



City of Creve Coeur

To: Mayor and City Council  
From: Mark Perkins, City Administrator  
Date: February 21, 2017  
Re: Capital Improvement Program Update – FY2018-2022

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The proposed Capital Improvement Program (CIP) for the five-year period beginning July 1, 2017 is provided herein. This year, the overview of the five-year capital plan includes the Capital Fund, as well as the Police Building Project Fund and its associated Debt Service.

The plan is also being submitted to the Planning and Zoning Commission and Finance Committee for their review and recommendations. A public hearing before the City Council is scheduled for Monday, April 10. As in previous years, input from the public, City staff, and the City's boards, commissions and committees has been considered as part of the CIP update.

## **CAPITAL FUND**

### **Capital Fund Revenues**

The ½ cent capital improvement sales tax is the major funding source for the CIP. Capital sales tax revenues are projected to be \$2,075,000 at the end of the current fiscal year compared to last year's total of \$2,056,301, or an increase of approximately 0.91%. A conservative 1.25% annual increase in sales tax revenue is projected in fiscal years 2018 through 2022.

A General Fund transfer of \$400,000 is proposed for each year. These transfers provide an important supplemental funding source for the City's street program and are possible due to the City's significant fund balance. General Fund transfers to the Capital Fund are made in most years, and are appropriate based on the transportation-oriented revenue sources of the General Fund which include the County road and bridge, and gasoline tax revenues.

The City has been successful in obtaining grant funding for several street and park projects as indicated on the revenue detail on Exhibit A. It is anticipated that we will be able to obtain future grant funding during the course of the five-year program to supplement the plan as presented.

### **Capital Fund Expenditures**

Capital outlay for the next five years ranges from approximately \$2.4 million to \$3.3 million annually. These figures will likely increase as federal transportation funds are secured for certain projects.

Previously, debt service had comprised a significant portion of the City's CIP dollars since the purchase and construction of Millennium Park in 2000. In FY14, the debt was retired, six years ahead of schedule. By paying off this debt early (\$4,250,897), the city saved a considerable amount in interest.

Status updates for FY17 projects and CIP FY18-22 highlights for each major category follow:

### 9501 Building & Improvement Projects

Americans with Disabilities Act Improvement (ADA) / Community Development Block Grant (CDBG) (\$11,875/FY17; \$20,000 FY18-FY22) – FY17 Funds were used for ADA accessibility improvements to sidewalk ramps at the intersection of North New Ballas Road at Old Ballas Road. In FY18, funds have been committed to providing accessibility improvements to the pedestrian signals at two intersections: North New Ballas Road at Studt Avenue and Ladue Road at Spoede Road. Staff continue to research suitable uses for federal CDBG funds in FY19 and beyond. Application for these funds and commitment to a particular project typically occurs one year prior to the fiscal year in which the funds are spent.

Public Art – Danforth Plant Science Center Bus Shelter (\$4,000/FY16; \$13,740/FY17) – the project was to include the installation of an artist-designed transit shelter on Olive Boulevard outside the Donald Danforth Plant Science Center to further the goals of the Public Art Master Plan. Planning, engineering and began in FY16 & FY17. The project was terminated in FY17 following the development of the “39 North” planning study and science district and possible conflicts between the projects.

Police & Government Center Space Needs/Preliminary Design/Owner Representative (\$31,493/FY16; \$120,000/FY17) – In FY14 (\$17,574) and FY15 (\$43,538), a space analysis and a needs assessment were completed for the Creve Coeur Government Center. In FY17, the City contracted with an owner representative to manage the building project approved by voters with the passage of a bond measure (Prop P) to construct a new Police Department building and to provide security and accessibility improvements to the Government Center building. As a result of the bond passage, a separate Police Building Fund and related debt has been established and discussed separately in this memo.

Public Works Auxiliary Salt Storage Roof (\$60,000/FY17) – In FY15, a concrete mega block salt storage structure was completed to provide additional salt storage to ensure the City has an adequate supply of salt to treat road pavements during winter months. In FY17, an auxiliary structure will be installed to serve as a canopy for the block storage structure to protect the salt from weather.

Government Center Renovations Design (\$250,000/FY19) – Project involves designing renovations to the Creve Coeur Government Center following the Police Department’s move to the new Police Building in December 2018. The project will include the extensive renovations throughout the building, as well as replacement of the electrical service switchgear.

Public Works Facility Security Fence (\$50,000/FY17) – Project includes the construction of a vinyl coated, chain-link fence around the City’s Public Works maintenance facility located at 996 East Rue de la Banque for security.

Police Firing Range Improvements (\$75,000/FY18) – Projects includes the demolition, disposal, and removal of the current target-retrieval system and bullet trap system in the firing range. The existing range was built in 1974 with a shelf life of 15 years. The \$75,000 project cost will be offset with \$20,000 in proceeds from the Police Department drug seizures.

### 9506 Park Development Projects

Park Improvements Grant Match (\$0/FY17-FY22) – In FY16, a Golf Course Needs Assessment was conducted (\$10,418). The assessment established priorities and serves as the basis for future grant applications. Miscellaneous park grant matches normally reflected in this category have been earmarked for specific projects highlighted below.

Golf Course Cart Path/Bridge/Fence Replacement (\$484,350/FY17) – The City was successful in receiving a St. Louis Municipal Park Grant to resurface the asphalt cart paths, replace two of the cart bridges, and replace a portion of the fence at the Creve Coeur Golf Course per the Golf Course Needs Assessment. The project cost will be offset by \$455,150 in grant funding.

Ice Arena Refrigerant Switch-Over Grant Match (\$75,000/FY19) – The Ice Arena cooling system currently uses R-22 refrigerant. Beginning January 1, 2020, the production and importation of R-22 refrigerant is prohibited due to environmental and health risks. Project cost is for a grant match for the cost of transitioning to an alternate cooling system estimated to be \$550,000. An application for a Municipal Park Grant is anticipated in FY18 for implementation in FY19.

Playground Safety Surface Replacement (\$75,000/FY17; \$75,000/FY21) – This project includes the replacement of damaged areas and rejuvenation of the rubberized safety surface beneath the City's playgrounds. The playground at Millennium Park was replaced in FY17. Staff will continue to assess the park with the most-needed surface repairs for the funds slated in FY21.

Golf Course Irrigation System Replacement Grant Match (\$25,200/FY21) – This project includes a 6% grant match to replace existing irrigation system at the Creve Coeur Golf Course estimated to cost \$420,000. The existing system is 41 years old and is becoming unserviceable because of its age. Staff will pursue a grant through the St. Louis Municipal Park Grant Commission in FY21.

Park Bridge Replacement (\$75,007/FY17; \$200,000/FY18) – This project includes the design relating to stream bank protection for a vehicular bridge at Malcom Terrace Park which has significant erosion around its foundation. Construction of the stream bank improvements is planned for FY18.

Park and Dielmann Recreation Complex Parking Lot Repairs (\$13,846/FY17) – Completed in FY17, this project came in under budget (originally budgeted \$25,000) and included the patching, crack sealing, sealing and painting of parking lots at the Dielmann Recreation Complex and Beirne Park.

Ice Arena Office Area Improvements (\$25,000/FY18) – This project involves replacement of a large office window with severe water damage and is not energy efficient, replacing the old office carpet, replacing old florescent light fixtures with LED lights, and replacing the ceiling tile in the Dielmann Recreation Complex Ice Arena office area.

Historic Building Renovation and Preservation (\$30,000/FY18) – This project involves an architectural assessment of the current conditions of two historical log cabins in Conway Park and one historic school house in Lake School Park, as well as recommendations and design specifications for improving and maintaining these buildings in a historically conscious manner. All three buildings have structural and deterioration issues that have progressed beyond routine maintenance.

Tennis Court Repairs (\$50,000/FY18; \$35,000/FY21) – This project involves the repairs to and resurfacing of the tennis courts in the City’s parks in order to maintain the quality necessary for safe and enjoyable play. Improvements are planned for Beirne Park in FY18, Conway Park in FY21 and Lake School Park in FY23 (Future).

Park Trail Improvements Grant Match (\$15,000/FY19) – This project involves resurfacing two asphalt trails and the parking lot at Malcolm Terrace Park. The cost reflects the City’s portion (20%) of a \$75,000 project funded by a federal grant through the Recreational Trails Program. City staff will apply for the grant in FY17 and, if successful, construction would be expected in FY19.

### 9509 Stormwater Projects

Stormwater Master Plan Projects (\$150,000/FY20; \$150,000/FY22) – The Stormwater Master Plan update completed in 2012 identified several projects to be completed over the next several years. The scope of some stormwater projects is greater than what this program can afford, therefore these projects are listed separately below.

Middlebrook Drive Storm Water Improvements (\$1,673/FY16; \$5,000/FY17; \$250,000/FY18) – Project includes replacing the culvert pipes under Middlebrook Drive and making associated repairs to the roadway. In FY13, \$31,075 was spent for the design for this project. In FY16 & FY17, the project’s plans and easement documents were updated. The project has been identified as a high priority by the Stormwater Committee.

Golf Course Dam Stabilization, Pond Siltation Removal & Control Phase 1 & 2 (Phase 1: \$8,127/FY16; \$225,000/FY17; Phase 2: \$70,000/FY18; \$450,000/FY19) – Phase 1 project included repairing the dam which failed in June 2013, de-silting south pond, and installing a bubbler system into the pond to promote a healthier lake system. The repairs for Phase 1 will be completed in FY17. Phase 2 project involves design (FY18) and construction (FY19) for the removal of existing silt from the northern-most lake, and for a built-in mechanical silt/water separator system to capture future silt so it can be more easily maintained. The entire project has been identified as a high priority by the Stormwater Committee.

Alden Lane Culvert Improvements (\$30,605/FY16; \$210,000/FY17) – Project included the design (FY16) and construction (FY17) of an extension to an existing drainage culvert that carries Alden Lane over a creek. The project had been identified as urgent by the Stormwater Committee.

Emerson Road Culvert and Headwall Improvements (project now included in the scope of Emerson Road Improvement Project) – This project involves the removal and replacement of a failing stone and concrete headwall along the west side of Emerson Road and the replacement of the 30” diameter drainage pipe that runs beneath Emerson Road. The City was recently approved a federal grant for the Emerson Road Improvement Project which includes the culvert and headwall improvements. Design of the project is expected in FY18 with construction in FY20. The project has been identified as a high priority by the Stormwater Committee.

### 9510 Street & Sidewalk Projects

Street and Sidewalk Maintenance Program (\$1,518,000/FY17; \$1,125,000/FY18) – The majority of CIP expenditures are dedicated to preserving the City’s streets and sidewalks through concrete-slab replacement, asphalt overlay, and other preservation techniques. Priorities are guided by the City’s infrastructure management program and street rating system. In FY16, the City had a complete review of the conditions of the City’s pavement network which is used to further assist in prioritization of repairs. \$150,000 in funds planned for FY18 were moved to FY17 in order to condense multiple phases for the Laduemont road work, thereby completing the project more efficiently and timely.

Street Reconstruction (\$326,261/FY17; \$300,000/FY18) – The City maintains a large number of ‘composite’ streets – asphalt over concrete – and these projects often result in extensive reconstruction. In FY17, the City completed the reconstruction of Lakeshore Drive. Several subdivisions are being considered for FY18.

Coeur De Ville Drive Improvements – (\$11,288/FY16; \$666,444/FY17; \$20,000/FY18; \$50,000/FY19) – An engineering design began in FY14 through FY16 (\$66,661 total) with construction beginning in FY17 with completion in FY19. The City secured a federal grant to cover \$419,533 of the project cost. The project involved the partial reconstruction of the City-owned portion of Coeur de Ville between Parc Provence and Royal Valley Drive, as well as sidewalk repairs and accessibility ramps from Olive Boulevard to Ladue Road. Additional plantings would be installed between Coeur De Ville and I-270 including around the MoDOT equipment storage area to expand the visual barrier. The scope of the project expanded in FY17 to include additional sidewalk replacement, prompting the need for a second phase of construction (FY18 & FY19).

Warson Road Improvement Project (\$55,040/FY16; \$32,154/FY17; \$588,000/FY18) – The City was successful in obtaining a federal grant (\$428,000) for an asphalt resurfacing and sidewalk accessibility improvement project from the City’s southern city limits to Olive Boulevard. FY16 reflects design and engineering fees with construction in FY18.

Mason Rd. Sidewalk Infill/Conway Rd. to Olive Blvd. Grant Match (\$10,000/FY17) – The project included a conceptual design for a sidewalk to create a continuous pedestrian route along Mason Road between Clayton Road and Olive Boulevard. Creve Coeur is partnering with St. Louis County and the City of Town & Country on this project, with the intent of pursuing grant funding jointly with these two entities. The grant match has not been included in this five-year CIP plan until the timeline and phasing for this project is better defined.

Emerson Sidewalk Improvement Project (\$43,804/FY16; \$348,542/FY17) –The project includes the addition of a sidewalk along the east side of Emerson Road between Ladue Road and Old Ballas Road. The City has been awarded a federal Transportation Alternatives Program grant that will reimburse the City for up to 80% (\$233,600) of the construction costs associated with the project. The City share represents 20% of the construction cost (\$58,400), 100% of the land acquisition cost (\$15,069), and 100% of the design cost (\$36,594).

Emerson Road Improvement Project (\$65,000/FY18; \$592,000/FY20) – The project includes pavement widening and resurfacing, new curb and gutter, and enclosed stormwater facilities along the City-maintained section of Emerson Road from Old Ballas Road to DeSmet Jesuit High School. FY18 cost is for design and engineering, and the FY20 cost represents construction of the project. The City was successful in receiving a federal grant which will fund up to \$444,000 of the construction costs.

Mosley Road Improvement Project – Phases 1 & 2 Design & Grant Match (\$150,000/FY19; \$50,000/FY20; \$193,000/FY21; \$234,000/FY22) – The project includes completing the preliminary design for Mosley Road and minor widening, slight vertical and horizontal alignment changes where necessary, stormwater improvements, sidewalk accessibility improvements, and pavement resurfacing. A conceptual design was completed for \$84,768 in FY14-16. Costs associated in FY19-22 reflect a grant match (approx. 35%) of the construction and easement cost, plus 100% of the design cost. Staff applied for federal grant in FY17 to assist with the cost for phase 1. The project is phased into two projects in order to be more favorably considered for the grant. The total project cost is estimated to be \$1,477,000.

New Ballas Improvement Project Grant Match Phase 1, Phase 2 and Phase 3 (\$250,000/FY20; \$25,000/FY21; 330,000/FY22; \$695,000/Future) – The entire 3-phase project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Conway Road to Olive Boulevard. Phase 1 includes 100% of the design for all three phases and improvements on New Ballas Road from Conway Road to Ladue Road. Phase 2 includes improvements from Ladue Road to Magna Carta Drive. Phase 3 continues improvements from Magna Carta Drive to Olive Boulevard. Costs for FY20-22 reflect a grant match. The grant match includes 100% of the cost of design in FY20 and 30% of the construction cost (FY21-FY23).

Fernview Drive Resurfacing Design and Grant Match (\$50,000/FY19; \$65,000/FY21) – The project represents a grant match for asphalt pavement resurfacing along Fernview Drive from Gallagher Road to Olive Boulevard. Fernview Drive qualifies for federal grant assistance, which the City is pursuing in FY17 in order to qualify for reimbursement of up to 80% of the construction cost. Sidewalks were not included as part of this project, because further study and public outreach is required to determine the feasibility of adding sidewalks. A separate “future project” has been included in the CIP for Fernview and Bellerive Estates sidewalks.

North New Ballas Road Sidewalk Phase 2A Design & Grant Match (\$20,669/FY17; \$25,000/FY18; \$52,500/FY19) – This project includes the design and construction of a sidewalk along the west side of North New Ballas Road from Ladue Road to DeSmet Jesuit High School. Staff plans to apply for a federal Transportation Alternatives Program grant to fund 70% of the easement acquisition and construction cost of the project.

Craig Road Concept Improvement Plan (\$40,000/FY18) – This project involves engineering design services to develop concept-level improvement plans for Craig Road between Olde Cabin Road and Olive Boulevard. A concept improvement plan provides better understanding of options for roadway and sidewalk improvements and provides a basis for pursuing federal grant assistance.

### 9516 Capital Equipment

Proposed funding for capital equipment ranges from \$258,642 to \$354,821 per year over the next five years. Only capital equipment with a cost of \$20,000 or more, and a useful life of five years or longer are included in the CIP.

Public Works Equipment (\$235,000/FY17) – All capital equipment approved in FY17 was purchased under budget (\$38,955). Costs and equipment purchases vary and are described in-depth in the 5-year Fleet Replacement Report FY18-22.

Ice Resurfacing Vehicle Replacement (\$156,000/FY18) – Cost to purchase a new electric ice resurfacing vehicle for the Ice Arena. The current, propane-powered Olympia resurfacers is approximately 14 years old and will be used as a back-up for resurfacing in emergencies.

Police Emergency Command Vehicle Replacement (\$27,955/FY17) – Replaced an existing 2010 Chevrolet Tahoe used for the purpose of emergency management and public safety, as well as the daily operations of the Police Department (PD), with a 2016 Ford Interceptor Utility AWD vehicle. PD received approximately \$10,000 trade-in value for the existing vehicle.

Fairway Mower Replacement (\$30,530/FY17) – Purchased a used fairway mower to replace the 13-year old Jacobsen fairway mower for the Creve Coeur Golf Course.

Police LiveScan Biometric Fingerprint Scanner (\$17,000/FY17) – Cost to replace the 15-year old scanner. Current changes in REJIS/CJIS requirements resulted in numerous updates and standards the current machine cannot meet. The purchase will occur in FY17.

### **Capital Fund - Future Project List**

A list of potential projects for a future CIP is included. Future projects are identified as projects with either no available funding or with a scope and/or estimate that has not been fully developed. These projects are *not* part of the five-year CIP, but may warrant future consideration for funding.

### **POLICE BUILDING FUND (PROP P)**

#### **Police Building Fund Revenues**

In November 2016, Creve Coeur residents voted to approve a \$10.69 million bond measure to provide funding to build a new police station on the existing property of the Government Center at 300 N. New Ballas Road. The bonds will be publically sold and revenue received by the City in FY17.

#### **Police Building Fund Expenses**

##### *9501 – Building & Improvement Projects*

Owner's Representative and Project Manager (\$64,282/FY18; \$64,282/FY19; \$64,282/FY20). In FY17, the City retained Paric (Navigate Building Solutions is the subcontractor) to assist with managing the project for the new police building. In FY17, \$120,000 was allocated from the Capital Fund and reimbursement for this cost is projected to be transferred to the Capital Fund from the Police Building Project Fund in FY17. Owner representative fees for the Police Building are set at a total of \$312,846.

Professional Services (\$781,320/FY18; \$405,070/FY19) – This project includes the professional services required for the Police Building Project, including site survey, building design, site layout, permitting, bidding and construction inspection. Design is expected to be completed in FY18 with most of the testing and construction-related consulting in FY19.

Sitework and Building Construction (\$3,935,384/FY18; \$4,325,384/FY19; \$521,059/FY20) – This phase of the project includes the sitework and building construction of the Police Building Project and various accessibility and security improvement to the existing Government Center. Sitework is expected to be

complete in FY18, building construction is expected to complete in FY19; and accessibility, safety and security improvements to the Government Center are anticipated to be in FY20.

Bond Financing (\$135,000/FY17) – Aspects of this project include the necessary service costs associated with issuing and managing the bonds for the project.

## **DEBT SERVICE**

### **Debt Service Revenues**

The debt service revenues associated with the Police Building Fund will be collected from real estate and property taxes for the next 20 years (sunset in 2037). The tax collection revenue and interest from the estimated \$0.08 tax levy is estimated to generate approximately \$3.9 million for FY18-FY22.

### **Debt Service Expenses**

The debt service expenses associated with the Police Building Fund will be paid through the real and property taxes for the next 20 years (sunset in 2037). The debt service expenditures, including interest and principal expenses, are estimated to be approximately \$3.5 million for FY18-FY22.

## **ALL PROJECT DESCRIPTIONS**

Detailed project description sheets for CIP FY18-FY22 description sheets for Future Projects, as well as the information included herein, are available on the City's website [www.creve-coeur.org/cip](http://www.creve-coeur.org/cip).

## **SCHEDULE**

The CIP FY18-FY22 Schedule is located on the following page.

CC: Planning & Zoning Commission, Finance Committee, Arts Committee, Economic Development Committee, Stormwater Committee, Parks & Historic Preservation Committee, Horticulture, Ecology & Beautification Committee, Energy & Environment Committee

## **ATTACHMENTS**

Exhibit A – CIP FY18-FY22 Spreadsheet (Capital Fund & Police Building Fund)

Exhibit B – CIP FY18-FY22 Capital Fund Project Descriptions & Future Project Descriptions; Police Building Fund Project Descriptions

Exhibit C – CIP FY18-FY22 Citizen Recommendations & Staff Responses

Exhibit D – CIP FY13-FY22 Overview Spreadsheet

Exhibit E – Capital Fund Future Project List

**CAPITAL IMPROVEMENT PROGRAM  
FY 2018-2022 SCHEDULE FOR ANNUAL UPDATE**

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December 1, 2016 – January 17, 2017	Solicit input from citizens, City committees, and City staff
January-February 2017	Staff research, analysis and compilation
February 27, 2017	Proposed CIP submitted to City Council, P&Z and Finance City Council Work Session
March 6, 2017	Planning & Zoning Commission Review
March 7 & 21, 2017	Finance Committee Review
March 27, 2016	City Council Work Session
April 10, 2017	Public Hearing before City Council Possible City Council Approval