

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: James Eckrich, Director of Public Works/City Engineer 

SUBJECT: Planning & Public Works Committee [Virtual Meeting](#)
Summary Thursday, January 7, 2021



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held virtually via Zoom on Thursday, January 7, 2021.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; and Mary Ann Madden, Recording Secretary.

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

I. [APPROVAL OF MEETING SUMMARY](#)

A. Approval of the December 10, 2020 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of December 10, 2020. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4 to 0.**

II. [UNFINISHED BUSINESS](#) - None.

III. [NEW BUSINESS](#)

A. Burkhardt Place Easements & Maintenance Agreement (Ward 2)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, referred to the development at the intersection of Chesterfield Parkway and Wild Horse Creek Road, which includes construction of the extension of Burkhardt Place.

As part of the development plan process for this project, the Metropolitan St. Louis Sewer District (MSD) has reviewed plans for sanitary and storm sewer service and they have requested several actions from the City as outlined below:

- Vacation of two existing easements where the nearby sanitary sewer is not located within the existing MSD easement.

- Dedication of two new easements to replace the above-mentioned easement vacations. These easements will be centered over the existing sanitary sewer and will allow MSD to continue to maintain these sanitary sewers.
- Execution of a BMP Maintenance Agreement with MSD, which will ensure that the City maintains the hydrodynamic separator installed for water quality purposes as part of this project.
- Dedication of a storm water easement located near the hydrodynamic separator. The dedication of this easement is necessary to cover the drainage path from Burkhardt Place to the hydrodynamic separator.

It was noted that there is a minimal cost involved with maintaining the hydrodynamic separator. Staff is requesting a recommendation from the Committee to City Council to proceed with these items.

Councilmember Monachella made a motion to forward an ordinance for Burkhardt Place Easements and Maintenance Agreement to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 4 to 0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the January 19, 2021 City Council Meeting. See Bill No.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on Burkhardt Place Easements and Maintenance Agreement.]

B. Monarch-Chesterfield Levee Trail Easements (Ward 4)

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that Staff has been pursuing the construction of Phase VI of the Monarch-Chesterfield Levee Trail for some time. This section of the Levee Trail will fill the missing gap from I-64 to the northeast corner of Top Golf, which encompasses six properties. Four of the parcels are owned in part by four separate trusts of the Graeler family; one other parcel is owned by the Graeler family; and one small property is owned by Andrew Brown. The City has been successful in acquiring the easement from Mr. Brown at 16849 North Outer 40 Road so the ordinance associated with that property is no longer necessary.

Staff would like to move the proposed ordinances forward to City Council for the remaining five parcels. The ordinances authorize the City to make a financial offer for the easements based upon the appraised value of approximately \$27,700. If the City is not successful in such negotiations, the ordinance dictates that condemnation procedures can be initiated. All of this has been reviewed in detail with both the City Attorney and the City Administrator.

Discussion

Construction Cost

Mr. Eckrich confirmed that any acquisition and construction costs for the 1.5 mile trail project will be 100% funded by the Chesterfield Valley Transportation Development District.

Condemnation

Councilmember Mastorakos expressed concerns that condemnation would be an automatic process. While she understands that the City cannot go into negotiations without giving notice that condemnation procedures could be enacted, she requested that the results of any negotiations be brought back to the Committee before condemnation proceedings begin.

Mr. Eckrich explained that once City Council approves the proposed ordinances, condemnation proceedings could begin without further approval from Council. However, if requested by Council or the PPW Committee, Public Works Staff would certainly be willing to notify Council or the PPW Committee. By proceeding in this manner, if negotiations would fail, the PPW Committee or Council would receive notice and have the option to stop condemnation proceedings. Otherwise, if negotiations fail, we will proceed with condemnation as detailed in the ordinance.

After further discussion, it was agreed that this matter would be discussed at the next Council meeting to determine how Council would like to proceed in the event negotiations fail in acquiring the needed easements.

Councilmember Ohley made a motion to forward ordinances authorizing condemnation of certain interests in real property for the purpose of constructing Phase VI of the Monarch-Chesterfield Levee Trail extension to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4 to 0.

Note: Five Bills, as recommended by the Planning & Public Works Committee, will be needed for the January 19, 2021 City Council Meeting. See Bill Nos.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the Monarch-Chesterfield Levee Trail Easements.]

C. Solid Waste Agreement

STAFF PRESENTATION

Jim Eckrich, Director of Public Works/City Engineer, stated that at City Council's request, he has negotiated an Agreement with Republic Services to continue as the City's solid waste provider for a period of five years, with an optional two-year extension. The terms of the Agreement were finalized by the City Attorney who negotiated the final language with the attorneys from Republic Services.

Items specifically addressed in the contract are as follows:

Length of Agreement

The City's previous agreement was for seven years. Council expressed the desire for a shorter contract period, therefore, this Agreement has been adjusted to a five-year contract with an optional two-year extension if said extension is mutually agreeable.

Senior Rate

The senior discount has been increased from 10% to 15% in the proposed Agreement. Additionally, Republic Services has offered to host "sign-up sessions" at City Hall for residents who want to sign up for the senior rate.

Yard Waste Options

Residents will still have the ability to sign up for yard waste to be billed quarterly, or annually at a reduced rate. However, for residents who do not need full yard waste service but who occasionally want to place yard waste at the curb, Republic Services will offer a one-time yard waste service at a cost of \$8 for up to 4 bags/bundles, \$12 for 5 to 8 bags/bundles, plus \$1 per bag/bundle for all bags/bundles up to 20.

Contract Language

Because the language in the existing Agreement is vague and outdated, a new Agreement has been drafted. The revised Agreement clarifies the requirements of both parties, including a provision for complaints and missed pickups as previously discussed by City Council.

Costs

Staff attempted to obtain a year-one price that was the same or below that which is currently being paid by the residents. After considerable negotiation, Staff was able to negotiate a reduced cost for senior citizens from \$13.12/month to \$12.64/month. However, the lowest rate Staff was able to negotiate city-wide is a 2% increase in year-one from \$14.58/month to \$14.87/month. It was noted that what the City currently pays is one of the lowest rates in the St. Louis area, and that there has been no rate increase since August 1, 2019.

The costs will be adjusted annually. If the current Agreement is approved, the new costs become effective August 1, 2021 with the first cost increase effective August 1, 2022 based upon the CPI for water, trash, and sewer as judged in April.

Recommendation

Staff believes that the terms negotiated are favorable to the residents of Chesterfield and recommends that the City Administrator be directed to execute the proposed Agreement. Should City Council oppose the execution of this Agreement, they should direct Staff to make specific modifications or to publicly bid a new solid waste contract.

Councilmember Hurt reported that he had received an unsolicited email from Mr. Tony Lamantia of Waste Connections regarding solid waste collection for Chesterfield, which has been shared with the Committee members. It was then agreed that both Ms. Susan Piazza of Republic Services and Mr. Lamantia would be given the opportunity to address the Committee.

Republic Services

Ms. Susan Piazza of Republic Services provided the following information about yard waste.

Occasional Yard Waste Pick-up

Republic Services has designated yard waste routes throughout the City. If a resident needs a one-time pick-up of yard waste, it can be scheduled by calling Republic Services' office and the bags/bundles would be picked up during Republic's normal weekly routes.

Prior to the next Council meeting, Ms. Piazza was asked to work out the details with Mr. Eckrich of how occasional yard waste pick-up would be implemented - specifically how residents should schedule a pick-up; how much notice residents need to give Republic Services when requesting a pick-up; and how residents would be notified of the normal collection day schedule for their particular neighborhood.

Payment for Occasional Pick-up

Residents will be required to pay at time of scheduling for occasional yard waste pick-ups. Payments can be made by credit card or by providing payment directly to Republic Services; billing services for a one-time pick-up will not be provided.

Quarterly Billing vs. Annual Billing

For regular yard waste pick-up services, residents would be billed quarterly at the rate of \$15.65/month; if a resident chooses an annual billing, the rate drops to \$14.35/month.

Waste Connections

Mr. Tony Lamantia of Waste Connections provided the following information:

City Comparisons

Councilmember Ohley asked for clarification on how Mr. Lamantia chose the cities outlined in his email as cities to be compared with Chesterfield. She also noted that agreements are not awarded solely on price as residents are also concerned about the quality of service and reliability.

Mr. Lamantia referred to the 24 municipalities referenced in the Staff Report. He noted that some of those municipalities have a package that includes trash/recycling and yard waste for one cost compared to Chesterfield having a set price for trash/recycling with an optional charge for yard waste so it is difficult to compare those price-wise.

The cities that were provided in Mr. Lamantia's email are those cities whose contracts were up in 2019-2020. He noted that when these were publicly bid, the costs went down substantially and the senior discounts went up substantially.

Service

In the past two years, Waste Connections has taken over solid waste removal for Wildwood, Crestwood, St. Ann, Vinita Park, and Washington, MO. The take-over was seamless and service has been "outstanding".

Free Municipal Services

Waste Connections would match the free municipal services of trash pick-up at 11 different City sites as outlined in Republic Services' proposed agreement. Mr. Lamantia stated that they are willing to help out as much as possible with keeping costs down. He noted that by "keeping a good safety record and having a local landfill", they are able to do that.

Republic Services

Ms. Piazza stated that she disagrees with the comment made in Mr. Lamantia's email that while the City likes Republic Services, it is not in the best interests of the residents. She noted that "Republic's reputation, the drivers' engagement with the residents on their routes, and knowing the nuances of the streets and routes is absolutely in the residents' best interest for continued service without any interruption in what they have come to expect".

Discussion

Councilmember Hurt pointed out that his past experience with both Ms. Piazza and Mr. Lamantia has been excellent. However, he would be voting against recommending Republic Services' agreement because he supports bidding the project.

Councilmember Ohley made a motion to forward the Solid Waste Agreement with Republic Services to City Council with a recommendation to approve. The motion was seconded by

Councilmember Monachella and **passed** by a voice vote of 3-1 with Councilmember Hurt voting “no”.

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

IV. OTHER

Planning Commission Chair Merrell Hansen reminded the Committee of the Planning Commission’s upcoming meeting on January 11th, preceded by a Site Plan Committee meeting at which time an Amended Site Development Concept Plan for Downtown Chesterfield will be presented, along with Amended Architectural Elevations for The District.

V. ADJOURNMENT

The meeting adjourned at 6:20 p.m.