been included in the upcoming 2014 budget proposal. Mr. Eckrich replied that the grant application fee is in the 2014 budget, but the other costs are not as they will not be spent in 2014. He explained that these costs are in the City's Five Year Capital Improvement Plan.

Mr. Eckrich stated that Staff will begin applying for grant funding in 2014 and once any grant is awarded, an agreement will be brought before City Council for approval.

Chair Fults asked that Staff provide the contribution details that will be coming from the developer of the proposed development at Schoettler and Clayton.

The information provided is for update purposes only. No vote was required. The Schoettler Road Concept Study was received and filed.

C. Private street acceptance for Fox Hill Farms

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer stated that Staff has recently conducted inspection in the Fox Hill Farms subdivision. As part of these inspections, Staff has determined that Eagle Bluff Court, Fox Hill Farms Court, and Fox Hill Farms Circle meet the City of Chesterfield's design and construction standards for approval as private streets.

As the streets are private streets, there is no maintenance obligation on behalf of the City of Chesterfield and no ordinance is required. Staff has inspected the streets and recommends the Committee approve the private streets.

Chair Fults stated that she was under the understanding that Eagle Bluff Court was already a private street and questioned why it was being brought forth now. Mr. Eckrich was unable to provide that information, but noted that the street has been constructed to City standards, all development requirements have been met, and all the escrows have been released. Mr. Eckrich stated that he would ask Ms. Nassif to contact Chair Fults regarding this development.

Councilmember Grier made a motion to accept Eagle Bluff Court, Fox Hill Farms Court, and Fox Hill Farms Circle as private streets. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4 – 0.

IV. OTHER

Jim Eckrich stated that recently a public open house was held by MoDOT regarding the new Chesterfield Parkway W bridge project. Chair Fults asked for a brief summary of the details.

- Chesterfield Parkway will be closed for a four-month period April 2014 through July 2014.
- Interstate 40/64 will be closed one weekend for the bridge demolition.
- Construction is \$6 million – none of which is to be paid by the City.
- Construction will begin in January 2014 and Chesterfield Parkway will be re-opened by July 30, 2014.

- A detour plan has been prepared. Mr. Eckrich prepared a summary of the meeting at the request of Mr. Herring and that information will be provided to the City Council at a later date.
- There are penalties for the contractor for late completion and incentives for early completion.
- Construction of the project is being administered by MoDOT.

V. ADJOURNMENT

The meeting adjourned at 6:14 p.m.