



MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, August 6, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, August 6, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Harry O'Rourke, Interim City Attorney; Planning Commission Chair Stanley Proctor; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jessica Henry, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:32 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the July 23, 2015 Committee Meeting Summary.

Councilmember Hurt made a motion to approve the Meeting Summary of July 23, 2015. The motion was seconded by Councilmember Nations and passed by a voice vote of 3-0.

II. OLD BUSINESS - None.

III. NEW BUSINESS

- A. P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road): A request for a zoning map amendment from an "NU" Non-Urban District to an "E-1" Estate One-Acre District for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

STAFF REPORT

Jessica Henry, Project Planner, stated the Petitioner is requesting to zone the property "E-1" as the first step of a two-step zoning process followed by an additional petition for a zoning map amendment to obtain "PUD" zoning. The Petitioner has submitted an outboundary survey that meets all City Code requirements. A Public Hearing was held on June 22, 2015 at which time no issues were raised. A vote was taken at the July 27, 2015 Planning Commission meeting where a motion to approve was unanimously passed.

- B. **P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road)**: A request for a zoning map amendment from an “E-1” Estate One-Acre District to a “PUD” Planned Unit Development for 50.5279 acres located on the south side of Wild Horse Creek Road west of its intersection of Long Road and east of its intersection with Arbor Grove Court (18V330035).

STAFF REPORT

Jessica Henry, Project Planner, stated that this petition is the second step of the zoning procedure in order to establish a “PUD” District. A Public Hearing was also held on June 22, 2015 and no issues were raised, therefore a vote was taken at the July 27, 2015 Planning Commission meeting. Ms. Henry stated a preliminary plan had been submitted. They are proposing two access points; the main entrance is off Wild Horse Creek Road and a secondary entrance off Deep Forest Drive. There will be 47 lots on 50.5 acres. The plan includes a large 7.82 acre greenspace preservation area and 39% common open space. Amenities include a walking trail, a multi-sports field, a playground and other recreational areas.

At the July 27, 2015 Planning Commission vote meeting, Staff proposed that two amendments be included in the Attachment A. The first was to clarify that the paved portion of the walking trail would be permitted within the greenspace preservation area and the second was to clarify that a 30 ft. cross access easement to the adjacent church property to the west would be shown both on the preliminary plan and within the Attachment A. A vote on a motion to approve the petition with the amendments to the Attachment A was unanimously approved.

Staff is recommending approval of both requests.

DISCUSSION

Planning Commission Chair Stanley Proctor advised there were no concerns raised at the Public Hearing by Staff or the Planning Commission so an issues meeting was not required and the proposal was unanimously approved.

Chair Fults recalled that a different developer had previously presented a plan for this site but the Planning Commission was not happy with it. Mr. Proctor concurred and stated the new Developer took into consideration the issues raised by the Planning Commission and has revised the plan considerably. Chair Fults stated she is very pleased with the amount of “community” areas incorporated in the project along with the new street configuration.

Councilmember Hurt asked if the surrounding neighbors were in favor of the proposal. Chair Fults stated the residents know the land will be developed and are pleased with the current proposal. Mayor Nation pointed out the proposed plan is consistent with surrounding developments.

Mayor Nation's noted his concern regarding the type of buffer utilized at a neighboring development, which he feels looks “unkempt”. It was explained that there are “landscaped” buffers and “undisturbed” buffers, which can include a lot of native plantings. Ms. Aimee Nassif, Planning and Development Services Director, stated Staff has not yet had any discussions with the Developer on the details of the proposed plantings as this project is not at the site plan stage, however, there will be some “undisturbed” areas that will be preserved in their natural state.

There was further discussion regarding the existing access points along Wild Horse Creek Road. Mr. Mike Geisel, Director of Public Services, pointed out that the location of the access off of Wild Horse Creek Road for the subject development is dictated by the water main that runs parallel to

Wild Horse Creek Road. As the area develops, Councilmember Hurt stated that the City should encourage keeping access points at least 500-600 feet apart along Wild Horse Creek Road.

Councilmember Fults made a motion to forward P.Z. 04-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 3-0.

Councilmember Fults made a motion to forward P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road) to City Council with a recommendation to approve. The motion was seconded by Councilmember Nations and **passed** by a voice vote of 3-0.

Note: Two Bills, as recommended by the Planning Commission, will be needed for the August 17, 2015 City Council Meeting. See Bills #

[Please see the attached reports prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 04- 2015 and P.Z. 05-2015 Arbors at Wilmas Farm (17508 Wild Horse Creek Road).]

C. Compressed Natural Gas Fueling Station and Truck Conversions

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, gave a brief history of Compressed Natural Gas (CNG) in Chesterfield and stated the following:

- ❖ September 2013 – Parkway School District constructed a CNG station and purchased 30 new CNG fueled buses utilizing federal grant funding.
 - Chesterfield began negotiations for future utilization of the CNG station to provide for early entry and trial conversions of PW CNG vehicles.
- ❖ March 2014 – Chesterfield applied for Congestion Mitigation and Air Quality (CMAQ) grant to construct a CNG station and convert trucks. Grant was denied.
- ❖ December 2014 – City Council authorized use of \$125,000 to upgrade five vehicles for CNG and to enter into an agreement with Parkway for use of their CNG station.
 - Parkway agreed to allow the City to use their CNG station waiving original cost and to provide fuel at their direct cost.
- ❖ Council concurred with long term strategy for the City to obtain a fueling facility and subsequent additional vehicle conversions.
- ❖ March 2015 – City reapplied for CMAQ grant. In June, City is notified that grant is successful.

Mr. Eckrich stated the grant is administered by MoDOT. The maximum grant amount available is 80% of costs and the City did qualify for 80%. The grant will fund 80% of costs for a new CNG station and the incremental cost to upgrade 13 trucks for CNG. Mr. Eckrich provided the following details of the grant:

- ❖ Total project cost to construct the CNG facility and upgrade 13 vehicles is \$1,400,030 of which \$1,120,023 will be reimbursed through the grant.
 - \$1,400,030 for City-owned CNG station – City cost is 20% or \$209,606.
 - \$352,000 for 13 vehicle upgrades to CNG – City cost is 20% or \$70,400.
- ❖ **TOTAL NET COST TO THE CITY IS \$280,006.**

DISCUSSION

In response to Committee questions, the following items were discussed and clarified.

Grant Reimbursement: Progress pay requests will be submitted throughout the construction process and reimbursements are normally received within a few weeks of each request.

Length of Project: The project will begin later this year and continue through 2017 but the actual construction of the fueling station will take approximately one year.

Net Cost to the City: Of the \$280,006 cost to the City, \$238,406 will come from the General Fund-Fund Reserves and \$41,600 will come from the Capital Project Fund.

Funding for Additional Trucks: The proposed project does not include the cost of purchasing additional CNG trucks. The proposed project only includes the cost to upgrade 13 new trucks. After these trucks are purchased, approximately half of the City's Street Maintenance fleet will be CNG. Starting in 2018, the City will need to purchase additional vehicles and they will most likely be diesel and gas vehicles as it is not the City's intent to convert all vehicles to CNG.

Location of CNG Fueling Station: The fueling station will be located at the Public Works facility in the area west of the existing building.

Economic Comparison of CNG Fuel versus Diesel and Unleaded: As CNG vehicles become more prevalent, the cost of conversion will become more economical. CNG fuel is about two-thirds of the cost of unleaded or diesel fuel. CNG fuel pricing has been relatively stable whereas the cost of diesel and unleaded fuel has been volatile. Further savings will be realized with CNG vehicles due to the EPA's diesel emission requirements. Each new diesel vehicle requires emissions technology that increases the actual vehicle acquisition cost. In addition, the secondary market for CNG vehicles has been increasing at a very rapid pace.

Effect on General Fund-Fund Reserves Account: The current General Fund-Fund Reserve above the 40% Policy Expense is \$2,403,211. It was noted that this is the net figure after the allocation for the Chesterfield Parkway pedestrian bridge over Highway 40 has been deducted. After the CNG project, the balance will be \$2,164,805.

Agreement with Parkway School District Fueling Station: The City's CNG vehicles will continue to access the Parkway Station at certain times and Chesterfield will offer reciprocal services of its fueling station to the Parkway School District.

Cost differential between CNG and Standard Vehicles: There is currently about a \$40,000 difference on larger trucks and \$12,000 on smaller trucks. There may be a higher capital cost, but there is a much lower operational cost in the long run. It is in the City's best interest, both financially and strategically, to utilize multiple fuel sources.

Mr. Eckrich summarized Staff's request as follows:

1. Recommend the City enter into a program agreement with MoDOT for administration of a grant to construct a CNG facility and upgrade 13 vehicles.
2. Recommend to City Council that funding be appropriated as follows:
 - Delay the purchase of two 2.5 ton trucks already approved and funded within the 2015 budget. Funds appropriated for these purchases (\$380,000) will be incorporated into the 2016 Capital Projects fund budget request. The two trucks

will subsequently be purchased in conjunction with the 13 truck purchase detailed within the CMAQ Grant.

- Accelerate the purchase of five trucks that are currently planned and scheduled for replacement in 2017. These trucks would actually be purchased in 2016 and temporarily funded by a transfer from the General Fund-Fund Reserves in the amount of \$729,000.
- The 2016 Capital Projects Fund budget should provide for the normal planned and scheduled purchase of six CNG trucks in 2016.
- Fund approximately \$1,048,030 for the design and construction of the new CNG Fueling Station at the Public Works Facility through a 2016 fund transfer from the General Fund-Fund Reserves.

Staff anticipates presenting this matter to Council in September after the grant is formally approved and the program agreement is received.

Councilmember Hurt made a motion to approve and forward to City Council Staff's recommendations to enter into a program agreement with MoDOT for administration of a grant to construct a CNG facility and upgrade 13 vehicles. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

D. Snow Removal for Private Driveways within Public Right of Way

STAFF REPORT

Jim Eckrich, Public Works Director/City Engineer, stated since last year's implementation of the Snow Removal for Private Driveway program, there were only two events in which Chesterfield received in excess of two inches of snow. During these two events, Public Services maintenance personnel spent approximately 30-40 man hours removing snow from the private driveway aprons of residents qualifying for the program. Because there were only two events and because these snowfalls were relatively low, Staff is unable to determine if this program should be continued on an annual basis. Therefore, Staff is recommending that the program be implemented for one additional year on a trial basis. After the 2015/2016 winter season, the program will again be assessed and a recommendation will be made as to whether the program should be continued.

Councilmember Hurt made a motion to extend the Snow Removal for Private Driveways within Public Right of Way program for one additional year on a trial basis. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

Relating to snow removal, Councilmember Hurt stated the City reimburses subdivisions for private street snow removal based on a formula, however, the formula does not apply to gated communities. Councilmember Hurt questioned whether the opinions of former City Attorneys Beech and Heggie were still valid, and asked that this matter be looked at again by current City Attorney O'Rourke. Councilmember Hurt stated he feels that all private streets, whether gated or not, should be part of the reimbursement program and would like for current legal counsel to further research the issue.

Councilmember Hurt made a motion to direct the Interim City Attorney to research snow removal on private streets and report back to the Committee as to whether this reimbursement could be applied to gated communities. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

IV. PROJECT UPDATES

Due to time constraints, Ms. Aimee Nassif, Planning and Development Services Director, stated she will email the Project Update report to the Committee.

V. OTHER

VI. ADJOURNMENT

The meeting adjourned at 6:15 p.m.