

# SAINT CHARLES COUNTY ROAD BOARD

Minutes of  
July 15, 2020

The Wednesday, July 15, 2020, meeting of the St. Charles County Road Board was called to order at 4:00 p.m., in Room 116 of the Administration Building, 201 N. Second Street, St. Charles, Missouri, and via Microsoft Teams by Matthew Johannesman, Chairman.

**Roll Call** – was taken by Amanda Brauer.

Road Board members present were: Cindy Fox-Griffey, Debbie Haley, Caleb Hunter, Matthew Johannesman, Jeanette Koechner, Scott Kolkmeyer, Dan Kuntz, Rick Masterson; Brian Pundmann, Dick Rufkahr, Robert Schmidt, and James Tognoni.

Others in attendance: Derek Koestel and Terry Ridgon (City of Lake St. Louis), Tony Friedman and Wade Montgomery (City of O'Fallon), Nick Galla (City of St. Charles), Amanda Rich (City of St. Peters), Kevin Schuette (City of Wentzville), Chris Bostic (St. Charles County Highway Department), Shawn Leight (CBB), Cole Deming (Cochran), Mike Erdtmann and Gary Whiteside (GBA), Lorne Jackson, Tyson King, and Scott Smith (Lochmueller Group), Mike Busch and Travis Helmkamp (Oates Associates), Eric Allmon (TWM), Arnie Dienoff, Pat Kinsella, and Kelly McGrath (Recording Secretary).

## **Approve Meeting Minutes**

It was moved by Robert Schmidt and seconded by Jeanette Koechner to approve the May 11, 2020 minutes. The motion carried unanimously.

## **Public Comments**

Arnie Dienoff requested the Road Board place on hold 22-25% of the 2020 Road Board budget. Mr. Dienoff doesn't believe the Sonderen Road project should be approved.

## **Spencer Road North Extension – Economic Application**

Amanda Rich presented Spencer Road North Extension – Project Smile Economic Application. The Project to be constructed on adjusted Lot 6 of Lakeside 370 - Premier 370 Business Park is a 142,670 SF build-to-suit single tenant building to serve a confidential client. The Project will be constructed on a 36-acre lot located in the St. Peters' Premier 370 North Business Park. The confidential client has invested significantly into the site and has developed detailed site and building improvement plans and specifications in order to construct a last mile distribution facility that will serve its various product centers located in the St. Charles and St. Louis areas. The client has also invested in the design of necessary road improvements to serve its facility and future phases of the industrial business park. Premier 370 North Business Park is an approximately 235 acres, industrially zone commercial business park, located north of Salt River Road and Route 370, extending from Spencer Road to Lakeside Park Drive/Truman Blvd. The Project will be the first building and site development within the business park.

The transportation improvements will consist of construction of approximately 3,000 lineal feet of new 3 lane concrete roadway with 8 feet wide concrete shoulders. The roadway will be constructed to arterial standards, with roadway lighting, and be similar in design and appearance to Premier Parkway. The new road (Spencer Road North) will extend from the north leg of the existing Spencer Road - Salt River Road

grade separated intersection to east boundary of the Project site. A temporary asphalt cul-de-sac will be constructed at the end of the new road to allow for maintenance and public service. This portion of Spencer Road North will be the first phase of a planned roadway extension connecting Salt River Road to Lakeside Park Drive/Truman Blvd. This future road will provide access to Salt River Road, Route 370 and Highway 70 as development occurs within Premier 370 North Business Park.

The Smile Project will consist of 112 new permanent jobs at the facility and plus 100 - 200 electric van drivers. There is approximately 75+ construction jobs.

The total projected cost of the project is \$2,400,000. The City of St. Peters proposes to contribute \$1,200,000 and the Road Board contributes \$1,200,000 for the Spencer Road North Extension – Project Smile Economic project.

It was moved Caleb Hunter and seconded by Scott Kolkmeier to approve the Spencer Road North Extension – Project Smile Economic project.

### **2021 to 2023 Transportation Improvement Plan**

#### ***Route A***

The Route A project will make improvements in the GM area. The project costs is estimated at \$4,000,000. The design of the project is currently in process.

#### ***I-70 Additional Lane – Bryan Road to TR Hughes***

The I-70 Additional Lane – Bryan Road to TR Hughes project has been awarded \$4,000,000 of the anticipated total of \$8,000,000. The project will improve intersections and outer roads.

#### ***City of O’Fallon - Guthrie Road Improvements Phase 2***

There was discussion regarding City of O’Fallon - Guthrie Road Improvements Phase 2 project. The Guthrie Road Improvements Phase 2 project will realign existing roadway to alleviate several sight distance and safety issues; reconstruct a portion of roadway to alleviate a sight distance issue north of Bluff Brook Drive; install pedestrian infrastructure in the area to aid in travel; and install signals at the Mexico / Guthrie intersection to help traffic queuing as the area continues to develop. The total projected cost of the project is \$2,335,000.00. The City of O’Fallon proposes to contribute \$467,000, and the Road Board contributes \$1,868,000 for the Guthrie Road Improvements Phase 2 project.

The Road Board noted the City of O’Fallon had a GEOTECH survey performed and it was noted more widening of the roadway is required, while aligning a vertical curve, and the project limits has slightly increased. However, the Road Board believes the project is not a phase 2 but a request for overruns on phase 1. It was suggested the City of O’Fallon revise the project and resubmit.

It was moved by Caleb Hunter and seconded by Cindy Fox-Griffey to recommend approval of Guthrie Road Phase 2. Those voting in favor of the motion were: Caleb Hunter and James Tognoni. Those voting against the motion were: Cindy Fox-Griffey, Debbie Haley, Jeanette Koechner, Dan Kuntz, Rick Masterson, Brian Pundmann, Dick Ruffahr, and Robert Schmidt. Scott Kolkmeier abstained. The motion for approval of Guthrie Road Phase 2 was denied 2-8-1.

#### ***City of St. Peters - Truman Road Flood Mitigation Improvements***

There was discussion regarding City of St. Peters - Truman Road Flood Mitigation Improvements. Amanda Rich noted the presented solution is superior to raising Truman Road for the following reasons: achieves the same goal – preventing road closures during flood conditions; significantly less expensive

than raising and reconstruction Truman Road; significantly less disruptive to traffic during construction; requires minimal right-of-way and easement acquisition; and can be accomplished much quicker.

### **Road Board Recommendation Action on 2021 – 2023 TIP**

Scott Kolkmeier noted he is abstaining from voting on O’Fallon – Guthrie Road Phase 2 and Wentzville – Great Oaks projects.

It was moved by Dan Kuntz and seconded by Robert Schmidt to recommend the approval of Great Oaks Boulevard Extension. Those voting in favor of the motion were: Cindy Fox-Griffey, Debbie Haley, Caleb Hunter, Jeanette Koechner, Dan Kuntz, Rick Masterson, Brian Pundmann, Robert Schmidt, and James Tognoni. Those voting against the motion were: Dick Rufkahr. Scott Kolkmeier abstained. The motion to approval of Great Oaks Boulevard Extension was carried 9-1-1.

It was moved by Dan Kuntz and seconded by Robert Schmidt to recommend the approval of the 2021-2023 TIP with the condition to remove Guthrie Road Phase 2 from the 2021-2023 TIP. The motion carried unanimously.

The following are those projects recommended for approval.

#### City of LSL

##### ***Old Highway N Phase 2***

The total projected cost of the project is \$1,430,000. The City of Lake St. Louis proposes to contribute \$26,455, federal contributions are \$871,000, state and other contributions are \$456,111, and the Road Board contributes \$76,434 for the Old Highway N Phase 2 project.

##### ***Old Highway N Phase 3***

The total projected cost of the project is \$1,700,000. The City of Lake St. Louis proposes to contribute \$31,450, federal contributions are \$533,000, state and other contributions are \$331,794, and the Road Board contributes \$803,756 for the Old Highway N Phase 3 project.

#### City of O’Fallon

##### ***Lake St. Louis Boulevard Extension Phase 3***

The total projected cost of the project is \$300,000. The City of O’Fallon proposes to contribute \$60,000, and the Road Board contributes \$240,000 for the Lake St. Louis Boulevard Extension Phase 3 project.

#### City of St. Charles

##### ***Droste Road Extension Study***

The total projected cost of the project is \$150,000. The City of St. Charles proposes to contribute \$30,000, and the Road Board contributes \$120,000 for the Droste Road Extension Study project.

##### ***Hawks Nest Drive Rehabilitation***

The total projected cost of the project is \$3,000,000. The City of St. Charles proposes to contribute \$500,000, federal contributions are \$2,000,000, and the Road Board contributes \$500,000 for the Hawks Nest Drive Rehabilitation project.

##### ***Zumbehl Road & Ipswich Lane Intersection Improvements***

The total projected cost of the project is \$500,000. The City of St. Charles along with the St. Charles School District proposes to contribute \$125,000 (\$62,500 each), federal contributions are \$250,000, and the Road Board contributes \$125,000 for the Zumbehl Road & Ipswich Lane Intersection Improvements project.

City of St. Peters

***Truman Road Flood Mitigation Improvements***

The total projected cost of the project is \$1,575,800. The City of St. Peters proposes to contribute \$157,580, City of St. Charles contributions are \$157,580, and the Road Board contributes \$1,260,640 for the Truman Road Flood Mitigation Improvements project.

***Mid Rivers Mall Drive Right Turn Lane & Multi-Use Path***

The total projected cost of the project is \$206,236.70. The City of St. Peters proposes to contribute \$41,247.34, and the Road Board contributes \$164,989.36 for the Mid Rivers Mall Drive Right Turn Lane & Multi-Use Path project.

City of Wentzville

***Great Oaks Boulevard Extension***

The total projected cost of the project is \$1,600,000. The City of Wentzville proposes to contribute \$320,000, and the Road Board contributes \$1,280,000 for the Great Oaks Boulevard Extension project.

***Route Z and Interstate Drive***

The total projected cost of the project is \$2,400,000. The City of Wentzville proposes to contribute \$600,000, federal contributions are \$1,200,000, and the Road Board contributes \$600,000 for the Route Z and Interstate Drive project.

St Charles County Highway Department

***Lake St. Louis Boulevard Extension***

The total projected cost of the project is \$600,000. The Road Board contributes \$600,000 for the Lake St. Louis Boulevard Extension project.

St. Charles County Transportation Department

***Route A***

The total projected cost of the project is \$4,000,000. The Road Board contributes \$4,000,000.

***Route MO-94 Widening***

The total projected cost of the project is \$4,000,000. The Road Board contributes \$4,000,000.

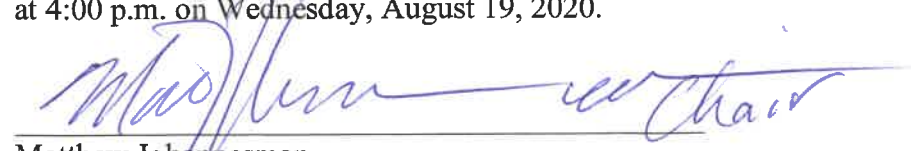
**Road Board Recommendation Action on 2021 Budget**

It was moved by Dan Kuntz and seconded by Robert Schmidt to recommend the approval of the 2021 Budget with the condition to remove Guthrie Road Phase 2 from the 2021 budget. The motion carried unanimously.

**New Business** – There was none.

**Adjournment**

A motion to adjourn was passed. The meeting adjourned at 5:00 p.m. The next tentative meeting will be at 4:00 p.m. on Wednesday, August 19, 2020.



Matthew Johannesman  
Chair, Saint Charles County Road Board