

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*
James Eckrich, Director of Public Works/City Engineer *JE*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, July 23, 2020



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, July 23, 2020 in the Council Chambers.

In attendance were: **Chair Dan Hurt**, (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Michele Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Michael Moore (Ward III); Planning Commission Chair Merrell Hansen; Planning Commissioner John Marino; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Tom McCarthy, Director of Parks, Recreation & Arts; Mike Knight, Assistant City Planner; Annisa Kumerow, Planner; Chris Dietz, Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 21, 2020 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of **May 21, 2020**. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of **3-0** with Councilmember Ohley abstaining.

II. UNFINISHED BUSINESS - None.

III. NEW BUSINESS

A. Selection of Officers and Committee Assignments

Chair of Planning & Public Works Committee/Planning Commission Liaison
Vice Chair of Planning & Public Works Committee
Chesterfield Historic and Landmarks Preservation Committee
Board of Adjustment

Councilmember Ohley made a motion recommending the following appointments:

Chair of Planning & Public Works Committee/Planning Commission Liaison –
Councilmember Hurt
Vice Chair of Planning & Public Works Committee – Councilmember Ohley

The motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

- B. 805 Chesterfield Ctr (Shelbourne Senior Living)—Time Extension to Commence Construction:** A request for a two (2) year extension of time to commence construction after approval of the Site Development Plan for a 8.2-acre area of land zoned “UC”—Urban Core District located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center (18S110148).

STAFF PRESENTATION

Chris Dietz, Planner, stated that the developer is requesting a two-year time extension to commence construction. The developer has cited current market conditions as a hindrance to developing the site. This is the first request for a time extension.

Councilmember Monachella made a motion to forward 805 Chesterfield Ctr (Shelbourne Senior Living)—Time Extension to Commence Construction to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on 805 Chesterfield Ctr (Shelbourne Senior Living)—Time Extension to Commence Construction.]

- C. 17971 North Outer Forty Road (Breckenridge Material)—Time Extension to Commence Construction:** A request for a two (2) year extension of time to commence construction after approval of the Site Development Plan for a 2.688-acre area of land zoned “PI” Planned Industrial District located along the south side of the Missouri river and east of Interstate 64 (16W240041).

STAFF PRESENTATION

Chris Dietz, Planner, stated that Breckenridge Material is requesting a two-year time extension to begin substantial construction for this project. Due to extenuating circumstances, there have been delays in finalizing the design. This is the first request for a time extension.

DISCUSSION

In response to Councilmember Mastorakos’ question, Justin Wyse, Director of Planning, stated that the applicant is making improvements to the site to bring it into compliance with floodplain regulations. The existing operation is currently a temporary facility and the improvements will enable this to become a permanent facility.

Councilmember Ohley made a motion to forward 17971 North Outer Forty Road (Breckenridge Material)—Time Extension to Commence Construction to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on 17971 North Outer Forty Road (Breckenridge Material)—Time Extension to Commence Construction.]

- D. P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)—Time Extension to Submit Site Plan:** A request for a second, eighteen (18) month extension of time to submit a Site Development Concept Plan or Site Development Plan for a 16.0-acre area of land zoned “PC” Planned Commercial District located at the northwest side of the intersection of Chesterfield Airport Rd. and Spirit of St. Louis Blvd. (17V410060, 17V410026 and 17V410037).

STAFF PRESENTATION

Chris Dietz, Planner, stated that the applicant is requesting a second 18-month time extension. The developer has temporarily taken the property off the market due to current market conditions and intends to put it back up for sale in the near future. The developer would like to preserve the zoning for this development for as long as possible.

Councilmember Monachella made a motion to forward P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)—Time Extension to Submit Site Plan to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC.)—Time Extension to Submit Site Plan.]

- E. P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions):** A request for a zoning map amendment from the “M3” Planned Industrial District to the “PI” Planned Industrial District for a tract of land totaling 1.212 acres located on the east side of Chesterfield Industrial Boulevard, south of its intersection with Edison Avenue (18U430158).

STAFF PRESENTATION

Chris Dietz, Planner, stated that the request is for a change in zoning from an “M3” Planned Industrial District to a “PI” Planned Industrial District. The purpose of this request is to update the permitted uses as allowed by the Unified Development Code.

A Public Hearing was held June 22, 2020. The Planning Commission voted unanimously to approve the request with the condition that the following two uses be removed from the Permitted Uses section of the draft Attachment A:

1. Sales Yard Operated by a Church, School or Other Not-for-Profit Organization.
2. Yard for Storage of Contractor’s Equipment, Materials and Supplies.

DISCUSSION

Councilmember Mastorakos asked if the rezoning included additional parking. Mr. Dietz replied that eventually there will be minor modifications to the site including parking modifications to accommodate the proposed office use.

Councilmember Ohley made a motion to forward P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions) to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning Commission, will be needed for the August 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 04-2020 234 Chesterfield Industrial Boulevard (Success Promotions).]

Chair Hurt made a motion to discuss Item G (P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4) before Item F (P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP). The motion was seconded by Councilmember Ohley and passed by a voice vote of 4-0.

G. P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4): An ordinance amending Article 4 of the Unified Development Code to revise regulations pertaining to lighting standards.

STAFF PRESENTATION

Annisa Kumerow, Planner, stated that at the request of the Planning and Public Works Committee, Staff has updated portions of Article 4, Section 31-04-03 Lighting Standards to permit solar lighting installations and consolidate existing requirements in a more logical fashion.

A Public Hearing was held for this request at the June 22, 2020 Planning Commission meeting. There were no speakers for this item and the Planning Commission unanimously recommended approval.

Ms. Kumerow then presented a PowerPoint presentation depicting the existing language and proposed changes to Article 4.

DISCUSSION

Justin Wyse, Director of Planning, reminded the Committee that they directed Staff to review and make recommendations to the Streetlighting Code and Streetlighting Policy at the time that additional solar streetlighting was approved along August Hill Drive from Central Park to the intersection of Willow Weald Path/Stonebrook Court and lighting at Baxter Road.

Councilmember Ohley made a motion to forward P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 05-2020 City of Chesterfield (Unified Development Code-Article 4).]

- F. **P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.)**: An ordinance amending City of Chesterfield Ordinance 3023 to amend the legal description and development criteria for an existing PC&R Planned Commercial and Residence District for a 99.6 acre tract of land located west and southwest of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (18T620185, 18T620206, 18T620053, 18T630272, 18T630195, 18T640248, 18T640260, 18T640271, 18T620174, 18T640183, 18S410240, 18S410206, 18S430259, 18S430282, 18T640336, 17T320158, 18T640237, 18T640259, 18T620064, 17T320169).

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated the applicant is requesting to amend the legal description and development criteria for an existing “PC&R” Planned Commercial and Residence District.

The zoning petition has two main objectives: The first is to incorporate and re-zone a 0.6 acre “C-8” Planned Commercial District parcel to the Planned Commercial and Residence District “PC&R” known as Downtown Chesterfield. The second is to amend the development criteria of the governing ordinance.

A Public Hearing was held on April 27, 2020 at which time the Planning Commission and general public raised several issues. The applicant formally responded to the issues raised and has since provided an updated proposal which the Planning Commission unanimously approved at their June 22, 2020 meeting.

Mr. Knight then presented a PowerPoint depicting a historical summary of the land and comprehensive plan requirements. He also explained that the Governing Ordinance (3023) outlines permitted uses and density limitations to those uses. The uses and density limitations are to remain unchanged with this zoning amendment request. The Ordinance also details three specific Categories (A, B, and C). Categories A and B are applicable to the area south of Wild Horse Creek Road and Category C is north of Wild Horse Creek Road. Each category has specific development requirements that pertain to building placement, volume, floor heights, street façade requirements, façade elements, function, and outdoor space. All of the specific development requirements are provided to achieve the specific development pattern.

Mr. Knight then provided further explanation of the two main objectives of the request.

REQUEST 1 (Rezone parcel from C8 to-Planned Commercial District) - this is to incorporate the 0.6 acre tract of land zoned Planned Commercial District into the Planned Commercial and Residential District. In 2008, when the Planned Commercial and Residential District was created for Downtown Chesterfield, this parcel was under separate ownership and, therefore, not included.

REQUEST 2 (Amended Development Criteria) – The most prominent changes are as follows:

1. Distance Requirement for the Spacing Between Buildings. Categories A and B had a building spacing requirement of 6-15 feet. The applicant is requesting to change the spacing requirement in Category A to 6-125 ft. and 6-20 ft. for Category B. This is to provide the desired view corridors, to provide room for roadways, and to overcome the topographical challenges of the site.

2. Building's Street Façade – Current Ordinance requirements are:
 - a. All buildings have to be pushed up against all roadways for 65% of that frontage. The applicant is requesting relief from that requirement for all perimeter roads, i.e., Wild Horse Creek Road, Chesterfield Parkway West and Burkhardt Place. Instead, the applicant wants the focus to be on the main street and not the external roads.
3. Building Function – The current Ordinance contains very specific language for each building for Categories A and B which requires retail on the first floor with office and residential only being permitted on upper stories. Although the applicant would like for some of that to remain in the development, they also want the ability to have standalone residential, office and retail buildings.

The current Ordinance also requires that parking structures have ground floor retail on the first floor along the street frontage. The applicant is requesting to amend the language to state that ground floor retail, office commercial or an architectural design that blends into the surrounding will be required along street frontage.

4. With all Planned Districts, there is a requirement that a Preliminary Development Plan (PDP) accompany the Attachment A. The PDP is essentially an out-boundary summary but with no spatial representation of where it would be within the acreage. During the Public Hearing, there was a desire for a more specific PDP that outlined roadways, lots, categories, proposed and existing traffic signals, and amenities. The amenities have been added to the Attachment A and the PDP now includes streetscapes for every roadway.

Specific Ordinance Language

The applicant has stated their desire that internal streets, (Main Street, Mixed Use, Connector), the lake, and surrounding amenities be dedicated to the City as public, along with a willingness to enter into an agreement to perform standard maintenance. After discussing this issue with all City departments, Staff has included language in the Attachment A that the streets and amenities will be privately-owned and maintained unless an alternate agreement is reached and executed between the City and Wildhorse Village, LP whereby the City of Chesterfield accepts the internal streets and/or amenities as public – but the City is under no obligation to enter into any such agreement.

Additional Proposed Language for Attachment A

Since Planning Commission, the applicant has submitted additional proposed language to be incorporated into the Attachment A. This language includes the following:

- Only permit surface parking on-street and attached to the grocery use.
- Require retail within a defined area on the urban main street.
- Address building heights throughout the development.
- Require view corridors.
- Add additional restrictions for mechanical equipment along Chesterfield Parkway.
- Require additional landscaping along the frontage of Lot 2A.
- Require medians to be included and that the medians be landscaped.
- Require a stepped terrace amenity.
- Restrict on-street parking on two connector streets from the arterial road onto Lakefront Street.

DISCUSSION

At the Chair's request, Tom McCarthy, Director of Parks, Recreation and Arts, spoke and stated that the proposed trails and amenities are very much in line with the Parks Master Plan and they complement Central Park very nicely.

Mr. Banks, a member of the Citizens for Developing Downtown Chesterfield, spoke on behalf of the citizens committee. He thanked the developer, City Council and Staff for working closely with them and listening to their concerns. They are very pleased with many of the changes presented.

Mr. George Stock, Stock & Associates Consulting Engineers, representing the applicant (Jeff Tegethoff), presented the proposed additions to the Attachment A that they are requesting. Areas of discussion included the following:

1. Building function - Lots 1 and 6 in Category A and B exclusive to residential use. Defined designated areas of retail commercial.
2. Parking – surface parking restrictions.
3. Building heights – Categories A and B, maximum heights of buildings fronting Chesterfield Parkway, Wild Horse Creek Road, other non-residential buildings, all residential buildings not fronting Chesterfield Parkway or Wild Horse Creek Road, and buildings shown as Lots 1 and 6.
4. Mechanical equipment – placement and screening of mechanical equipment.
5. Landscape buffer – size of variable width landscape buffer on Lot 2A.
6. View Corridors – space requirement relative to a proposed restaurant

MOTIONS

Considerable discussion took place before and after each of the following motions.

Motion 1

Councilmember Monachella made a motion to amend Section I.B.1 Building Function and I.B.2 Building Function by adding:

Retail commercial: Required on the first story of buildings fronting Lakefront Street from the intersection of Lakefront Street and Burkhardt Place to the intersection of Lakefront Street and connecting street to Wild Horse Creek Road at the I-64 offramp. Also required past that same connecting road heading south through the view corridor wrapping around lakeside.

The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-1** with Chair Hurt voting nay.

Motion 2

Councilmember Ohley made a motion to amend I.B.1 Building Function and I.B.2 Building Function by adding:

Pedestrian access to lobbies shall be permitted fronting Lakefront Street.

The motion was seconded by Councilmember Mastorakos and **passed by a vote of 4-0.**

Motion 3

Chair Hurt made a motion to amend Building Height I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height for buildings in the geographic areas shown as Lots 1 and 6 on the Preliminary Development Plan: 50 feet above grade of the unit entry.

The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0

Motion 4

Councilmember Ohley made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height for all residential buildings not fronting Chesterfield Parkway or Wild Horse Creek Road: 100 feet at grade of adjacent roadway exclusive of mechanical units.

The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

Motion 5

Councilmember Ohley made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height of all other non-residential buildings: 4 stories; and maximum building height of buildings fronting Wild Horse Creek Road: 5 stories.

The motion died for lack of second.

Motion 6

Chair Hurt made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height of buildings fronting Chesterfield Parkway West: 2 stories. From the intersection of Burkhardt Place extending north to the connector street from Chesterfield Parkway West to Lakefront Street - buildings may step to four (4) stories sixty (60) feet west of the right-of-way line of Chesterfield Parkway West.

The motion was seconded by Councilmember Monachella and **passed** by a vote of 3-1 with Councilmember Ohley voting nay.

Motion 7

Councilmember Mastorakos made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height of buildings fronting Wild Horse Creek Road: 4 stories

The motion was seconded by Councilmember Monachella and **passed** by a vote of 3-1 with Councilmember Ohley voting nay.

Motion 8

Councilmember Ohley made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height of all other non-residential buildings: 4 stories; and maximum building height of buildings fronting Wild Horse Creek Road: 5 stories.

The motion died for lack of second.

Motion 9

Chair Hurt made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Maximum building height of all other non-residential buildings: 4 stories

The motion was seconded by Councilmember Ohley and **passed** by a vote of 3-1 with Councilmember Mastorakos voting nay.

Motion 10

Councilmember Mastorakos made a motion to amend I.B.1 Building Volume and I.B.2 Building Volume by adding:

Four (4) story buildings shall be allowed along Chesterfield Parkway West north of the connector drive between Chesterfield Parkway West and Lakefront Drive to Wildhorse Creek Road.

The motion was seconded by Councilmember Ohley and **passed** by a vote of 4-0.

Motion 11

Chair Hurt made a motion to amend I.D.3 Landscape and Tree Requirements by adding:

The geographic area shown as Lot 2A on the Preliminary Development Plan shall have a variable width landscape buffer that is a minimum 60' in width for at least 60% of the frontage along Wild Horse Creek Rd., but will not go below the required 15' in width.

The motion was seconded by Councilmember Ohley and **passed** by a vote of 4-0.

Motion 12

Councilmember Ohley made a motion to amend I.P.8 Miscellaneous by adding:

Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield

Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor. A single-story restaurant may be permitted in the view corridor subject to a sight line evaluation during review of the Site Development Section Plan that demonstrates that the view of the lake from Chesterfield Parkway is maintained. The view corridors on Wild Horse Creek Road shall have one with a minimum of 25' in width maintained through the corridor and one with a minimum 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway to Lakefront Street. The view corridors supersede all other spacing requirements built into this ordinance.

The motion was seconded by Councilmember Monachella and **failed** by a vote of 2-2 with Chair Hurt and Councilmember Mastorakos voting nay.

Motion 13

Councilmember Ohley made a motion to amend I.G.5 Architectural Requirements by adding:

Buildings fronting Chesterfield Parkway West prohibit ground mounted mechanical units and rooftop mechanical equipment shall be permitted on roofs within architecturally designed mechanical enclosed penthouses.

The motion was seconded by Councilmember Mastorakos and **failed** by a vote of 2-2 with Chair Hurt and Councilmember Monachella voting nay.

Motion 14

Councilmember Mastorakos made a motion to recommend approval of P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP.), as amended above and including the following additional amendments:

Amend Section I.B.1 Building Function by adding:

Residential: The geographic areas shown as Lots 1 and 6 of the Preliminary Development Plan are exclusively residential units.

Amend Section I.B.1 by adding:

Parking:

- **Surface parking is prohibited except in relation to the grocery use and on-street parking.**
- **On-street parking is prohibited on the connecting road from Wild Horse Creek Road at the I-64 off-ramp to Lakefront Street and the connecting road from Chesterfield Parkway to Lakefront Street.**

Amend Section I.B.2 Building Function by adding:

Residential: The geographic areas shown as Lots 1 and 6 of the Preliminary Development Plan are exclusively residential units.

Amend Section I.B.2 by adding:

Parking:

- Surface parking is prohibited except in relation to the grocery use and on-street parking.
- On-street parking is prohibited on the connecting road from Wild Horse Creek Road at the I-64 off-ramp to Lakefront Street and the connecting road from Chesterfield Parkway to Lakefront Street.

Amend Section I.D Landscape and Tree Requirements by adding:

4. All medians within the development are required to be landscaped.

Amend Section I.G. Architectural Requirements by adding:

5. Buildings fronting Chesterfield Parkway prohibit ground mounted mechanical units and rooftop mechanical units.

Amend Section I.P Miscellaneous by adding:

8. Three view corridors from the external arterial roadways to Lake III are required as seen in the location depicted on the Preliminary Development Plan. Two view corridors are required on Wild Horse Creek Road and one view corridor is required on Chesterfield Parkway as seen on the Preliminary Development Plan. The view corridor on Chesterfield Parkway shall be at minimum 300 feet in width throughout the entire corridor and the view corridors on Wild Horse Creek Road shall have one with a minimum of 25' in width maintained through the corridor and one with a minimum 125' in width maintained through the corridor. The 300' view corridor shall consist predominately of green space outside of the connecting road from Chesterfield Parkway to Lakefront Street. The view corridors supersede all other spacing requirements built into this ordinance.

Amend Section I.P.6 Miscellaneous by adding:

4. Terraced plaza to be included in the required amenities.

The motion was seconded by Councilmember Monachella and passed by a vote of 3-1 with Councilmember Ohley voting nay.

The project moves forward to City Council.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the August 3, 2020 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on P.Z. 03-2020 Downtown Chesterfield (Wildhorse Village LP).]

Chair Ohley made a motion to discuss New Business Item I, Solid Waste Agreement, before Item H, Vehicle Replacement Plan. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.

I. Solid Waste Agreement

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that the City's seven-year contract with Republic Services will end on July 31, 2021. Republic Services has had the solid waste contract with the City since 1990. The current rate for the remainder of the contract is \$14.58 per month for solid waste and recycling with a \$13.12 rate for seniors. In the past, previous extensions have always been negotiated by Staff and then brought to Council for approval. However, Staff is requesting that Council make the decision as to whether to negotiate a new contract with Republic Services or whether to publicly bid a new contract.

DISCUSSION

Chair Hurt commented that the City has not held a public bid for 21 years. Even though Republic Services has always provided excellent service for the City and they have been very community-friendly, he would prefer that a public bid take place.

Ms. Susan Piazza, Manager of Municipal Sales for Republic Services, stated Republic's partnership with the City goes beyond just providing solid waste, recycling and yard waste services. Their Chesterfield drivers have over 155 years of combined service. Their drivers truly get to know the City's residents and the nuances of certain streets, stops and subdivisions that only come with experience. She stated that while she understands Chair Hurt's desire to consider a bid, there is a lot more to consider than just price. Some cities change for very little money and find it is very disruptive to their residents.

In response to Councilmember Monachella's question, Ms. Piazza stated that the contract period does not have to be seven years. They negotiate three- and five-year contracts and provide for one-year extensions. Chesterfield's seven-year contract is the longest contract they have.

Councilmember Mastorakos asked if the City would be required to accept the lowest bid if the City went out for bid. Mr. Eckrich stated that based on the City's Purchasing Policy, the City is not required to accept the lowest bid, however, we should consider the lowest bid and are required to have a reason for not accepting the lowest bid.

Councilmember Mastorakos stated that as elected officials, we have the responsibility to explore other possibilities. However, Republic Services has provided excellent service and has been very responsive when called. Mr. Eckrich stated that he receives very few complaints regarding Republic Services. Additionally, when he was with a previous employer, haulers were changed twice and it was very disruptive for the residents. Alternatively, the only way to know if the City is receiving the lowest price is to bid the contract. There are positives and negatives to both sides.

Councilmember Ohley made a motion to forward to City Council a recommendation that Staff negotiate a new contract with Republic Services. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-1** with Chair Hurt voting nay.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Solid Waste Agreement.]

H. Vehicle Replacement Plan

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that during the 2020 Budget deliberations, members of the City Council expressed their desire for Staff to better define the City's Vehicle Replacement Program. Members of the Council asked for specific data to support the recommendations for replacement.

Current Replacement Plan

The current replacement cycle has been generated based upon industry standards, the City's 30+ years of experience, and the knowledge of our Fleet Maintenance Staff. The City's Fleet Maintenance Division is an ASE Blue Seal certified shop, comprised of a Fleet Maintenance Supervisor and five mechanics. All Fleet Maintenance personnel are ASE certified and five of the six are ASE Master Technicians. The Fleet Maintenance Division maintains 420 City assets which includes 125 trucks and vehicles, all parks equipment and all public works equipment. The 2020 budget includes the replacement of six vehicles and trucks, of which four have been deferred due to COVID-19.

Factors In Determining Vehicle Replacement

- Age
- Mileage
- Vehicle Type
- Reliability
- Maintenance and Repair Costs
- Condition

Fleet Replacement Guidelines

Mr. Eckrich stated that he recently became aware of a Point Replacement Guideline system that he believes would be beneficial to the City. Vehicles are assigned points for their age, mileage, type of service, reliability, maintenance and repair costs (M&R), and condition. Those points are then used to assign a condition to the vehicle: Excellent, Good, Qualifies for Replacement, or Needs Immediate Consideration. The City can still maintain a long-term capital plan based upon the age of each vehicle, however, prior to incorporation into the budget, a vehicle would also need to meet the Points Replacement Guidelines. If a vehicle did meet the Guidelines, it could be incorporated into the City Budget. If it did not meet the Guidelines, money could be set aside to fund the vehicle's replacement at a future date.

Vehicle Replacement Cycles

Vehicle replacement cycles vary significantly among organizations. The City's replacement cycles are within the cycle limits common to other agencies. However, there is a financial benefit to the City to extend the life of its vehicles for as long as possible. Therefore, in conjunction with the Fleet Replacement Guidelines point system, Staff is recommending the following replacement extensions:

- Sedans increased from 8 years to 10 years
- Light duty trucks increased from 7 to 8 years
- Medium and heavy-duty trucks increased from 8 years to 10 years

Summary

Unless directed otherwise, the Public Works Department will implement the Point Replacement Guidelines and adjust replacement cycles. Future budget requests will include the Points of the

vehicles to be replaced and the Planning and Public Works Committee will receive an annual report of the plan and overall points of the public works fleet.

Councilmember Mastorakos made a motion to adopt the Point Replacement Guidelines program and to modify the replacement schedule for the City's fleet vehicles. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

IV. OTHER

Councilmember Ohley stated that she received an email from a resident who is requesting that the City's Street Tree Replacement Program be discontinued relative to the Emerald Ash Borer (EAB) program. The resident believes it is not cost-effective because the roots of the trees raise concrete slabs, creating a need for replacement. She suggested to either discontinue replacement or replant trees on private property. As part of the EAB program, Mr. Eckrich stated that replacement on private property was recommended, however, Council voted to keep replacements in the right-of-way which is maintained by the City. Once a tree is moved onto residential property, that tree is no longer maintained by the City.

Discussion was held by Councilmember Ohley and the Committee as to what specific direction to provide Staff. Mr. Eckrich stated that he has been working with the City Arborist to provide a status and analysis of the EAB program. He offered to include an analysis of the City's Tree Planting / Replacement Program as part of that report. The Committee was agreeable to that course of action, and will consider that report at a later date.

In addition, Councilmember Ohley asked Mr. Eckrich to contact St. Louis County and request that a solar pedestrian crosswalk light be placed at the intersection of August Hill and Baxter Road. Mr. Eckrich indicated that he had recently sent a letter to St. Louis County requesting that they consider pedestrian accommodations at that intersection, but he has not yet received a response. It was agreed that Mr. Eckrich would provide the Committee with a copy of the letter.

V. ADJOURNMENT

The meeting adjourned at 8:55 p.m.