

**MINUTES OF REGULAR MEETING  
SAINT LOUIS COUNTY  
BOARD OF HIGHWAYS AND TRAFFIC**

**MONDAY**

**March 10, 2008**

**3:00 P.M.**

The March meeting of the Saint Louis County Board of Highways and Traffic was held at 3:00 p.m., Monday, March 10, 2008, in the Operations Headquarters Conference Room, 11201 Schaefer Drive, Maryland Heights, Missouri.

The following Board Members were present:

Bill Abram

Pat Barrett

Charles Cady

Carol Stelmach

The following Board Members were absent:

Urlene Jackson Branch

Sam Jenkins

Matt Kopsky

Dino Vainalis

Also present were:

Sheryl Hodges

Dan Naunheim

John Tschopp

Mike Zeltmann

Stephanie Leon Streeter

Mike Bardot

John Eddington

Jerry Lippold

Charles Cady called the meeting to order at 3:05 p.m. and motioned for approval of the minutes of the January 14, 2008 meeting. Bill Abram approved the motion, Pat Barrett seconded it, and the minutes were unanimously approved.

**CIP UPDATE – Dan Naunheim**

Dan Naunheim provided an update on projects that have been let, upcoming lettings, and right-of-way that is being acquired. Please see the attached list for details.

Dan elaborated on the following projects:

- o 2008 CRS Mill & Overlay Program, CR-1199, shows an incorrect “To Be Let” date. It should read March, 2008.
- o Jennings Station Road, AR-781, will upgrade the roadway from two lanes to five with landscaped medians.
- o Interconnect Improvements “A”, AR-1172, includes work on the intersection of Dougherty Ferry and Big Bend Roads.
- o Kehrs Mill Road, AR-857, involves removing a bad curve and widening.
- o Kehrs Mill/Long shows an incorrect “Project No.” AR-857B should read AR-863B. This project is set up in two phases. The first phase, Section B, is in condemnation.

**RIGHT-OF-WAY PROCESS – John Tschopp and John Eddington**

John Tschopp, Right-of-Way Manager, began a presentation on the right-of-way process. A copy of the PowerPoint presentation was included in Members’ folders. Some highlights follow:

- The Right-of-Way Section is comprised of a Manager, a Chief Appraiser, and five Right-of-Way Representatives, who deal with acquisition of properties for both our roadway projects and for other divisions, divestment of properties, and lease reviews. They recently worked on parcel acquisitions for the Health Department's Murphy Health Center.
- Right-of-Way Representatives attend public hearings, the County Council approves the Ordinance, and then the project receives federal approvals for environmental and historic preservation considerations, etc. Our work is governed by the United States Department of Transportation Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

John Eddington, Chief Appraiser, continued the Appraisals portion of the presentation.

- We use three comparable sales for appraisals.
- The compensation amount for partial takes is based on the fair market value and the difference between the before and after condition of the property as based on our takings, consisting of easements and improvements.
- Fair market value is also used to compensate for full takes.
- John Tschopp interjected that the five Right-of-Way Representatives who perform the negotiating with property owners are the heart and soul of this section. They work on behalf of the County and listen to concerns of the owners to work toward a happy medium. In response to a question about how much "wobble room" they have to work with, John advised that they can offer various construction changes, such as a wall, a 3:1 slope, a tree well, etc. As far as money goes, we cannot approve one cent over the appraisal amount. The law department and Highways & Traffic management, however, can approve (legal settlement) amounts above our appraised value provided there is substantial justification. If the property value is \$50,000 or more, we do two appraisals and use the higher of the two. John Eddington added that we will negotiate with owners that have gotten their own appraisals and estimates.
- Jennings Station Road is the largest project we have done. This project cost \$4.2 million in right-of-way for 186 properties. Approximately 20 of those properties went to condemnation.
- House Bill 1944 has provisions that result in more cost to government entities for eminent domain properties. If a resident property owner can provide proof of 50 years of ownership within the same family, they may qualify for Heritage payment and may receive 50 percent increase to their fair market value offer. Additionally, if a resident property owner can prove the proposed acquisition prevents them from utilizing their property in substantially the same manner currently being utilized, they may qualify for Homestead payment and may receive 25 percent increase to their fair market value offer. We also are now required to provide the entire appraisal to the property owner. This is beneficial in that the owner feels more comfortable that we are being truthful. However, some people will scrutinize the appraisal, which requires more time to complete the transaction.
- If a settlement cannot be reached, a Proving Up Hearing is held in which a judge appoints Commissioners.
- If a property goes to condemnation and it is a full take, we offer relocation assistance to him/her. When we locate a potential new home, we have to ensure it is safe and sanitary.

- St. Louis County owns several properties that we purchased for a project and we no longer need them. These are generally odd shaped properties that no one would be interested in purchasing. The Right-of-Way Section contacts adjacent property owners and offers these properties to them for \$1 or even for free. Those properties with a value are offered for sale through a bid process.
- In 2007, the Right-of-Way Section acquired 350 properties, including two for the Health Department, at an expenditure of approximately \$5 million. They sold/transferred 60 properties, and reviewed approximately 50 leases.

### **UPDATED STANDARDS – Mike Zeltmann and Jerry Lippold**

Mike Zeltmann, Section Supervisor, began the presentation on the Department's updated standards. A copy of the PowerPoint presentation was provided in Members' folders. Some highlights follow:

- We have always had standards in a printed format that was updated every 8 to 10 years. Interim updates were distributed on paper via mail. These standards are found in the following publications:
  - Design Criteria Book
  - Standard Drawings
  - Sediment and Erosion Control Manual
  - Special Use Permit Booklet
  - Standard Specifications
- Two years ago we hired a Technical Advisor who is responsible for keeping all our standards up-to-date and available online. He also researches web sites of the American Association of State Highway and Transportation Officials (AASHTO), Missouri Department of Transportation (MoDOT), Americans with Disabilities Act (ADA), and Manual on Uniform Traffic Control Devices (MUTCD) for updates that we need to incorporate into our standards. This helps us be proactive instead of reactive.
- A committee of 15 members was also formed. The members are knowledgeable people from all Divisions within the Department.
- New standards were added, i.e., standards for a residential driveway with a culvert, a concrete washout area, street lighting, fiber rolls (which are better than straw bales for erosion control), and grated inlets that will not extend past the width of the street.
- We are striving for Context Sensitive Design – roadway standards that are more flexible and better address the needs of the community.

Jerry Lippold, Technical Advisor – Highway Standards, continued the presentation with a demonstration of where these publications can be found on the Department's web site and additional information as follows:

- By uploading our standards to the Internet, we save a lot of paper and postage and, therefore, we save money as well.

- Several municipalities use our standards because they are online. All of these publications are in PDF format so they may be copied and printed, but not changed.
- All of our standards have been completely updated with the exception of the Standard Specifications, which is 70 percent complete. Sections 600, 700, 800 and 900 will be updated this year.
- An Intranet page was set up for the Standards Committee so they have easy access to calendars, links, tasks, etc.
- If anyone has any suggestions of additional standards information that could be beneficial to have on our website, please let Jerry know. He may be reached at 314-615-8514.

### **COMMENTS ON ACTIVITIES DURING MARCH – Sheryl Hodges**

Sheryl Hodges advised the Board of the following events that have transpired since the last meeting:

- We concluded the travel time studies in relation to our I-64 traffic mitigation work at the end of February, but continue to tweak signal timing and working with municipalities. It appears that people are reverting back to their old travel schedules. We will continue to monitor these items over the next year-and-a-half.
- Fenton secured funding to replace the old Gravois Bridge and we are working with them on the design.
- We are working with representatives to secure Capital Investment Initiative funding to replace our old government buildings. We are putting together a Blue Ribbon Committee comprised of people from both government and the private sector to look at funding sources.
- All members will find a list of Agenda items for the remaining 2008 Board meetings in his/her folder.

Charles Cady wished to extend the Board's congratulations to Sheryl Hodges on her appointment as Director of Highways and Traffic.

The April meeting will be held in the conference room at Fleet Services, 2500 Drilling Service Drive, Maryland Heights, Missouri.

Charles Cady motioned to adjourn the meeting. Carol Stelmach approved the motion, Pat Barrett seconded it, and the meeting adjourned at 4:10 p.m.

/rl

Attachment – CIP Update

# C.I.P. UPDATE

**March 10, 2008**

## Since the January 14, 2008 Board Meeting, the Projects Listed Below Were Let

| <u>Project No.</u>  | <u>Project Name</u>                   | <u>Bid Opening Date</u> | <u>Director's Estimate</u> | <u>Bid Amount</u>     | <u>Low Bidder</u>                 | <u>Remarks</u>    |
|---|---------------------------------------|-------------------------|----------------------------|-----------------------|-----------------------------------|-------------------|
| EDC-1125  | Ogden Avenue                          | January 23, 2008        | \$1,826,000.00             | \$1,542,520.88        | J. M. Marschuetz Construction Co. |                   |
| CR-1201   | 2008 Concrete Replacement Program - B | January 16, 2008        | \$820,000.00               | \$719,353.41          | M&H Concrete Contractors, Inc.    | South County Area |
| CR-1200   | 2008 Concrete Replacement Program - A | February, 2008          | \$2,600,000.00             | \$2,049,529.04        | M&H Concrete Contractors, Inc.    | North County Area |
| AR/CR-1196  | 2008 AR/CR Aggregate Sealcoat         | February 13, 2008       | \$1,450,000.00             | \$1,425,927.92        | Missouri Petroleum Company        |                   |
| <b>Total Dollar Value of Lettings Since Last Board Meeting:</b> |                                       |                         |                            | <b>\$5,737,331.25</b> |                                   |                   |

## Upcoming Lettings

| <u>Project No.</u> | <u>Project Name</u>                   | <u>To Be Let</u> | <u>Director's Estimate</u> | <u>Remarks</u>                   |
|--------------------|---------------------------------------|------------------|----------------------------|----------------------------------|
| CR-1202            | 2008 Concrete Replacement Program - C | March, 2008      | \$2,000,000.00             | Far South County Area            |
| CR-1199            | 2008 CRS Mill & Overlay Program       | February, 2008   | \$650,000.00               |                                  |
| AR-781             | Jennings Station Road                 | February, 2008   | \$11,381,000.00            | I-70 to West Florissant Avenue   |
| AR-1037            | Woodson Bridge No. 263                | March 26, 2008   | \$1,950,000.00             | 0.45 mi. S. of Page Avenue       |
| AR-1243            | 2008 ARS Microsurfacing Program II    | March 26, 2008   | \$370,000.00               |                                  |
| AR-1204            | 2008 ARS Infrastructure Program       | April, 2008      | \$2,500,000.00             |                                  |
| AR-1172            | Interconnect Improvements "A"         | April 2, 2008    | \$672,000.00               |                                  |
| AR-857             | Kehrs Mill Road                       | May, 2008        | \$2,370,000.00             | Clarkson Rd. to Kehrs Meadow Ln. |

## Projects for Which Right-of-Way is Presently Being Acquired

| <u>Project No.</u> | <u>Project Name</u>                     | <u>Project Limits</u>                            | <u>Right-of-Way Status</u> |
|--------------------|---|--|----------------------------|
| AR-856             | Baxter Road                             | Claymont Estates Dr. to Heathercroft Dr.         | Easements Secured          |
| AR-854             | Barrett Station Road                    | Dougherty Ferry Rd. to Barrett Office Pkwy.      | Negotiations Underway      |
| AR-857B            | Kehrs Mill/Long                         | Central Midland Railroad to Chesterfield Airport | Negotiations Underway      |
| AR-1173            | Reavis Barracks Sidewalk/Infrastructure | Reavis Barracks Road                             | Negotiations Underway      |