

**CITY OF DARDENNE PRAIRIE
2032 HANLEY ROAD
DARDENNE PRAIRIE, MO 63368**

**BOARD OF ALDERMEN
WORKSHOP AGENDA
DECEMBER 5, 2018
6:00 p.m.**

CALL MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ITEMS FOR DISCUSSION AND CONSIDERATION

1. Economic Development
2. Parks Master Plan Presentation (Hard copy available 12-4-18)
3. Stump Road Sidewalk or Walking Path Improvements (Klingerman)
4. 2019 Budget
5. Short Term Goals (0 – 3 year projects)
6. Long Term Goals (3 – 10 year projects)
7. Review of Board of Aldermen Meeting Agenda (12-05-18)

STAFF COMMUNICATIONS

1. City Attorney
2. City Engineer
3. Staff
4. Aldermen
5. Mayor

CLOSED SESSION

Roll call vote to hold closed session pursuant to RSMo 610.021 section _____
Litigation and Privileged Communications (1)
Real Estate (2)
Personnel (3)
Labor (9)
Bid Specs (11)
Audit (17)

RETURN TO REGULAR MEETING AGENDA

ADJOURNMENT

ECONOMIC DEVELOPMENT UPDATE

12/5/18

What are we doing currently:

- Working more closely with commercial real estate community to give DP area locations better visibility and create parity with neighboring communities.
- Pro-active recruitment by industry and observation and targeting of businesses with established cash-flow seeking expansion opportunities (see below under environment)
- Extensively working with current business community to provide resources, guidance to maintain growth *and presence* in DP.
- Promoting Dardenne Prairie by coordinating with CGI on a marketing video on City services, business opportunities and strengths.
- Actively supporting JC Penney with their outreach efforts and the health of their sales/marketing efforts within our capabilities.

Notes on current business environment:

- Currently, businesses are confident enough in growth expectations that they are expanding. Business conditions and credit for new businesses (minimal or non-existent cash flow) remain somewhat tight however meaning business recruitment should be targeted at the existing community, especially for additions and expansions of businesses that have already established themselves within the marketplace.
- Lease rates and prices for commercial real estate in DP are an issue. Numerous potential purchasers and lessees have mentioned high asking price for real estate within the North-West area of DP. This is possibly in anticipation of future transportation improvements or fewer better opportunities left within this section of the 64/70 corridor.
- A lack of meeting space and medium-footprint manufacturing space pervades the area overall. Municipal or private projects with an eye to meeting this demand could be long-term revenue generators and have limited gaps in occupancy.

What should we be doing to make DP more attractive:

- 364 and 64/40 infrastructure improvements.
 - Getting DP businesses of all sizes cooperating as stakeholders this infrastructure project, especially in communications with congressional officials.
 - Monitoring the progress of the Route N corridor improvement study with a goal of moving 364/64 improvements forward as a complimentary priority.
- Improved online/digital presence through a better website and SEO that includes commercial real estate opportunities and takes prospective developers to our website or point-of-contact when looking for certain properties and/or criteria.
- Pro-active targeting of commercial ventures by industry. Dardenne Prairie should attend the National Restaurant Association and ICSC events next year.
- St. Charles is undergoing the creation of a unified strategic plan to better market the County to businesses statewide and nationally. This means working closer with the county and using its marketing leverage to give DP sites and advantages a seat at a bigger table.
- Potential partnership with retail sales and business development partners in 2019, specifically those with industry expertise in the restaurant and small-medical office space.

- Rezoning efforts that are complimentary, especially those that are done in tandem with specific projects as needed.
- More in depth traffic research for Bryan/364 and Highway N that provides the information needed to developers and brick-and-mortar retailers to make location decisions
 - St. Louis Bank owned at 2140 La Le, and 7866-7836 Highway N
 - Gilmer Property
 - Bopp commercial development parcel
 - Vacancies within Town Square
 - GSR Ventures Ground on Feise

How can we better measure what's going on:

- DP will begin – using this month's most recent sales tax information – creating a regression analysis from 2017 to 2018 for city remittance information with a view to create a 150-200 day moving average for overall remittances. This will include the top 20 remitting businesses within the city as well.
- The commercial business directory will be broken out by business type and size to provide a more granular picture of the commercial businesses within the city.

Commercial Developments to watch for in 2019:

- 1 or 2 new restaurants
 - His & Hers Fried Chicken
 - Location at 7949 Highway N
- Occupancy of 1605 Bryan Road
- Occupancy of 1053 Rondale Court
- SSM expansion and occupancy at 7421 S. Outer 364
- Data after the recent purchase of Shop N Save by Schnucks will begin to become available
- Detailed up-to-date Average Daily Traffic Data for Bryan/Feise, Bryan/364 and Hwy N/Outer 364



Parks Master Plan Meeting

December 5, 2018



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Agenda

- ▶ Introductions
- ▶ Input Summary
- ▶ Recreation Opportunities
- ▶ Next Steps



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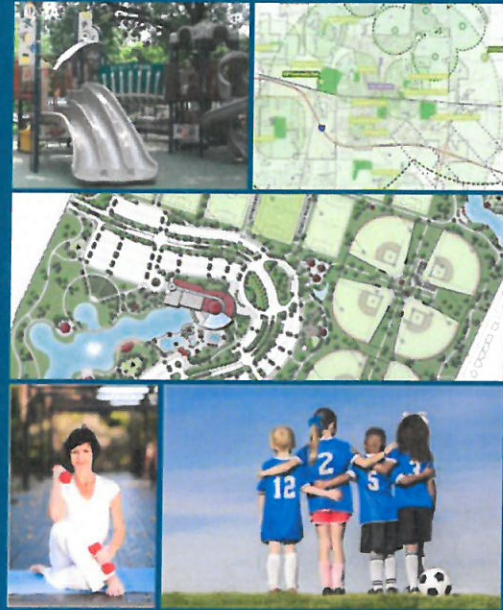
Team Introductions

► Planning Design Studio

- Scott Emmelkamp, PLA, ASLA

► Ballard*King and Associates

- Darin Barr, C.P.R.P



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Input Summary

- Online/Mailed Survey - Spring 2018
- Public Meetings & Comment Sheets – July & September Meetings
- Staff Input
- Results – Common Themes from all sources
- Priorities – Dardenne Athletic Association, Barathaven

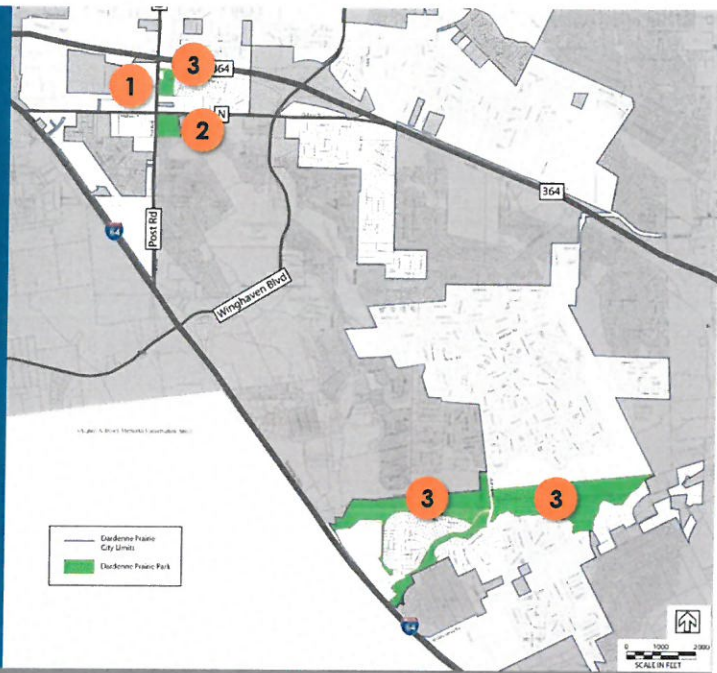


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Recreation Opportunities

- 1) Dardenne Athletic Association (DAA) (Three Scenarios)
- 2) Community Center
- 3) Existing Parks



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Opportunities – DAA Scenario 1

Summary of Improvements:

- ▶ Replace field lighting
- ▶ Improve field drainage
- ▶ Add irrigation
- ▶ Replace fencing
- ▶ Level fields
- ▶ Parking
- ▶ Add paths
- ▶ Add Maintenance Building



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Opportunities – DAA Scenario 1

Timeframe: Near term recommendation (2019)

Estimated Capital Budget Costs:

- Maintenance Building: \$300,000 (Cost \$60/SF)
- Site Costs: \$600,000 – \$750,000 for improvements
- Total cost \$950,000 – \$1,250,000

Estimated Operational Costs: No change



Pros	Cons
<ul style="list-style-type: none"> • Enhanced playability 	<ul style="list-style-type: none"> • Programming use of multiple fields will still be limited
<ul style="list-style-type: none"> • DP will gain ownership of land 	<ul style="list-style-type: none"> • Limited Parking
<ul style="list-style-type: none"> • Renewed interest in using fields 	
<ul style="list-style-type: none"> • Includes new City Maintenance facility 	

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Opportunities – DAA Scenario 2

Summary of Improvements:

- ▶ Replace field lighting
- ▶ Improve field drainage
- ▶ Add irrigation
- ▶ Replace fencing
- ▶ Level fields
- ▶ Improved parking
- ▶ Add paths
- ▶ Restrooms/Concession Building
- ▶ Add Plaza
- ▶ Add Maintenance Building



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Opportunities – DAA Scenario 2

Timeframe: Near term recommendation (3 - 5 years)

Estimated Capital Budget Costs:

- Maintenance Building: \$825,000 (Cost \$150/SF)
- Site Costs: \$1,500,000 – \$2,000,000 for improvements
- Total cost \$2,500,000 – \$3,000,000 not including land cost

Estimated Operational Costs: Increase of less than \$100,000 per year



Pros	Cons
<ul style="list-style-type: none"> • More programming opportunities with addition of new field • New Restrooms/Concession closer to fields • Larger parking area possible • Includes new City Maintenance facility 	<ul style="list-style-type: none"> • Land Costs • Uncertainty of ability to successfully negotiate with land owner for purchase • Cost of Improvements • Use of Field 1 & Field 2 still be limited

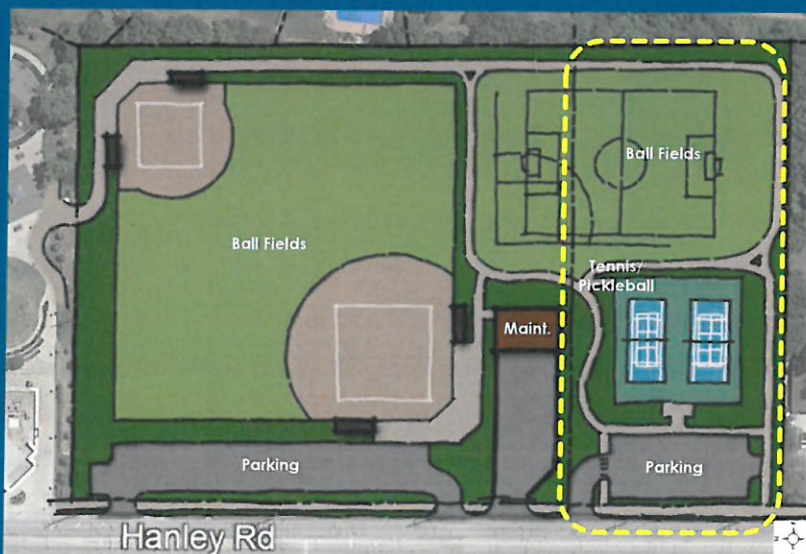
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Opportunities – Scenario 3

Summary of Improvements:

- ▶ Multiple Phases
- ▶ Add Courts
- ▶ Add Multi-Use Fields
- ▶ Add loop path (0.3 miles)



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Opportunities – DAA Scenario 3

Timeframe: TBD

Estimated Capital Budget Costs:

- Phase 1 Costs: \$950,000 – \$1,250,000 for improvements
- Future Phase Cost: \$500,000 – \$650,000 not including land cost
- Total cost \$1,500,000 – \$2,250,000 not including land cost



Estimated Operational Costs: Increase of less than \$100,000 per year

Pros	Cons
<ul style="list-style-type: none"> • More programming opportunities with addition of new fields • New Programming with Courts • Addition of loop path 	<ul style="list-style-type: none"> • Land Costs • Uncertainty of phasing • Parking Limited • Small Field Sizes (Youth Practice)

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Opportunities – Community Center

Summary of Options:

- ▶ Size = 20,000 sf
- ▶ Options Considered – Field House vs Gymnasium & Meeting Rooms
 - ▶ Field House = Large gymnasium space
 - ▶ Gymnasium & Meeting Rooms = Kitchen, Dance Studio, Large Meeting Rooms
- ▶ Both Options include: Restrooms, Storage, Offices
- ▶ Gymnasium & Meeting Rooms Option - most versatile

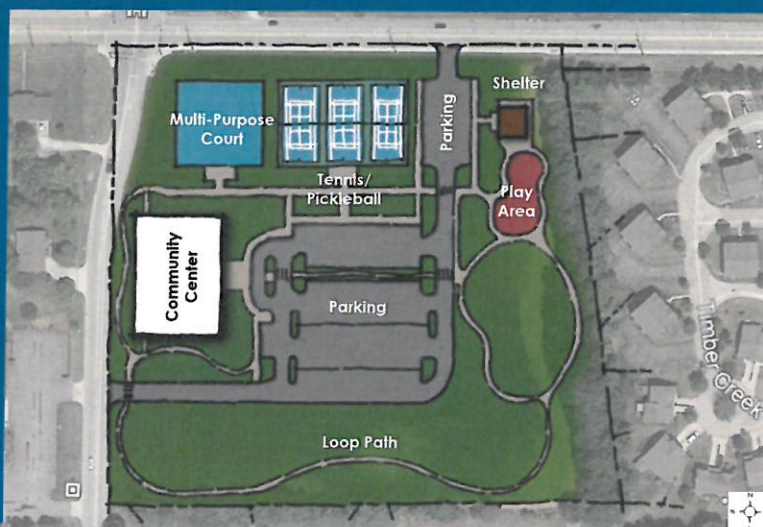
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Opportunities – Community Center

Summary of Improvements:

- ▶ 20,000 sf building
- ▶ Parking
- ▶ 20' Picnic Shelter
- ▶ Play Area
- ▶ Loop path (0.5 miles)
- ▶ 3 Tennis/Pickleball Courts
- ▶ Site preparation & grading
- ▶ Landscaping
- ▶ Signage
- ▶ Utilities



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Opportunities – Community Center

Timeframe: Long term recommendation (5 – 10 years)

Estimated Capital Budget Costs:

- Community Center: \$5,500,000 – \$6,250,000 (\$300/sf)
- Site Development: \$2,000,000 – \$2,750,000
- Total cost \$7,500,000 – \$9,000,000



Estimated Operational Costs: Detail on Next Slide

Pros	Cons
<ul style="list-style-type: none"> • City owns land and control of their own facility 	<ul style="list-style-type: none"> • Fieldhouse scenario does not include meeting rooms
<ul style="list-style-type: none"> • Fieldhouse scenario includes the most square footage of flexible gym space 	<ul style="list-style-type: none"> • Gym & Meeting room scenario has smaller gym
<ul style="list-style-type: none"> • Gym & Meeting room scenario includes more programming opportunities 	<ul style="list-style-type: none"> • Standalone facility not located adjacent to other City facilities • Operational cost of Gym + Meeting scenario is higher than the Fieldhouse scenario

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Opportunities – Community Center

Category	Fieldhouse	Gym + Meeting
Full-Time Staff	\$97,500	\$156,000
Part-Time Staff	\$100,343	\$113,781
Comm. & Contract Staff	\$77,243	\$74,676
Capital Allocation	\$15,000	\$15,000
Total Expense	\$290,087	\$359,457
Total Revenues	\$249,340	\$278,590
Difference	(\$40,747)	(\$81,227)
Recovery %	86%	67%

Operational Footnotes:

- Operational cost projections are per year for one year.
- Both the Fieldhouse and Gym + Meeting options drive a daily fee for use, primarily on Friday evenings and weekends.
- Options would require minimal part-time staff outside of front desk operations and program instruction.

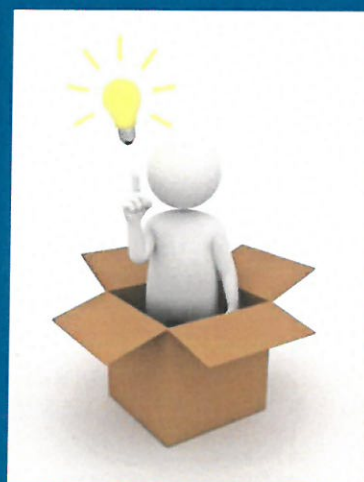
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Opportunities – Community Center

Out of the box Idea:

- ▶ Explore Partnerships/Cooperative Agreements
 - ▶ St. Charles Community College
 - ▶ St. Charles County
 - ▶ Adjacent Municipalities
- ▶ Considerations
 - ▶ Sharing of capital cost & manpower
 - ▶ Lower cost versus stand alone facility
 - ▶ Need for MOU



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Existing Parks - City Hall Park



- ▶ Slide Feature Removed for Safety Reasons
- ▶ Maintenance Issue w/ Stream
- ▶ Spalling of bricks at Concession Stand Columns
- ▶ Parking Limited for Events
- ▶ Cracks in parking lot concrete

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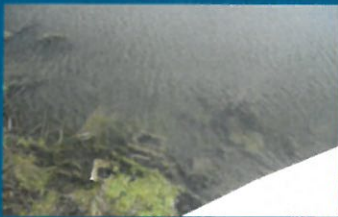
Recommendations – City Hall Park

Recommended Improvements	Timeframe	Budget Cost
• Repair Brick columns at Concession Stand	Near Term 0 – 5 years	\$2,500
• Clean efflorescence from brick surfaces	Near Term 0 – 5 years	\$1,500
• Replace hedge row plants at parking lot	Near Term 0 – 5 years	\$3,000
• Monitor play equipment wear and repair or replace as necessary	Near Term 0 – 5 years	\$25,000
• Remove Stream feature	Mid Term 5 – 10 years	\$5,000
• Repurpose area where slide was removed with new art feature that is interactive	Mid Term 5 – 10 years	\$15,000
• Replace poured in place safety surface	Mid Term 5 – 10 years	<u>\$150,000</u>
		\$200,000

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Existing Parks - Greenways



Barathaven Park

- ▶ Wall Issues
- ▶ Flooding/Drainage Issues



Bluebird Meadow Park

- ▶ Invasive Species
- ▶ Prairie grass establishment
- ▶ Ongoing Flooding

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Opportunities – Greenways

Recommended Improvements	Timeframe	Budget Cost
• Address drainage issues under Henning Road Bridge	Near Term 0 – 5 years	\$75,000
• Lake Edge cleanup from flood & erosion	Near Term 0 – 5 years	\$10,000
• Overlook plaza retaining wall repair/stabilization	Near Term 0 – 5 years	\$30,000
• Invasive species control	Near Term 0 – 5 years	\$10,000
• Asphalt Trail resurfacing (2.93 miles)	Mid Term 5 – 10 years	\$390,000
• Soccer/Cricket Field Renovation	Mid Term 5 – 10 years	\$300,000
• Add new Composting Restroom at soccer/cricket field	Long Term 10+ years	\$200,000
• Picnic Tables (2)	Long Term 10+ years	\$3,000
• Picnic Shelter	Long Term 10+ years	\$100,000
		\$1,118,000

Barathaven Park

Recommended Improvements	Timeframe	Budget Cost
• Invasive species control	Near Term 0 – 5 years	\$15,000
• Ongoing Prairie establishment	Near Term 0 – 5 years	\$10,000
• Riparian Corridor Planting	Near Term 0 – 5 years	\$10,000
		\$35,000

Bluebird Meadow Park

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Pool Analysis

Typical Pool Program:

- ▶ Outdoor Aquatic Facility (Seasonal Use)
 - ▶ 15,000 sf Aquatics Area (25 Yard Lap Lanes (4), 2 Slides, spray features)
 - ▶ 8,500 Pool Building
- ▶ Indoor Pool (Year Round Use)
 - ▶ 12,000 sf Aquatics Area (25 Yard Lap Lanes (3), 1 Slide, spray features)
 - ▶ Party Rooms
 - ▶ 21,500 sf total

Capital Costs:

- ▶ Outdoor Aquatic Facility = \$9.5 mil (Not including land)
- ▶ Indoor Leisure Pool Aquatic Facility = \$12.5 mil (Not including land)

Operational Costs:

- ▶ Outdoor Aquatics – Yearly Expense \$335,000; Revenue \$290,000 = **-\$45,000**
- ▶ Indoor Pool – Yearly Expense \$925,000; Revenue \$597,000 = **-\$328,00**

Considerations

- ▶ High Development & Operation Cost
- ▶ Staffing Requirements
- ▶ Market Saturation
- ▶ Land Costs

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Next Steps

- ▶ Develop Implementation Strategies
- ▶ Master Plan Document Production
- ▶ Wrap Up End of Year



Thank You

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EXHIBIT B

RBA FORM (OFFICE USE)

MEETING DATE:

Regular (☒) Work Session ()

ATTACHMENT: YES (☒) NO ()

Contract () Ordinance (☒) Other ()

Request for Board Action
By: Alderman

Ward 1

• **Description:** Bill to Add Trump Rd sidewalk or walking path improvement whichever is more cost effective to the 2019 City Budget at an amount of \$295,000

• **Recommendation:** Staff – Approve () Disapprove ()

• **Summary/Explanation:**

Attachment ¹ is RBA for the above purpose which is incorporated herein & referenced hereto as part of EXHIBIT B as said RBA

• **Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

\$295,000 plus \$10,000 in escrow by Pine Crest developer

RBA requested by: Kevin Klingerman Date: 12/3/18

ATTACHMENT 1 TO RBA FROM ALDERMAN KLINGERMAN

SUMMARY/EXPLANATION:

Whereas a group of Ward 1 residents appeared before the BOA in 2017 sharing their concern for and stating their firsthand personal encounters with pedestrians along Stump Rd, and

Whereas the permitting of multifamily development along unimproved Stump Rd has resulted in these documented cases of pedestrians on the roadway, even at night and the photo recently sent to the DP BOA of a child on a bicycle in oncoming traffic lane on a slope and turn at the entrance to Pine Crest Apartments and Dardenne Acre Trustees stating they've seen a child riding a scooter on Stump Rd as a few examples of the larger issue, and

Whereas the City Engineer has recommended against all other more cost effective ideas presented as an alternative, e.g., just adding one shoulder to the road; just putting down minus rock for a walking path to where less expensive alternatives appear to be exhausted, and

Whereas after a favorable discussion to submit a Stump road improvement funding application to the County Road Board at a special budget meeting did not result in even adding engineering fees to the budget for this application, and

Whereas even with a County Road Board application any improvements could be as much as a decade away, if ever, while pedestrian danger from having a multifamily apartment building along unimproved Stump Road has been documented, and

Whereas the 2018 budget was approved for \$310,000 in a sidewalk along Stump Rd yet only preliminary effort was begun, and

Whereas the City acknowledges that the Developer of Pine Crest Apartments has already paid the City of Dardenne Prairie \$10,000 for sidewalk improvements along Stump Rd, and

Whereas the City's 2019 proposed budget shows a surplus of \$1,145,317 with only \$48,133 being taken from the general reserves of \$4.2 million dollars by the \$1,193,450 in other capital improvements deemed a higher priority than interconnectivity of a multifamily apartment building with children, and

Whereas public safety emanating from human dignity and worth should not be measured as too expensive for a sidewalk or walking path,

Therefore let the Dardenne Prairie Board of Aldermen vote on adding \$295,000 into the 2019 budget for a Stump Road sidewalk or other walking path project, whichever is deemed to be most cost effective to be let for construction bid in early spring 2019.