

City of Arnold, Missouri

**Work Session
Council Chambers**

**September 10, 2015
7:00 p.m.**

Agenda

1. Radio Promotion
2. Sidewalk Grant / Mailboxes
3. Strawberry Ridge Streets
4. Sewer Lateral Grant.
5. Adjournment

September 4, 2015

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MEMORANDUM

TO: BRYAN RICHISON
FROM: CHRISTIE HULL BETTALE, EIT
SUBJECT: SRTS TENBROOK SIDEWALK PROJECT
DATE: SEPTEMBER 2, 2015
CC: FILE

As discussed in the office email, the SRTS project plan is to install a standard mailbox in the sidewalk area near the curb located within the concrete of the sidewalk. For the residents with a brick/stone or other non-standard mailbox; these types of mailboxes, will be replaced with a standard mailbox in order to continue postal curb service. Attached is the detail plan, option 3 or 4 will be used with this project.

My concern is that owners may want compensation or refuse TCE.

After further investigation I found the following:

Mailboxes are generally allowed in the Right of Way for postal delivery. All improvements, such trees, decorative accessories, custom mail boxes, are installed within the right of way but at the owner's risk. However, for public works purposes it is customary to relocated, remove or replace, when damaged or if the items are in conflict with a project.

1. At 2333 Tenbrook there are 1 brick custom mailbox
And 1 brown alternative material mailbox.
2. At 2305 Tenbrook there is 1 green alternative material mailbox.
3. At 2275 Tenbrook there is 1 black alternative material mailbox.
4. All others are of standard type either wood or steel post mailboxes.

For 2333 Tenbrook a TCE in is not needed but I did speak with the owner. He is fine with relocation/replacement with the same/or other similar mailbox and he does not want a standard box. The home is located on a corner lot which makes it convenient to place an acceptable custom brick mailbox near the corner of side street and the ADA ramp. The postal truck will be able to suitably reach to deliver at this location.

As for the 3 other mailboxes that are not standard, the existing mailboxes are sleeve-typed that can be reused and slipped over the newly placed post. So there should not be a problem with these. To date, there are not any trees to be removed within this project limits; If this is needed replacement or compensation will be given for the trees.

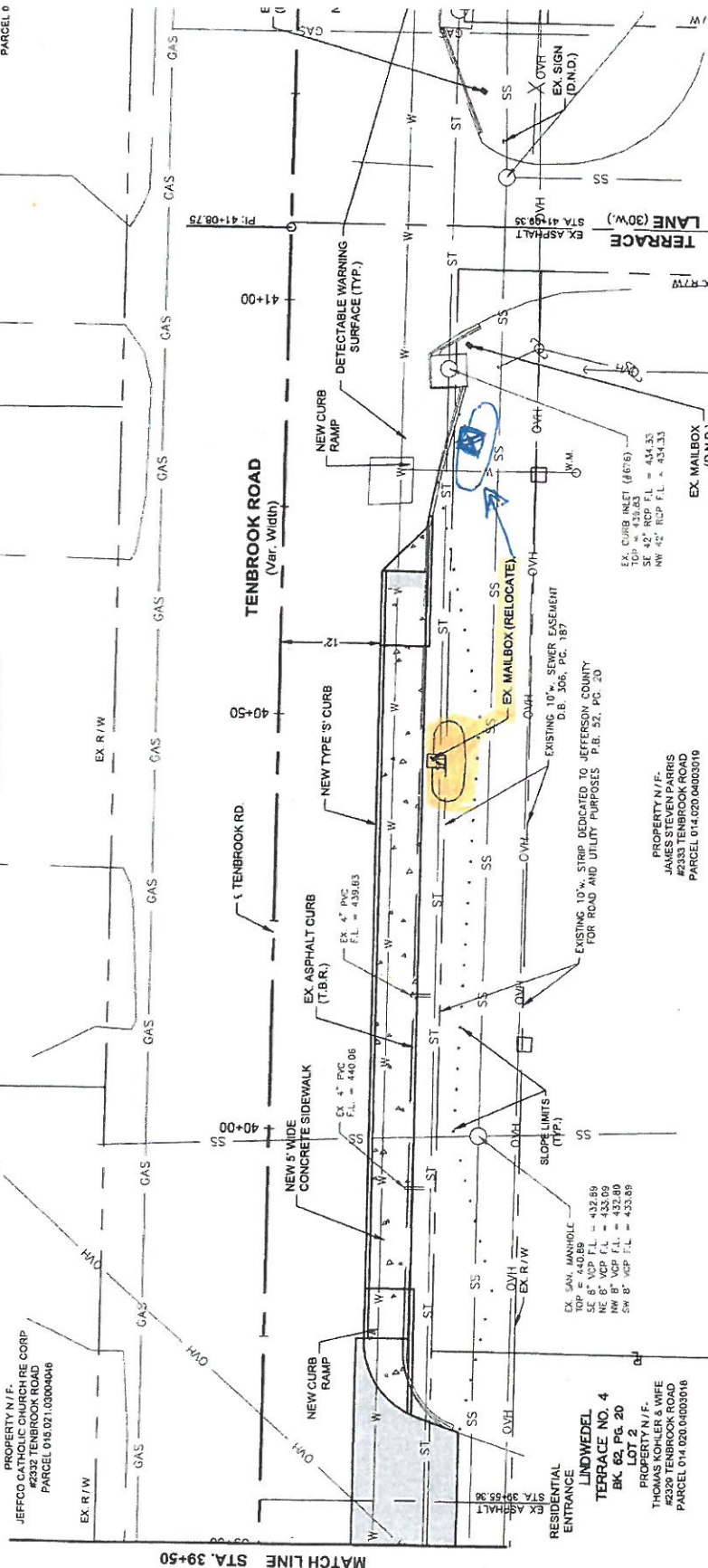
SPECIAL NOTE TO CONTRACTOR(S):

EXISTING UNDERGROUND AND ABOVE-GRADE FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED ON THESE CONTRACT DOCUMENTS BASED ON THE INFORMATION AND SURVEYS AVAILABLE AT THE TIME OF PREPARATION. THE LOCATIONS OF THESE FEATURES MUST, THEREFORE, BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER FACILITIES, STRUCTURES, AND UTILITIES WHICH DO NOT EXIST OR THE EXISTENCE OF WHICH IS IN DOUBT AT THE TIME OF DRAWING PREPARATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AT THE TIME OF CONSTRUCTION THE LOCATIONS AND DEPTHS OF ALL SUCH EXISTING FEATURES. (EXCEPT THOSE SPECIFICALLY NOTED FOR REMOVAL OR DEMOLITION) DURING CONSTRUCTION.

PROPERTY N/F.
JEFFCO CATHOLIC CHURCH RE CORP
1832 TENBROOK ROAD
PARCEL 018.021.03004646

LOT 22
PROPERTY N/F.
ST. LOUIS ARCHDIOCESE
#2334 TENBROOK ROAD
PARCEL 018.028.02001080

BURRELL'S TENBROOK MEADOWS
BK 21 PG. 7



MATCH LINE STA. 39+50

RESIDENTIAL ENTRANCE
LINWEDEL TERRACE NO. 4
BK. 62 PG. 20
LOT 2
PROPERTY N/F.
THOMAS KOHLER & WIFE
TENBROOK ROAD
PARCEL 014.020.04003016

EX. 5% V. MANHOLE
TOP = 440.84
SE 8° VCP F.L. = 432.89
NE 8° VCP F.L. = 433.09
NW 8° VCP F.L. = 432.89
SW 8° VCP F.L. = 433.89

EXISTING 10% STRIP DEDICATED TO JEFFERSON COUNTY FOR ROAD AND UTILITY PURPOSES P.B. 32, PG. 20
EXISTING 10% SEWER EASEMENT D.B. 306, P.C. 187

EX. CURB INLET (6'6")
TOP = 433.83
SE 42° RCP F.L. = 434.33
NW 42° RCP F.L. = 434.33

PROPERTY N/F.
JAMES W. BURRELL
#2333 TENBROOK ROAD
PARCEL 014.020.04003010

ESTHER DRIVE (30'w.)

BURRELL'S TENBROOK MEADOWS
BK 21 PG. 7

GRAPHIC LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE ENTRANCE
- NEW CONCRETE SIDEWALK

LOT 2

LOT 1

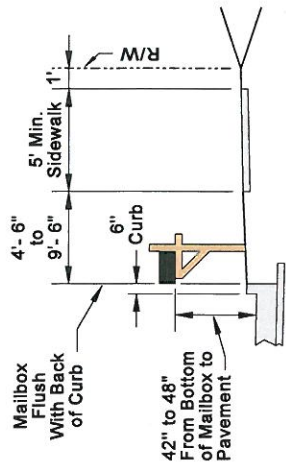
MATCH LINE STA. 42+00

TENBROOK RD.

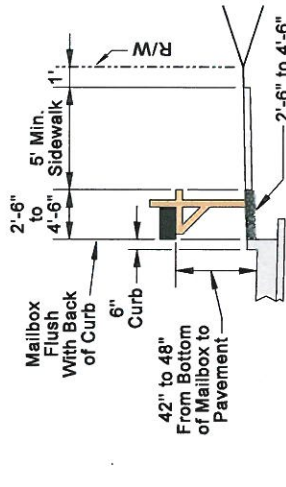
TENBROOK ROAD
(Var. Width)

43+50

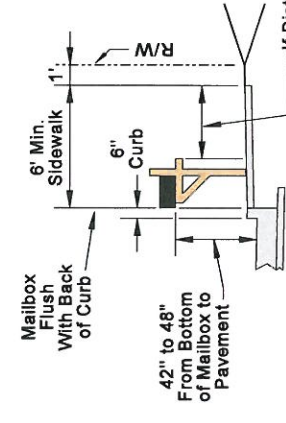
NEW	REVISIONS
11-7-03	7-31-07
	12-13-07
	10-1-08
	6-11-10



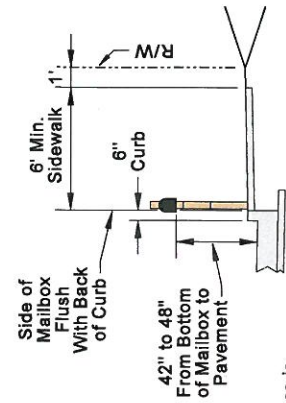
OPTION 1
 (CONSTANT R/W)



OPTION 2
 (TIGHT R/W)

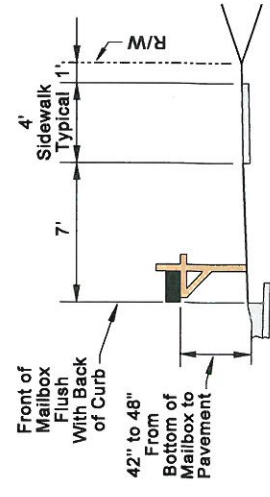


OPTION 3
 (TIGHT R/W)

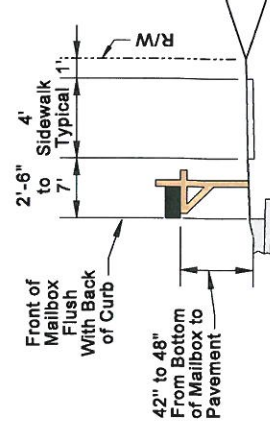


OPTION 4
 (TIGHT R/W)

ARTERIAL ROADS & COUNTY ROADS



OPTION 5
 (CONSTANT R/W)



OPTION 6
 (TIGHT R/W)

GENERAL NOTES

- 1) If the distance between the back of the sidewalk and the back of the mailbox is less than 3 feet, then turn the mailbox 90 degrees. (See options 3 and 4)
- 2) If the distance between the back of the curb and the front of the sidewalk is 2' - 6" to 4' - 6", make the new section match the existing field conditions (provided the existing section follows standard)
- 3) Utility poles will not be allowed in the sidewalk.

RESIDENTIAL ROADS



City Administrator

Date: September 4, 2015
To: Mayor and City Council
From: Bryan Richison, City Administrator
Subject: Strawberry Ridge Subdivision Streets

As directed by the City Council I am submitting this report on the present condition of the streets and other public infrastructure in the Strawberry Ridge subdivision. The developer of the subdivision was Lawless Homes which went bankrupt years ago. Construction in the subdivision is nearly complete, with only a small number of vacant lots remaining. Attached is a punch list prepared by Public Works Director Ed Blattner. He estimates it will take \$100,000 to \$150,000 to complete the work on the list,

The City has \$115,835.21 in escrow for the subdivision. There is another \$56,276.00 that was escrowed by the developer for street and sidewalk work on Old LeMay Ferry. That money was escrowed as part of the pre-annexation agreement with Lawless Homes. Lawless Homes did not fulfill the terms of the pre-annexation agreement, so it is not clear if the City is still bound to reserve the \$56,276.00 for Old LeMay Ferry.

City Attorney Bob Sweeney is reviewing the documents. As of today he has not made a determination, but I hope he will be able to provide us some guidance during the work session. The \$115,835.21 may be enough to complete the necessary work; it depends upon how the bids come in. If we can use the \$56,276.00 also, it would bring the total available funds to \$172,111.21, which should be more than enough for all the work based upon Ed's estimate.

Signs**Strawberry Ridge Dr.**

- Need one Old Lemay Ferry Sign at entrance
- Need one No outlet sign on Stop sign post at entrance
- Need one 20 MPH sign at entrance
- Take down surveillance sign at entrance
- Stop sign at Strawberry Ridge Dr. and Tribute Dr. not correct height
- Need two high intensity stop signs and two 12'-0 U-Channel post.
- Four red delineators at end of Strawberry Ridge Dr., four 12'-0 U-channel posts

Northeaster

- Need one high intensity Stop sign and one 12'-0 U-channel post

Guardian Ct.

- Need one high intensity Stop sign and one 12'-0 U-channel post

Oreal Ct.

- Need one high intensity Stop sign and one 12'-0 U-channel post

Catskill Ln.

- Need one high intensity Stop sign and one 12'-0 U-channel post
- Need four Red delineators
- Need four 7'6" U-channel posts

Wild Fire Ct.

- Need one high intensity Stop sign and one 12'-0 U-channel post

Sable Ln.

- Need one high intensity Stop sign and one 12'-0 U-channel post
- Take down 25 MPH and Slow Children sign

Tribute Dr.

- Need one high intensity Stop sign and one 12'-0 U-channel post

Earliglow

- Need one high intensity Stop sign and one 12'-0 U-channel post

Fire Lane

Need two 2'-0 X 3'0 high intensity signs
Need two 12'-0 U-channel posts
(Emergency Vehicles Only) Red letters white back ground
Need 2 – high intensity Stop signs
2 – 12'- 0 U-channel posts

Side Walks**Clubhouse**

- Asphalt Parking Lot does not butt up to Concrete Side walk 1" to 2" gap
- 7- Side walk Slabs cracked

Strawberry Ridge

- 3060 – 1 side walk slab trip hazard
- 3052 – 2 side walk slabs trip hazards
- 3048 – 1 side walk slab trip hazard
- 3028 – 4 side walk slabs cracked
- 3055 – 2 side walk slabs cracked
- 3071 – Missing side walk around property (4'-0 X 66'-0)
- 3075 – 1 side walk slab cracked
- 3079 – 1 side walk slab cracked
- 3083 – 2 side walk slabs cracked
- 3091 – 1 side walk slab cracked
- 3095 – 1 side walk slab cracked
- House by Old Lemay Ferry under construction no side walk

Tribute Dr.

- 2368 – 1 side walk slab cracked (by sanitary sewer) and 1 side walk slab by storm sewer lid undermined
- 2310- Handicap slab cracked

Cat Skill

- 1112 – 1 side walk slab trip hazard

Wild Fire Ct.

- 2505 – 1 side walk slab cracked
- 2509 – 1 side walk slab cracked

Oreal Ct.

- 2 – 1 side walk slab cracked (by sanitary sewer)
- 1 – 1 side walk slab cracked
- 5 – 1 Handicap ramp cracked

Northeaster Ct.

- 2328 – House under construction (no side walk)
- 2300 – 1 side walk slab cracked
- 2313 – 1 side walk slab trip hazard

Guardian Ct.

- 2447 – 2 side walk slabs trip hazard
- 2447 – 1 side walk slab cracked in Driveway
- 2458 – 1 side walk slab cracked (by sanitary sewer)
- 2450 – 1 side walk slab cracked in Driveway
- 2450 – 1 side walk slab cracked (by sanitary sewer)
- 2438 – 1 side walk slab cracked (by sanitary sewer)
- 2434 – 1 side walk slab cracked
- 2310 – side walk does not go around cul-de-sac (4'-0 X 212'-0) connect to 2303
- 2315 – 3 side walk slabs trip hazard
- 2319 – 1 side walk slab cracked
- 2327 – 3 side walk slabs trip hazard
- 2344 (across from) – 1 side walk slab trip hazard
- 2347 – 1 side walk slab in approach cracked / 1 side walk slab cracked
- 2351 – 1 side walk slab cracked
- 2361 – 1 side walk slab trip hazard
- 2423 – 4'0 X 14'-0 of side walk missing
- 2412 – 1 side walk slab trip hazard

Sable Ln.

- 1064 – side walk not complete (4'-0 X 30'-0)
- 1052 – House under construction (no side walk)
- 1044 – side walk not complete (4'-0 X 41'-0)
- 1040 – 1 side walk slab cracked
- 1008 – 1 side walk slab cracked
- 1001 – 1 side walk slab cracked / Handicap ramp cracked
- 1051 – 1 side walk slab trip hazard
- 1051 – 2 side walk slabs missing
- 1051 – 1 side walk slab cracked
- 1063 – 1 side walk slab trip hazard

Earliglow

- 4 – 1 side walk slab trip hazard

Handicap ramps missing

Northeaster Ct.

1- Handicap ramp missing

Guardian Ct.

2 – Handicap ramps missing

Sable Ln.

2 – Handicap ramps missing

Earliglow

2 – Handicap ramps missing

Clean up trailers & trash at the end of Strawberry Ridge Dr.

Fire Lane No Parking Signs				
Street	Location	Qty	High Intensity Signs	10'-0 U-channel posts
Strawberry Ridge Dr.	Lot 2	1	1	1
"	Lot 6	1	1	1
"	Lot 50	1	1	1
"	Lot 55	1	1	1
"	Lot 58	1	1	1
"	Lot 62	1	1	1
Northeastern Ct.	Lot 110	1	1	1
"	Lot 105	1	1	1
Guardian Ct.	Lot 63	1	1	1
"	Lot 67	1	1	1
"	Lot 72	1	1	1
Tribute	Lot 7	1	1	1
"	Lot 11	1	1	1
"	Lot 36	1	1	1
"	Lot 123	1	1	1
"	Lot 127	1	1	1
"	Lot 131	1	1	1
"	Lot 133	1	1	1
"	Lot 138	1	1	1
Catskill	Lot 34	1	1	1
"	Lot 18	1	1	1
Wild Fire	Lot 20	1	1	1
"	Lot 22	1	1	1
Sable Ln.	Lot 175	1	1	1
"	Lot 178	1	1	1
"	Lot 182	1	1	1
"	Lot 185	1	1	1
"	Lot 167	1	1	1

Street SlabsStrawberry Ridge

- Entrance 18' -0 X 7'-0
21' -0 X 5'-0
13' -0 X 20'-0
- 3095 15' -0 X 28'-0
- 3095 9'-0 X 19'-0
- 3091 35 X 9
30 X 18
- 3079 30 X 9
16 X 18
- 3075 30 X 9
3 X 2
- 3055 8 X 6
- 3039 13 X 11
- 3035 10 X 28
- 3023 16 X 13
- 3028 14 X 10

Guardian Ct.

- 2403 2 X 2
- 2410 13 X 15

Wild Fire Ct.

OK

Sable Ln.

- 1004 13 X 48
- 1044 13 X 15
- 1045 13 X 42
- 1055 13 X 15
- 1063 13 X 52
19 X 27
- Storm Water Inlet 13 X 28

Earliglow

- 1 13 X 18
4 X 9
- Fire Lane 4 X 10

Street Slabs cont.**Oreal Ct.**

- 5 13 X 14
- 1 13 X 14

Tribute Dr. (North)

- Across from Clubhouse 14 X 26
- 2368 15 X 26
- 2343 15 X 16
- 2339 25 X 30
- 2335 13 X 13
- 2322 13 X 30
- 2310 8 X 25
- Cul-de-sac 9 X 9
- Cul-de-sac 20 X 13
- Cul-de-sac 13 X 13

Tirbute Dr. (South) The Farms

- Entrance at the farms 13 X 28
18 X 27
- 2408 26 X 13
13 X 15
13 X 15
- 2443 6 X 4

Catskill

- 1101 10 X 13
- 1112 14 X 25
- 1116 13 X 15
- 1123 13 X 15

STORMWATER PUNCH LIST

- CI-20 Fail. Gap between throat and street needs repaired and needs storm water medallion.
- CI-21 Fail. Gap between throat and street needs repaired and needs storm water medallion.
- CI-16 Pass. Will need a storm water medallion added.
- IN-15 Pass.
- IN-14 Pass.
- CI-06 Fail. Sinkhole, manhole stone is leaking.
- CI-07 Pass. Will need a storm water medallion added.
- AI-17 Fail. Sinkhole around lid. Will need storm water medallion added.
- IN-18 Pass.
- CI-05 Pass. Will need a storm water medallion added.
- CI-03 Pass. Will need a storm water medallion added.
- AI-13 Pass. Will need a storm water medallion added.
- CI-27 Pass. Will need a storm water medallion added.
- OF-26 Pass.
- AI-01 N/A. Could not be located.
- AI-1a Pass. Will need a storm water medallion added.
- CI-02 Pass. Will need a storm water medallion added.
- CI-04 Pass. Will need a storm water medallion added.
- FES-22 Pass.
- IN-23 N/A. Could not be located possibly, buried.
- IN-24 Pass.
-

CI-25 Fail. Needs rock and debris cleaned out of manhole.

CI-50 Pass. Will need a storm water medallion added.

CI-49 Pass. Will need a storm water medallion added.

CI-48 Pass. Will need a storm water medallion added.

CI-47 Pass. Will need a storm water medallion added.

CI-50 Fail. 50% clogged and needs flushed. Will need a storm water medallion added.

IN-52 Pass.

IN-53 N/A. Could not be located, possibly buried.

IN-54 N/A. Could not be located, possibly buried.

IN-55 Pass.

CI-46 Pass. Will need a storm water medallion added.

IN-58 Pass.

DCI-57 Pass. Will need a storm water medallion added.

AI-59 Pass. Will need a storm water medallion added.

CI-60 Pass. Will need a storm water medallion added.

TR-61 Pass. Will need a storm water medallion added.

CI-62 Fail. Throat leaks. Will need a storm water medallion added.

CI-63 Pass. Will need a storm water medallion added.

FES-33 Fail. Flared end section needs debris cleaned out.

IN-34 Pass.

CI-35 Pass. Will need a storm water medallion added.

DCI-36 Pass. Will need a storm water medallion added.

FES-37 Pass.

AI-38 Fail. Water following pipe underground.

IN-39 N/A. Could not be located, possible buried.

CI-40 Pass. Will need a storm water medallion added.

CI-41 Pass. Will need a storm water medallion added.

FES-28 Pass.

IN-28a Pass.

IN-29 Pass.

CI-30 Pass. Will need a storm water medallion added.

IN-31 Pass.

AI-32 Pass. Will need a storm water medallion added.

Summary

Signs

Delineators	8
Fire Lane NO parking	28
Stop Signs	13
Street Signs	2

U-channel posts

7'-6 -	4
10'-0 -	28
12'-0 -	20

Sidewalk Slabs

127 Slabs

Missing Handicap ramps

7

Street Slabs

1,492 Sq. Yds.

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING A SEWER LATERAL GRANT PROGRAM.

WHEREAS, repairing broken sewer laterals can be a costly expense for many property owners; and

WHEREAS, broken sewer laterals can create a public health hazard by allowing raw sewage to contaminate the area; and

WHEREAS, broken sewer laterals degrade the performance of the sewer system by allowing excess storm and surface water to infiltrate the sewer mains; and

WHEREAS, the City receives a franchise fee from Missouri American Water based upon the sewer service billing and would like to reinvest that money into our community;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ARNOLD, MISSOURI AS FOLLOWS:

Section 1. The Sewer Lateral Grant Program is hereby established.

Section 2. Process and Procedures

1. Property owners with a broken, damaged, or defective sewer lateral may apply for the grant program by contacting the Public Works Department.
2. Upon receiving an application, the Public Works Department, in cooperation with Missouri American Water, will inspect the sewer lateral to verify that it is broken, damaged, defective or otherwise in need of repair.
3. Within 30 days of receiving an application, the Public Works Department will notify the applicant in writing if their sewer lateral qualifies for the program. The Public Works Department will forward those applications that qualify to the City Administrator for him/her to present to the City Council for approval.
4. Upon receiving written notice that their application does not qualify for the program an applicant may appeal the decision of the Public Works Department to the City Administrator. The appeal must be submitted in writing within 15 days. Within 15 days of receiving an appeal the City Administrator will notify the applicant in writing of his/her decision to either uphold or overturn the determination of the Public Works Department.
5. The City Council, at its sole discretion, may approve or deny any applications presented to it. The Council's decision is final and may not be appealed.
6. If an application is approved by the City Council the Public Works Department will complete the work in accordance with the City's standard practices and the purchasing policy.

7. The City will pay 100% of the costs for all approved projects.

Presiding Officer of the City Council

Mayor Ron Counts

ATTEST:

City Clerk Tammi Casey

Date: _____