



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Wednesday, February 21, 2018
6:15 PM**

I. Planning and Public Works Committee – Chairperson Guy Tilman-Ward II

- A. **Bill No. 3175** – P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment **(Second Reading)**
- B. **Bill No. 3176** – P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment **(Second Reading)**
- C. **Bill No. 3177** – P.Z. 19-2017 Downtown Chesterfield (Sachs Properties) **(Second Reading) Blue Sheet amendment proposed to correct bearing provided in legal description at petitioner's request.**
- D. **Bill No. 3178** – P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) **(Second Reading)**
- E. **Bill No. 3185** – Fire Hydrants at the Grand Reserve Subdivision **(First & Second Readings)**
- F. **Next Meeting – February 22, 2018 (5:45pm)**

II. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

- A. **Committee Policy Changes**
 - 1. **CAPY – Proposed Policy PH&S #22 (Voice Vote)**
See also Bill #3186 which repeals ordinance #852
 - 2. **PRACAC – Proposed Policy (Voice Vote)**
 - 3. **CCE – Proposed Policy (Voice Vote)**
 - 4. **FACAC – Proposed Policy (Voice Vote)**
See also Bill #3187 which eliminates references to the FACAC from City Code as statutory committee
- B. **Bill No. 3180** – City Administrator's Compensation **(Second Reading)**

- C. **Bill No. 3181** – Victims’ Rights Ordinance **(Second Reading)**
- D. **Bill No. 3182** – Public Works Board of Variance **(Second Reading)**
- E. **Bill No. 3187** – **Eliminates the establishment of the Finance and Administration Committee as a Statutory Committee (First Reading)**
- F. **Bill No. 3186** – Repeals Ordinance 852 – Drug Abuse Coordinator **(First Reading)**
- G. **Next Meeting – February 26, 2018 (5:30pm)**

III. Parks, Recreation and Arts Committee – Chairperson Randy Logan-Ward
III

IV. Public Health and Safety Committee – Chairperson Barry Flachsbart-Ward
I

V. Report from the City Administrator – Mike Geisel

- A. **Bill No. 3183** – Renewal of St. Louis County Communications Contract **(Second Reading)**
- B. **Contract Recommendation** - 2018 Construction and Inspection Testing Services, TSI Geotechnical Incorporated **(Roll Call Vote)**
- C. **Liquor License Request** – Russell’s Café & Bakery **(Voice Vote)**

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

NOTE: *City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.*

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Wednesday, February 21, 2018
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – February 5, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. CCE - Recognizes Green Team Members**
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, February 22, 2018** – Planning and Public Works (5:45 pm)
 - B. Monday, February 26, 2018** – Finance and Administration Committee (5:30 pm)
 - C. Monday, February 26, 2018** – Planning Commission (7 pm)
 - D. Monday, March 5, 2018** – Next City Council Meeting (7 pm)
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Guy Tilman, Ward II

- 1. Bill No. 3175 – P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment (Second Reading)**
- 2. Bill No. 3176 – P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment (Second Reading)**
- 3. Bill No. 3177 – P.Z. 19-2017 Downtown Chesterfield (Sachs Properties) (Second Reading) Blue Sheet amendment proposed to correct bearing provided in legal description at petitioner's request.**
- 4. Bill No. 3178 – P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development) (Second Reading)**
- 5. Bill No. 3185 – Fire Hydrants at the Grand Reserve Subdivision (First & Second Readings)**
- 6. Next Meeting – February 22, 2018 (5:45pm)**

B. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

- 1. Committee Policy Changes**
 - A. CAPY – Proposed Policy PH&S #22 (Voice Vote)**
See also Bill #3186 which repeals ordinance #852
 - B. PRACAC – Proposed Policy (Voice Vote)**
 - C. CCE – Proposed Policy (Voice Vote)**
 - D. FACAC – Proposed Policy (Voice Vote)**
See also Bill #3187 which eliminates references to the FACAC from City Code as statutory committee
- 2. Bill No. 3180 – City Administrator's Compensation (Second Reading)**
- 3. Bill No. 3181 – Victims' Rights Ordinance (Second Reading)**
- 4. Bill No. 3182 – Public Works Board of Variance (Second Reading)**
- 5. Bill No. 3187 – Eliminates the establishment of the Finance and Administration Committee as a Statutory Committee (First Reading)**

6. Bill No. 3186 – Repeals Ordinance 852 – Drug Abuse Coordinator **(First Reading)**

7. Next Meeting – February 26, 2018 (5:30pm)

C. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bill No.3183 – Renewal of St. Louis County Communications Contract **(Second Reading)**

B. Contract Recommendation - 2018 Construction and Inspection Testing Services, TSI Geotechnical Incorporated **(Roll Call Vote)**

C. Liquor License Request – Russell’s Café & Bakery **(Voice Vote)**

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. Bill No. 3180 – An ordinance Setting the 2018 Salary for the City Administrator. As considered and recommended by City Council in conjunction with the annual performance evaluation, the proposed bill establishes the annual compensation for the City Administrator as required by Statute. **(City Administrators Compensation) (Second Readings)**

B. Bill No. 3181 – An ordinance amending Chapter 19 - Municipal Court of the Municipal Code of the City of Chesterfield, Missouri by adding Section 19-16 titled “Victim’s Bill of Rights”. **(Second Reading) F&A Committee recommends approval**

C. Bill No. 3182 – An ordinance of the City Council of the City of Chesterfield, Missouri authorizing the elimination of the Public Works Board of Variance. **(Second Reading) F&A Committee recommends approval**

A. Bill No. 3183 – An ordinance authorizing the City Administrator of the City of Chesterfield to execute a renewal agreement with St. Louis County

for the establishment of a communications agreement between the City of Chesterfield and St. Louis County. **(Second Reading)**

- B. Bill No. 3187** Repeals the establishment of the Finance and Administration Citizens Committee as a statutory committee. **(First Reading)**
- C. Bill No. 3185** – Approves the installation of five fire hydrants at the Grand Reserve Subdivision located within the City of Chesterfield. **(First & Second Readings) Department of Public Works recommends approval**
- D. Bill No. 3186** – Repeals Chapter 2, Article 5, Section 2-107, (Ordinance Number 582) of the City of Chesterfield Municipal Code, establishing the position of the coordinator of alcohol and drug abuse prevention. **(First Reading) F&A Committee recommends approval**

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3175** - An ordinance repealing City of Chesterfield Ordinance Number 2055 to amend the legal description and development conditions for a 15.4 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N Outer 40 Rd] 17U610139, 17U520258, 17U520269). **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**
- B. Bill No. 3176** - An ordinance repealing City of Chesterfield Ordinance Number 2411 to amend the legal description and development conditions for a 7.0 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 15-2017 MPD Investments [14781 N Outer 40 Rd] 17U610139, 17U520258, 17U520269). **(Second Reading) Planning Commission recommends approval**
- C. Bill No. 3177** - An ordinance amending City of Chesterfield Ordinance Number 2449 for a “PC&R” Planned Commercial and Residence District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]). **(Second Reading) Planning Commission recommends approval. Blue Sheet amendment proposed to correct bearing provided in legal description at petitioner’s request.**

- D. Bill No. 3178** - An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of a "PC&R" Planned Commercial and Residential District, the "C8" Planned Commercial District and the "LLR" Large Lot Residential District to an "R-6AA" Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development] 17T310016, 18T630173, 18T630205, 18T640226).
(Second Reading) Planning Commission recommends approval

XV. ADJOURNMENT

NOTE: City Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



RECORD OF PROCEEDING

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

FEBRUARY 5, 2018

The meeting was called to order at 7:04 p.m.

Mayor Bob Nation led everyone in the Pledge of Allegiance and followed with a moment of silent prayer.

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the January 17, 2018 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mr. Bryan Aston, 10411 Clayton Road, stated that he was available to answer any questions pertaining to Bill No. 3177 (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]) and Bill No. 3178 (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development]).

Ms. Jeannie Aumiller, McBride & Son Homes, 16091 Swingley Ridge, urged the support of Council pertaining to Bill No. 3175 (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N Outer 40 Rd] Ordinance Amendment).

Mr. Brett Hardesty, 232 Chesterfield Industrial, stated that he was available to answer any questions pertaining to Bill No. 3184 (Grand Reserve Record Plat).

Mr. Stan McCurdy, 10411 Clayton Road, stated that he was available to answer any questions pertaining to Bill No. 3178 (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development]).

Mr. Mike Doster, 16090 Swingley Ridge Road, stated that he was available to answer any questions pertaining to Bill No. 3172 (P.Z. 16-2017 Chesterfield Village Mall [Shelbourne Senior Living]) and Bill No. 3174 (P.Z. 21-2017 Clock Tower Plaza [Kommerz LC]).

Mr. Mike Falkner, 5055 Newbaumgartner, St. Louis, stated that he was available to answer any questions pertaining to Bill No. 3173 (P.Z. 18-2017 Falling Leaves Estates II).

Mr. Jon Lerman, 16800 Lansbrooke Court, spoke in support of Bill No. 3181 (Victims' Rights Ordinance).

INTRODUCTORY REMARKS

Mayor Nation announced the names of the candidates for the upcoming April 3, 2018 Municipal Election and recognized those in attendance:

Councilmember – Ward I

Barry Flachsbart (incumbent)

Councilmember – Ward III

Randy Logan (incumbent)

Michael Moore

Councilmember – Ward II

Jami Dolby

Mary Ann Mastorakos

Councilmember – Ward IV

William Lawson

Tom DeCampi (incumbent)

Mayor Nation announced that City Hall will be closed on Monday, February 19 in observance of Presidents' Day.

Mayor Nation announced that the next meeting of City Council has been scheduled for Wednesday, February 21, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3172 (P.Z. 16-2017 Chesterfield Village Mall [Shelbourne Senior Living]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3173 (P.Z. 18-2017 Falling Leaves Estates II will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3174 (P.Z. 21-2017 Clock Tower Plaza [Kommerz LC]) will be considered for adoption under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3175 (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N. Outer 40 Rd] Ordinance Amendment) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3176 (P.Z. 15-2017 MPD Investments [14781 N. Outer 40 Rd] Ordinance Amendment) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3177 (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3178 (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development]) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3184 (Grand Reserve Record Plat) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3179 (River Valley Drive Right-of-Way Vacation) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve recommended updates to the public hearing advertising process. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, February 22, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Logan, to approve proposed revisions to City Council Policy No. 1 (Membership – Non-Statutory Committees); thereby eliminating City Council Policy No. 8 (Non-Statutory Board/Commission/Committee Membership) and City Council Policy Re: Composition of Management Information Systems Citizens Advisory Committee (MISCAC). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to refer City Council Policy No. 22 (First/Second Readings of Legislation) back to the Finance and Administration Committee for further review. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Logan, to approve proposed revisions to City Council Policy No. 24 (Statutory Committee Nominees – Interviews); thereby eliminating City Council Policy No. 33 (Planning Commission Candidates). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to refer City Council Policy No. 29 (Executive Session) back to the Finance and Administration Committee for further review. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to approve proposed revisions to Finance and Administration Policy No. 25 (Citizen of the Year Award). A voice vote was taken with an affirmative result (Councilmembers Logan, Flachsbart and Ohley voted “No”) and the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Logan, to approve the proposed policy pertaining to land acquisition as recommended by the Finance and Administration Committee. Councilmember Logan made a motion, seconded by Councilmember Tilman, to amend the policy by adding the phrase prepared

by the City Administrator “with the reason(s) or cause(s) for such deviation SHALL BE described in the official record” to the end of the policy. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to further amend the language to remove the words “shall be” from the added phrase. A voice vote was taken with a unanimous affirmative result and the motion to amend was passed. A voice vote was taken on the proposed amended policy, with a unanimous affirmative result, and the main motion, as amended, was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Flachsbart, to authorize staff to submit the boundary plan map amendment documents, as recommended by the Finance and Administration Committee, to the St. Louis County Boundary Commission. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi reported that Bill No. 3180 (City Administrator’s Compensation) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember DeCampi reported that Bill No. 3181 (Victims’ Rights Ordinance) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember DeCampi reported that Bill No. 3182 (Public Works Board of Variance) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember DeCampi announced that the next meeting of this Committee has been scheduled for Monday, February 26, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Tilman, to approve a transfer of \$8,500 from the Parks Fund – Fund Reserve to fund the relocation of the existing community garden which is being displaced by private development. A roll call vote was taken with the following results: Ayes – McGuinness, Hurt, Ohley, Logan, DeCampi, Tilman, Flachsbart and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Logan reported that funding for the Parks Master Plan will be addressed under the “City Administrator” portion of the agenda.

Public Health & Safety Committee

Councilmember Barry Flachsbart, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Bill No. 3183 (Renewal of St. Louis County Communications Contract) will be read for the first time under the “Legislation” portion of the agenda.

Mr. Geisel requested authorization to proceed with the Parks Master Plan. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to authorize the City Administrator to execute a contract with Pros Consultants to complete an update to the Parks Master Plan, in an amount not to exceed \$60,000, using the funds originally allocated within the Parks Fund in the 2017 approved budget and as included in the projected expenditures when developing the 2018 adopted budget.

Councilmember Keathley pointed out that there had been some confusion about whether or not the City of Chesterfield would be eligible for grants without completing an updated Parks Master Plan. He explained that the City would be eligible for grants without an updated Parks Master Plan, but that is a component in deciding who receives the grant money. He continued by stating that our Parks Department depends heavily on grant money and it would be a tremendous loss to the City to miss out on a grant opportunity because we chose not to update the Parks Master Plan.

A roll call vote was taken on the motion to proceed with the Parks Master Plan, with the following results: Ayes – Hurt, Tilman, Ohley, Keathley, McGuinness, Logan, Flachsbart and DeCampi. Nays – None. Whereupon Mayor Nation declared the motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

Bill No. 3179	Vacates a portion of the River Valley Drive right of way in part of U.S. Survey 387 Township 46 North, Range 5 East of the 5th Principal Meridian in the City of Chesterfield, St. Louis County, Missouri (First & Second Readings) Department of Public Works recommends approval
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Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3179. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3179 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to suspend the rules to allow for second reading of Bill No. 3179. Councilmember Keathley questioned the reason for urgency in suspending the rules for a second reading. City Attorney Chris Graville recommended suspending the rules to allow the second reading in order to reverse the conveyance of property back to the subdivision as quickly as possible. A voice vote was taken with a unanimous affirmative result and the motion to suspend the rules was declared passed.

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3179. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3179 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3179 with the following results: Ayes – Tilman, Flachsbart, Keathley, Logan, Hurt, McGuinness, DeCampi and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3179 approved, passed it and it became **ORDINANCE NO. 2979**.

Bill No. 3180 Sets the 2018 salary for the City Administrator. **(First & Second Readings) F&A Committee recommends approval**

Councilmember DeCampi made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3180. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3180 was read for the first time.

Councilmember DeCampi made a motion, seconded by Councilmember Logan, to suspend the rules to allow for second reading of Bill No. 3180. Councilmember Keathley questioned the reason for urgency in suspending the rules for a second reading. City Attorney Chris Graville responded that although he had prepared the bill with the expectation that it would be read twice since it was merely affirming a decision made by City Council previously, there is not a current urgent justification necessitating a second reading. A roll call vote was taken with the following results: Ayes – Flachsbart, Hurt, Logan and Tilman. Nays – McGuinness, Ohley, Keathley and DeCampi. City Attorney Graville stated that a two-thirds majority is required to suspend the rules under Robert's Rules of Order. Therefore, the second reading will occur at the next City Council meeting.

Bill No. 3181 Amends Chapter 19 - Municipal Court of the Municipal Code of the City of Chesterfield, Missouri by adding Section 19-16 titled "Victim's Bill of Rights" **(First Reading) F&A Committee recommends approval**

Councilmember DeCampi made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3181. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3181 was read for the first time.

Bill No. 3182 Authorizes the elimination of the Public Works Board of Variance
(First Reading) F&A Committee recommends approval

Councilmember DeCampi made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3182. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3182 was read for the first time.

Bill No. 3183 Authorizes the City Administrator of the City of Chesterfield to
execute a renewal agreement with St. Louis County for the
establishment of a communications agreement between the City of
Chesterfield and St. Louis County **(First Reading)**

Councilmember Flachsbart made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3183. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3183 was read for the first time.

LEGISLATION – PLANNING COMMISSION

Bill No. 3172 Amends the Zoning Ordinance of the City of Chesterfield by
changing the boundaries of a “C8” Planned Commercial District to a
“UC” Urban Core District for an 8.2 acre tract of land located
southeast of the intersection of Chesterfield Parkway West and
Chesterfield Center (P.Z. 16-2017 Chesterfield Village [Shelbourne
Senior Living] - 18S110148) **(Second Reading) Planning
Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3172. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3172 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3172 with the following results: Ayes – Hurt, Logan, Tilman, Flachsbart, Ohley, DeCampi, McGuinness and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3172 approved, passed it and it became **ORDINANCE NO. 2980**.

Bill No. 3173 Amends the Unified Development Code of the City of Chesterfield
by changing the boundaries of an existing “PUD” Planned Unit
Development to a “LLR” Large Lot Residential District for a 17.4
acre tract of land located west of Wilson Avenue and northwest of
the intersection of Wilson Avenue and Clarkson Road (P.Z. 18-
2017 Falling Leaves Estates II — 19T220214, 19T210161) **(Second
Reading) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3173. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3173 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3173 with the

following results: Ayes – Flachsbart, McGuinness, Logan, Keathley, Hurt, Tilman, DeCampi and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3173 approved, passed it and it became **ORDINANCE NO. 2981.**

Bill No. 3174 Amends City of Chesterfield Ordinance 2442 to revise development restrictions in a “PC” Planned Commercial District for 2.61 acres located north of Edison Avenue and northeast of the intersection of Chesterfield Commons East Road and Edison Avenue. (17T240243) (P.Z 21-2017 Clock Tower Plaza) **(Second Reading) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3174. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3174 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3174 with the following results: Ayes – Tilman, Ohley, Flachsbart, DeCampi, Logan, McGuinness, Hurt and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3174 approved, passed it and it became **ORDINANCE NO. 2982.**

Bill No. 3175 Repeals City of Chesterfield Ordinance Number 2055 to amend the legal description and development conditions for a 15.4 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N Outer 40 Rd] 17U610139, 17U520258, 17U520269) Green Sheet Amendment included **(First Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3175. Councilmember Ohley made a motion, seconded by Councilmember Hurt, to amend the main motion by accepting the green sheet amendments. A voice vote was taken on the green sheet amendment, with a unanimous affirmative result and the motion to amend was passed. A voice vote was then taken on the main motion, as amended, with a unanimous affirmative result and the main motion, as amended, was declared passed. Bill No. 3175 was read for the first time.

Bill No. 3176 Repeals City of Chesterfield Ordinance Number 2411 to amend the legal description and development conditions for a 7.0 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 15-2017 MPD Investments [14781 N Outer 40 Rd] 17U610139, 17U520258, 17U520269) **(First Reading) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3176. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3176 was read for the first time.

Bill No. 3177 Amends City of Chesterfield Ordinance Number 2449 for a “PC&R” Planned Commercial and Residence District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]) **(First Reading) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3177. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3177 was read for the first time.

Bill No. 3178 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of a “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6AA” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development] 17T310016, 18T630173, 18T630205, 18T640226) **(First Reading) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3178. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3178 was read for the first time.

Bill No.3184 Provides for the approval of a record plat and escrow agreements for the Grand Reserve Subdivision, an 11.87 acre tract of land zoned “R-3” Residence District for a 0.722 acre portion and “R-4” Residence District for an 11.159 acre portion and located east of the intersection of Olive Boulevard and Chesterfield Parkway **(First & Second Readings) Planning Commission recommends approval**

Councilmember Tilman made a motion, seconded by Councilmember Logan, for the first reading of Bill No. 3184. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3184 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3184. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3184 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3184 with the following results: Ayes – Hurt, McGuinness, DeCampi, Tilman, Ohley, Keathley,

Flachsbart and Logan. Nays – None. Whereupon Mayor Nation declared Bill No. 3184 approved, passed it and it became **ORDINANCE NO. 2983**.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:33 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee has the following action items for the February 21, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3175 - P.Z. 14-2017 Larry Enterprises-Lynch Hummer (17401 N Outer 40 Rd) Ordinance Amendment

(Second Reading) Planning Commission recommends approval;

Planning & Public Works Committee recommends approval, as amended.

An ordinance repealing City of Chesterfield Ordinance Number 2055 to amend the legal description and development conditions for a 15.4 acre tract of land, more or less, zoned "PI" Planned Industrial District located north of Highway 40/Interstate 64, west of Boone's Crossing (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N Outer 40 Rd] 17U610139, 17U520258, 17U520269).

Bill No. 3176 - P.Z. 15-2017 MPD Investments (14781 N Outer 40 Rd) Ordinance Amendment:

(Second Reading) Planning Commission recommends approval

An ordinance repealing City of Chesterfield Ordinance Number 2411 to amend the legal description and development conditions for a 7.0 acre tract of land, more or less, zoned "PI" Planned Industrial District located north of Highway 40/Interstate 64, west of Boone's Crossing (P.Z. 15-2017 MPD Investments [14781 N Outer 40 Rd] 17U610139, 17U520258, 17U520269).

Bill No. 3177 - P.Z. 19-2017 Downtown Chesterfield (Sachs Properties)

(Second Reading) Planning Commission recommends approval

An ordinance amending City of Chesterfield Ordinance Number 2449 for a "PC&R" Planned Commercial and Residence District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]). BLUE SHEET AMENDMENT PROPOSED TO AMEND LEGAL DESCRIPTION

Bill No. 3178 - P.Z. 17-2017 Aventura at Wild Horse Creek (Above All Development)

(Second Reading) Planning Commission recommends approval

An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of a "PC&R" Planned Commercial and Residential District, the "C8" Planned Commercial District and the "LLR" Large Lot Residential District to an "R-6AA" Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road; northwest of the intersection with Wild Horse Creek Road (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development] 17T310016, 18T630173, 18T630205, 18T640226).

LEGISLATION

Bill No. 3185 - Fire Hydrants at the Grand Reserve Subdivision

(First & Second Readings) Department of Public Works recommends approval

Approves the installation of five fire hydrants at the Grand Reserve Subdivision located within the City of Chesterfield.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, February 22, 2018 at 5:45 pm. **If you have any questions, please contact me prior to Wednesday's meeting.**



City Council Memorandum

Department of Planning & Development Services

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: January 27, 2018
CC Date: **February 21, 2018**
RE: **P.Z. 19-2017 Downtown Chesterfield (Sachs Properties):** A request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449 for a 104.9 acre tract of land located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West.

Summary

Grimes Consulting has submitted a request to amend the legal description and preliminary plan of existing "PC&R" Planned Commercial & Residential Ordinance 2449.



The public hearing was held on December 11, 2017, at which time no issues were raised.

Planning Commission recommended approval of the request on January 8, 2018 by a vote of 8 – 0.

At the January 18, 2018 Planning and Public Works Committee meeting, a motion was passed by a vote of 4-0 to recommend approval.

Attached to this report, please find a copy of the legislation, and Preliminary Plan.

At the February 5, 2018 City Council meeting, a motion was passed to approve the change of zoning request. These amendments are reflected in the attached Attachment A. The City Attorney has recommended an amendment be made to the Attachment A with regard to the legal description. This amendment is reflected in the attached Blue Sheet.

Attached to this report, please find a copy of the legislation, Blue Sheet Amendment, and Preliminary Plan.





Figure 1. Aerial Photograph

AMENDMENTS:

The City Attorney recommended that the following change be made to the Attachment A:

Section 1.

AREA 2:

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14

SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE NORTH 77 DEGREES 09 MINUTES 59 SECONDS EAST 51.40 FEET TO A POINT ON THE NORTH LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 14336 PAGE 2705 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID NORTH LINE NORTH 61 DEGREES 01 MINUTES 19 SECONDS EAST 68.88 FEET, NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST 24.33 FEET, NORTH **75** DEGREES 05 MINUTES 24 SECONDS EAST 59.17 FEET AND NORTH 67 DEGREES 06 MINUTES 31 SECONDS EAST 26.83 FEET TO A POINT ON THE EAST LINE OF PROPERTY OF THEODORE J. LOEFFLER AND WIFE AS DESCRIBED IN THE DEED RECORDED IN BOOK 6672 PAGE 1193 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 06 DEGREES 30 MINUTES 29 SECONDS WEST 53.70 FEET TO A POINT; THENCE SOUTH 77 DEGREES 09 MINUTES 59 SECONDS WEST 296.16 FEET TO A POINT ON THE CENTERLINE OF AFORESAID WILD HORSE CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 67.40 FEET TO A POINT ON SAID NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE WESTERLY ALONG AFORESAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOS RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS

SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.842 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017.

BILL NO. 3177

ORDINANCE NO.

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE NUMBER 2449 FOR A "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 40/I-64 AND CHESTERFIELD PARKWAY WEST [P.Z. 19-2017 DOWNTOWN CHESTERFIELD (SACHS PROPERTIES)].

WHEREAS, Above All Development LLC on behalf of Sachs Properties, has requested an ordinance amendment to amend the legal description for a 98.6 acre tract of land, more or less, located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 11, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment on January 8, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Ordinance 2449 is hereby amended by repealing Section 1 to read as follows:

AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY

ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY

ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

AND

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031 IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID SOUTHWEST CORNER BEING ON THE SOUTH LINE OF AFORESAID OF U.S. SURVEY 2031; THENCE WESTWARD ALONG AFORESAID U.S. SURVEY LINE BEING ALSO THE SOUTH LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 583.09 FEET TO THE SOUTHWEST CORNER OF AFORESAID GODWIN PROPERTY; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID GODWIN PROPERTY NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 268.18 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE OF THE CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF AFORESAID GODWIN PROPERTY SOUTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 302.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.364 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE

SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE NORTH 77 DEGREES 09 MINUTES 59 SECONDS EAST 51.40 FEET TO A POINT ON THE NORTH LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 14336 PAGE 2705 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID NORTH LINE NORTH 61 DEGREES 01 MINUTES 19 SECONDS EAST 68.88 FEET, NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST 24.33 FEET, NORTH 74 DEGREES 05 MINUTES 24 SECONDS EAST 59.17 FEET AND NORTH 67 DEGREES 06 MINUTES 31 SECONDS EAST 26.83 FEET TO A POINT ON THE EAST LINE OF PROPERTY OF THEODORE J. LOEFFLER AND WIFE AS

DESCRIBED IN THE DEED RECORDED IN BOOK 6672 PAGE 1193 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 06 DEGREES 30 MINUTES 29 SECONDS WEST 53.70 FEET TO A POINT; THENCE SOUTH 77 DEGREES 09 MINUTES 59 SECONDS WEST 296.16 FEET TO A POINT ON THE CENTERLINE OF AFORESAID WILD HORSE CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 67.40 FEET TO A POINT ON SAID NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE WESTERLY ALONG AFORESAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOS RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.842 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH – RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY

ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as set out in the original approval as granted by the City of Chesterfield in its attachments which were set out in the original Attachment "A" as amended by this action which is incorporated herein.

Section 3. The City Council, pursuant to the petition filed by Above All Development LLC in P.Z. 19-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of December 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

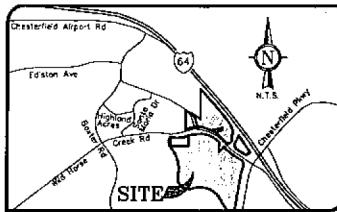
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/05/2018



REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF
U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AREA	ACREAGE	COMMERCIAL/RETAIL SF/RESTAURANT SF/OFFICE SF	RESIDENTIAL UNITS
1	77.835	1,025,000	1,000
2	17.842	580,000	0
3	2.911	95,000	0
TOTALS	98.588	1,700,000	1,000

PROPOSED BURKHARDT PLACE
(60' WIDE)
PUBLIC RIGHT-OF-WAY

L=294.85'
R=345.00'

N08°53'55"E
9.88'

L=89.04'
R=84.61'

AREA TO BE ADDED
AREA 1
3.364 ACRES

WILD HORSE CREEK RD
(Variable Width)
PUBLIC RIGHT-OF-WAY

L=559.36'
R=998.00'

AREA TO BE
REMOVED FROM
AREA 2
2.946 ACRES

N00°02'30"E
551.28'

S57°18'34"E
191.41'

S55°38'57"E
90.12'

L=86.14'
R=802.96'

L=130.29'
R=84.50'

S03°32'47"W
11.00'

L=102.80'
R=1003.00'

L=125.85'
R=992.54'

L=237.03'
R=991.00'

L=623.36'
R=919.00'

S44°11'18"E
67.40'

L=118.97'
R=991.00'

S00°38'59"W
323.47'

N45°14'46"E
232.33'

L=25.00'
R=1181.02'

S49°45'58"E
4.14'

S44°11'16"E
3.70'

S49°40'42"E
36.63'

S40°19'18"W
20.00'

S40°40'42"E
112.45'

L=301.05'
R=1959.86'

S58°28'42"E
163.68'

L=84.78'
R=1959.86'

S17°45'50"E
135.94'

L=208.65'
R=1186.50'

S77°39'53"W
110.86'

S36°55'52"W
58.27'

S33°47'31"E
584.07'

L=55.98'
R=1859.86'

L=117.66'
R=1859.86'

N18°05'04"W
139.51'

N28°35'23"E
237.00'

S14°28'58"W
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FINANCE AND ADMINISTRATION COMMITTEE

The Finance and Administration Committee met on Monday January 29 and there are several action items being forwarded from the committee for consideration at This Wednesday's meeting.

Committee Policy Changes

Chesterfield Alliance for Positive Youth (CAPY)

The F&A Committee concurred with Staff's recommendation that the Chesterfield Alliance for Positive Youth Committee be reformed as a non-statutory committee; and redefine the reporting relationship to be a function of the Police Department and not as an advisory Committee to a Standing Committee of Council. The CAPY group is very active and participates in support of the City's drug prevention and youth programs. This is not consistent with the stated goal and mission of a Citizens Advisory Committee that reports to and acts only under the direction of a Standing Committee of Council, but is more appropriately an effort directly reporting to and working alongside the Police Department.

A proposed policy effecting the change is included in your packet for consideration.

Bill #3186 is provided under the legislative section of the agenda to eliminate the position of the Drug Abuse Coordinator.

Parks, Recreation and Arts Citizens Advisory Committee (PRACAC)

The F&A Committee concurred with Staff's recommendation that the PRACAC be renamed as the "Parks Recreations and Arts Citizens Advisory Committee" to reflect the addition of "Arts" since that discipline has been assigned to the Parks Recreation and Arts Department. In addition, this policy consolidates the Older Adult Task Force activities into the PRACAC group.

A proposed policy effecting the change is included in your packet for consideration.

Chesterfield Citizens for the Environment (CCE)

The F&A Committee concurred with Staff's recommendation that the Chesterfield Citizens for the Environment Committee relationship be redefined as a function of the Parks, Recreation and Arts Department and not as an advisory Committee to a Standing Committee of Council. The CCE group is very active and participates in support of the entire set of the City's environmental programs. This is not consistent with the stated goal and mission of a Citizens Advisory Committee that reports to and acts only under the direction of a Standing Committee of Council, but is more appropriately an effort directly reporting to and working alongside the Parks, Recreation and Arts Department that will allow them to act more independently and consistent with policy directives.

A proposed policy effecting the change is included in your packet for consideration.

Finance and Administration Citizens Advisory Committee

The F&A Committee concurred with Staff's recommendation that the Finance and Administration Citizens Advisory Committee should not be a statutory committee and should not be individually mandated by City Code, but rather should be re-established as it is currently comprised, as an advisory committee. As such, a policy creating the FACAC is provided for Council's consideration, concurrently with an ordinance to amend the City Code removing the references to the FACAC

A proposed policy establishing the FACAC by policy as an advisory committee is included in your packet for consideration.

Bill #3184 is provided under the legislative section of the agenda to eliminate the FACAC as a statutory within the Chesterfield City Code.

Bill No. 3180 – City Administrators Compensation

(Second Reading) As considered and recommended by City Council in conjunction with the annual performance evaluation, the proposed bill establishes the annual compensation for the City Administrator as required by Statute.

Bill No. 3181 -Victims' Rights Ordinance

(Second Reading) An ordinance amending chapter 19 - municipal court of the municipal code of the City of Chesterfield, Missouri by adding section 19-16 titled "Victim's Bill of Rights".

Bill No. 3182 - Public Works Board of Variance

(Second Reading) An ordinance of the City Council of the City of Chesterfield, Missouri authorizing the elimination of the Public Works Board of Variance.

Bill No. 3185 – Repeals the Establishment of the Finance and Administration Citizens Advisory Committee as a Statutory Committee (First Reading)

The Finance and Administration Committee met and recommends that the Finance and Citizens Advisory Committee be established by policy and not established by City Code. This Ordinance repeals Chapter 2 Article VII, Division 1, Section 2-202 and Division 4, Section 2-236 through Section 2-240.6 by deleting numerical item #6 the Finance and Administration Citizens Advisory Committee. The Finance and Administration Citizens Advisory Committee is hereby no longer identified as a Statutory Committee.

Bill No. 3186 – Repeals Ordinance 852 – Drug Abuse Coordinator

(First Reading) Repeals Chapter 2, Article 5, Section 2-107, (Ordinance Number 582) of the City of Chesterfield Municipal Code, establishing the position of the coordinator of alcohol and drug abuse prevention.

The next meeting of the Finance and Administration Committee previously scheduled for Monday February 26th, is being re-scheduled. **If you have any questions or require additional information please contact Finance Director Chris DesPlanques or me prior to Wednesday's meeting.**



**Finance and Administration Committee
Record of Proceeding
January 29, 2018**

The Finance and Administration Committee met on Monday, January 29, 2018. Those in attendance included: Chairperson Tom DeCampi, Ward IV; Council Committee Member Barbara McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Council Committee Member Randy Logan, Ward III; and City Administrator Mike Geisel. Those also in attendance included: Mayor Bob Nation; Councilmember Guy Tilman, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Michelle Ohley, Ward IV and City Attorney Chris Graville; Public Works Director Jim Eckrich; Planning Director Justin Wyse; Parks Director Tom McCarthy; City Clerk Vickie Hass; John Hoffman; Mary Ann Mastorakos; Mike Kane and John Larman.

Chairperson Tom DeCampi called the meeting to order at 5:31 p.m.

Approval of Minutes

Chairperson DeCampi asked if there were any comments or changes to the November 29, 2017 F&A Committee Minutes. Hearing none, Councilmember McGuinness made a motion, seconded by Councilmember Logan, to approve the November 29, 2017 minutes. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Policy Amendments

City Clerk, Vickie Hass presented four proposed revised City Council policies that had been reviewed per prior direction of the F&A Committee, to ensure they are current and accurate.

CC#1 Membership – Non-Statutory Committees: Revised as noted, combined with new City Council Policy No. 8 and new City Council Policy Re: Composition of Management Information Systems Citizen Advisory Committee (MISCAC). In effort to be more efficient, this will eliminate CC#8 and the new policy re: Composition of MISCAC.

CC#22 First/Second Legislation: Minor revisions to clarify language as noted.

CC#24 Statutory Committee Nominees – Interviews: Revise as noted, combine with City Council Policy No.33 This will eliminate CC#33.

CC#29 Executive Session: Revise as noted, combine with Finance & Administration Policy No. 38. This will eliminate FA #38.

Councilmember McGuinness made a motion, seconded by Councilmember Logan to forward the four revised policy changes to City Council for approval as recommended. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Citizens Advisory Committees

Finance Director, Chris DesPlanques presented several citizen advisory committees that were evaluated by himself and staff, as directed by the F&A Committee. While not reviewing all Citizen Advisory Committees, several committees were identified as having unique characteristics, either in function, creation, mission or other. The purpose of this review was simply an attempt to align and reconcile their actual function with the stated policies and ordinances of the City of Chesterfield. The following represents staff's recommendations for re-organization to align the committee's mission and function.

Parks and Recreations Citizen Advisory Committee (PRCAC)

Staff recommended that the PRCAC be renamed as the "Parks Recreations and Arts Citizens Advisory Committee" to reflect the addition of "Arts" since that discipline has been assigned to the Parks Department. Councilmember McGuinness made a motion, seconded by Councilmember Logan, to rename Parks and Recreations Citizens Advisory Committee to Parks, Recreation and Arts Citizens Advisory Committee as recommended by Staff. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Citizens Committee for the Environment (CCE)

Staff recommended that the reporting relationship of the CCE be re-defined to be a function of the Parks, Recreation and Arts Department, not as an advisory committee of City Council. The CCE is very active and participates in support of entire environmental programs. This is not consistent with the stated goal and mission of a Citizens Advisory Committee that reports to and acts only under the direction of a Standing Committee of Council, but is more appropriately an effort directly reporting to and working alongside the Parks, Recreation and Arts Department.

Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to redefine the reporting relationship as a function of the Parks, Recreation and Arts Department such that it function as a resource to the Parks Department, reporting to the Director of Parks, Recreation and Arts. Councilmember Logan then made a motion to amend the main motion by holding over the changes to the next F&A meeting for staff to get back with the complete break down with what CCE does and what they plan for the future and a complete breakdown of the man power required for these events. The motion to amend failed due to lack of a second. A voice vote was taken on the original motion

with an affirmative result 3 to 1, with Councilmember Logan voting in opposition, and the original motion was declared passed.

Senior Task Force (Older Adult Task Force)

Staff recommended that the Senior Task Force as a stand-alone committee be eliminated and that the role, function, and membership be merged with the operations of the PRACAC. Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to eliminate the Senior Task Force as a stand-alone committee and merge operations with PRACAC as recommended by Staff. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Chesterfield Alliance for Positive Youth (CAPY)

Staff recommended that the Chesterfield Alliance for Positive Youth Committee be reformed as a non-statutory committee; and redefine the reporting relationship to be a function of the Police Department and not as an advisory Committee to a Standing Committee of Council. The CAPY group is very active and participates in support of the City's drug prevention and youth programs. This is not consistent with the stated goal and mission of a Citizens Advisory Committee that reports to and acts only under the direction of a Standing Committee of Council, but is more appropriately an effort directly reporting to and working alongside the Police Department.

Councilmember Logan made a motion, seconded by Councilmember McGuinness to reform CAPY as a non-statutory committee. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Chesterfield Historic and Landmark Preservation Committee (CHLPC)

Staff recommended that the the CHLPC be reformed as an independent organization to allow them to function more efficiently and without the constraints associated with an advisory committee. Two solutions were proposed: 1) regarding oversight of the use of public funds for the CHLPC. To fully integrate the funds into the City's budget; and 2) to establish the CHLPC as a separate non-profit organization under the State of Missouri. There was a general consensus that the CHLPC should migrate to an independent organization that may or may not be directly supported by the City, but such migration should be planned out and cannot occur until such time as an independent entity has been established.

Councilmember Keathley made a motion, seconded by Councilmember Logan, to postpone this item to the next F&A committee meeting. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Finance and Administration Citizens Advisory Committee (FACAC)

Staff advised that the FACAC had inexplicably been created by ordinance as a statutory committee. Staff recommended that as a non-statutory committee. Councilmember McGuinness made a motion, seconded by Councilmember Logan, to reform the Finance and Administration Citizens Advisory Committee as a non-statutory committee, which would require an ordinance to remove sections from the code and concurrent adoption of a policy document creating the committee. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Public Works Board of Variance (PWBOV)

Staff recommended that the PWBOV Committee be eliminated, and its functions absorbed by the Board of Adjustment as they were prior to the establishment of the PWBOV. Councilmember Logan made a motion, seconded by Councilmember McGuinness to eliminate the Public Works Board of Variance Committee. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Victims' Rights Ordinance

Chris Graville presented a proposed ordinance that would amend chapter 19 – Municipal Court of the Municipal Code of the City of Chesterfield, Missouri by adding section 19-16 titled “Victims Bill of Rights”. Councilmember Keathley made a motion, seconded by Councilmember McGuinness to amend the phrase ‘robust policies that ensuring timely restitution to victims’ by replacing the word “ensuring” with “ensure” in the second “WHEREAS” paragraph. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Boundary Commission

Planning and Development Services Director Justin Wyse advised the committee that State Statute (Section 72.400-72.423) dictates the authority and activates of the Boundary Commission. The Statute establishes a six-year cycle that includes a Map Plan phase and a proposal phase should any municipality have the desire or intent to adjust their boundaries. The Boundary Commission is currently in the Map Plan phase and has solicited map plan proposals. A submission of a Map Plan(s) reserves the municipalities ability to pursue a boundary adjustment during the proposal phase, but does not obligate it to do so. If the City contemplates boundary changes in the next six years, a submittal must be provided to the Boundary Commission prior to July 1, 2018 to preserve its abilities to move forward. Submission of a Map Plan does not obligate a city to pursue annexation; however, lack of a submission precludes the ability for changes until the next Map Plan phase begins. Staff has identified three areas for consideration of plan amendments, including; the area along highway **141 (Chesterfield/Creve Coeur/Town and Country), Westland Acres, and Clarkson Valley**. Councilmember Logan made a motion, seconded by Councilmember Keathley, to approve the map plan submission to the Boundary Commission for the areas along 141 Chesterfield/Creve Coeur/Town and Country), Westland Acres and Clarkson Valley. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Land Acquisition

City Administrator Mike Geisel briefly discussed his proposed Land Acquisition Policy. The City of Chesterfield often considers the acquisition of land for a number of purposes, including the creation of parks, public space, trails, or other public purposes. Councilmember Logan made a motion, seconded by Councilmember McGuinness, to forward the proposed Land Acquisition policy to City Council for consideration.

A voice vote was taken with a unanimous affirmative result 3 to 1 with Councilmember Keathley voting in opposition and the motion was declared passed.

Citizen of the Year Guidelines

Finance Director Chris DesPlanques gave a brief summary about the policy and guidelines for the Citizen of the Year award. Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to amend the Citizen of the Year policy by replacing the phrase “should preferably be a resident of the City of Chesterfield” with the phrase “shall be a resident of the City of Chesterfield. A voice vote was taken with an affirmative result 3 to 1 with Councilmember Logan voting in opposition and the motion was declared passed.

Standing Committees

Mayor Bob Nation briefed everyone about Council committee assignments and selection of committee chairs. Councilmember Logan made a motion, seconded by Councilmember Keathley, to retain the committee assignment procedure as is. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Unfinished Business – Business License Overview & Review of City Code: Chapter Two Administration – Volume 3.

Councilmember Logan made a motion, seconded by Councilmember Keathley to postpone these items until the next F&A meeting. A voice vote was taken with a unanimous affirmative result (4 - 0) and the motion was declared passed.

Adjournment

The meeting was adjourned at 7:56 p.m.

Respectfully submitted:

Chris DesPlanques
Finance Director

Amanda Miller
Deputy City Clerk

Approved: _____



Chesterfield Police

Memorandum



Date: January 11, 2018
To: Chris DesPlanques, Finance Director
From: Chief Ray Johnson
c.c. Michael Geisel, City Administrator
RE: Chesterfield Alliance for Positive Youth (CAPY)

The purpose of this memorandum is to report on the Chesterfield Alliance for Positive Youth (CAPY) committee and make recommendations related to the group and their function as it relates to the City of Chesterfield and their affiliation with our police department.

COMMITTEE NAME: Chesterfield Alliance for Positive Youth.

CREATION: Following the incorporation of the City of Chesterfield in 1988 and in response to citizen's concerns related to the growing drug abuse epidemic that was prevalent across the country at the time, then Mayor, Fred Steinbach directed the establishment of a "Drug/Chemical Dependency Task Force" (which later became known as the "Mayor's Drug Abuse Task Force"). Then in November 1993 Municipal Ordinance 852 was enacted which provided that a coordinator "shall be appointed by the City Administrator and operate under contract with the City of Chesterfield." A copy of Ordinance #852 is attached hereto for your convenience. To the best of my knowledge, although required by City Code, the position of Alcohol and Drug Abuse Prevention Coordinator has never been funded or staffed. Although the ordinance (copy attached) did not "establish" the Drug Abuse Task Force, it was referenced in the ordinance in stating the Coordinator would work in a support capacity to enable the Task Force to better meet its objectives. The Coordinator's position function is clearly stated in Section 2 of the Ordinance #852 as follows: Section 2. Function. The Coordinator of Alcohol and Drug Abuse Prevention is intended to be a part time position that would provide support to meet the objectives of the strategic plan as established by the Chesterfield Task Force on Alcohol and Drug Abuse. Further, the Coordinator will work in a support capacity to better enable the Chesterfield Task Force on Alcohol and Drug Abuse to meet its objectives and provide leadership for alcohol and drug prevention activities for the city of Chesterfield which would include organizing alcohol and drug prevention programs; organizing drug awareness events and representing the City of Chesterfield in contacts with public and private organizations with community issues relating to alcohol and drug abuse.

As the group evolved throughout the years and their programs and educational outreach efforts expanded, their name changed to the "Chesterfield Alliance for Positive Youth" (CAPY) to better reflect the purpose of the group. Along with that evolution, the group became more known and categorized as a "citizen's committee" affiliated with the City of Chesterfield and less of a "task force."

MISSION: “To identify and lessen the dangers of the drug abuse epidemic in our community”.

Upon their formation, the initial group, the “Mayor’s Drug Abuse Task Force,” established a mission to identify and implement ways to stop the abuse and illegal use of drugs and alcohol in the Chesterfield area. This is a mission that CAPY still maintains, but that has further evolved into including community education opportunities and outreach programs for not just the youth of the area but also people of all ages within the community.

MEMBERSHIP:

Initially, the group was to include twenty-four members, and the City liaison for the group was Mayor Fred Steinbach. That original committee (Mayor’s Drug Abuse Task Force) consisted of concerned citizens, religious leaders, educators, law enforcement officials and youth members. Today, CAPY is comprised of five citizen members, two youth members, a liaison member from the City Council and a Police Department member serving as a liaison. As with any citizen committee, the membership does occasionally fluctuate in number as members join or drop from the committee. However, the current membership is reflective of the size of the committee has sustained over the last several years.

In its’ present form, CAPY continues to serve as a community engagement committee that is currently aligned with the police department, as the objectives of the committee most closely reflect those of the community outreach programs of the police department. The police officer currently assigned as the City liaison to the committee works in concert with the members of the group to ensure that the goals of both entities are being met within the best interests of the City of Chesterfield.

POLICY CONFLICTS:

As referenced above under “CREATION”, in November of 1993, Ordinance 852 was enacted to establish the position of the “Coordinator of Alcohol and Drug Abuse Prevention” in relation to what is now CAPY. The ordinance provided that a coordinator be appointed by the City Administrator and operate under contract with the City of Chesterfield. It further stated that the “Coordinator” would be compensated for their time at the rate of \$8.00 per hour, not to exceed 40 hours per month. I can find no evidence that this position was every filled nor find any justification for doing so in the future. Also, some sections of the ordinance such as those referring to the “Task Force” and “The Prevention Partnership” are outdated. Further, City policy FA 9 states that: “All designated projects, defined by task and scope, must be approved and assigned by the appropriate Council Standing Committee for all non-statutory Committees. This does not prohibit a non-statutory Committee from making suggestions for projects and submitting them to the Council Committee to which it is assigned”. However, in practice, CAPY operates in cooperation with the Police Department and other City Departments to host events and activities. These activities and other functions are an extension of the Police function and CAPY does not rely on the **direct oversight and control** of one of the four standing Committees of Council. To do so, would severely inhibit CAPY’s function and effectiveness. However, to be clear, City Council maintains ultimate control and direction through policy and funding of the law enforcement budgetary line items. Also, City Council adopted FA Policy #1 which suggests that the City understood that its committees and committee member’s actions would be assumed to be acting as agents of the City and as such, their activities must be limited, controlled, and consistent with City Council.

It should be readily evident that CAPY performs an important mission and has been effective in doing so. It should be equally evident that CAPY is not operating in concert with the original ordinance, City policy, and the staffing was never realized. It is my opinion that the mission is, in fact, a public safety function and should be coordinated by the Police Department generally as it has evolved.

It is important to recognize that any group that is established by the City, functioning on behalf of the City, represents the City. Actions of such group are reasonably assumed to be affiliated with the City. Individuals who financially support such group would typically assume such funds ultimately go to the City and have the associated tax benefits and fiscal oversight. After the group was created, the City at some point began contributing \$3000.00 annually to support their purpose and enable them to accomplish their mission. For a number of years those monies went directly to CAPY as a donation, and CAPY maintained a bank account separate from any city control or oversight; any unspent dollars were carried over from year to year resulting in an accumulated reserve balance. In 2011, the City Council approved that \$6,000.00 be budgeted to the group to help them accomplish their mission but directed that the funds be included as a line-item in the Police Department's expense budget and the responsibility of tracking the expenditure of those funds shifted to that department. At that time CAPY was required to fully deplete all reserve funds accumulated prior to approval of any future expenditure. In 2012, the annual amount budgeted for CAPY was amended to \$3,000.00. Every year since, that \$3,000.00 amount has been approved annually by the City Council. All proposed programs and the expenditure of any funds by CAPY continue to be pre-approved by the Chief of Police prior to expenditure being allowed.

In September 2015 the CAPY group petitioned the Public Health and Safety Committee of Council to be allowed to change its' affiliation status with the City of Chesterfield to allow the group to solicit funding from private sources as a way to finance any expanded services and programs. That request was considered but denied by the members of the Public Health and Safety committee.

Now CAPY is seeking to further establish their own identity and recognition through the proposed development of their own letterhead and logo, and the "adoption" of a mascot; all of which, in my opinion, would tend to segregate and separate the committee from the police department.

RECOMMENDATION:

Therefore, I recommend as follows:

- 1) I recommend the current name of Chesterfield Alliance for Positive Youth be retained, but that the committee be re-classified from a "City of Chesterfield Citizens Committee" to a "Chesterfield Community Engagement Committee of the Police Department." This would necessitate the repeal of Municipal Ordinance #852 which I consider to be unnecessary and obsolete; its repeal would also remove any potential confusion as to whether CAPY is a statutory or non-statutory committee. A separate policy or resolution directive should be prepared to define all of the membership and mission parameters, rather than establish such by Ordinance.
- 2) I further recommend that the group continue to receive their funding as they currently do through a City Council approved line-item in the Police Departments annual expense budget, and that the budget remain the responsibility of the Police Department. This will demonstrate and assure better fiscal responsibility of City funds, as all proposed programs and expenditures would still have to be pre-approved by the Chief of Police.
- 3) With implementation of the recommendations herein, CAPY will continue to operate in its' current capacity, but will be aligned and compliant with the City's policies and City code.. The mission of the group continues to be most aligned to the community programs of the police department and therefore should continue to serve as a community engagement committee affiliated with the police department.

- 4) Regarding membership, I recommend appointments to CAPY require that the individual be a resident of the City of Chesterfield. Appointments are to be made by the Mayor, with the confirmation from both councilmembers of the ward in which the appointee resides.

CHESTERFIELD ALLIANCE FOR POSITIVE YOUTH (CAPY)

We are a group of Chesterfield residents, business AND civic leaders, and other concerned individuals who are working to identify and implement ways to stop the abuse and illegal use of alcohol and other drugs in the Chesterfield area. We strive to prevent alcohol and other drug abuse among Chesterfield residents and to encourage and support schools, parents, law enforcement, business, and other organizations in their efforts to end alcohol and other drug abuse. We encourage these groups to take a proactive stance in preventing alcohol and other drug abuse in the Chesterfield area. We are an active group committed to providing alternatives for our youth, keeping residents informed, and insuring a healthier, drug free Chesterfield.

Important Information About Heroin Abuse
([../heroin.html](http://www.chesterfieldmo.us/heroin.html))

Useful Links

Kids Under Twenty One (<http://kuto.org/>)

National Council on Alcoholism and Drug Abuse
(<http://www.ncada-stl.org/nindex.html>)

National Alliance on Mental Illness
(<http://nami.org/>)

National Eating Disorders
(<http://www.nationaleatingdisorders.org/index.php>)

Not Even Once (<http://www.not-even-once.com/>)

Suicide Hotline 314.647.4357

SPORTS FUSION (MIDDLE SCHOOL)

- TBD at Sports Fusion.
- Gives 6th through 8th graders an alcohol, tobacco and other drug free way to celebrate winter.

POOL PARTY (MIDDLE SCHOOL)
([../parks-recreation-and-arts.html](http://www.chesterfieldmo.us/parks-recreation-and-arts.html))

- August 25 at the Chesterfield Family Aquatic Center.
- Gives 6th through 8th graders an alcohol, tobacco and other drug free way to celebrate summer.

RED RIBBON WEEK

- Typically falls during the last week of October.
- Commemorates the life and death of DEA agent Enrique Camarena who was working to stop the flow of drugs into our country from Mexico.
- We provide the support and opportunities for youth to celebrate drug-free life styles.

PRESCRIPTION DRUG TAKE BACK EVENT

- Date TBD at City Hall.
- Accepting all expired medications for legal and appropriate disposal.

For more information email:
Sgt. Keith Rider (<mailto:20krider@chesterfield.mo.us>) or call
636.537.4000

690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

Telephone: (636) 537-4000

[privacy statement \(/privacy-statement.html\)](#)

[legal information \(/legal-information.html\)](#)

webmaster@chesterfield.mo.us (<mailto:webmaster@chesterfield.mo.us>)

BILL NO. 872

ORDINANCE NO. 852

AN ORDINANCE ESTABLISHING THE POSITION OF THE COORDINATOR OF ALCOHOL AND DRUG ABUSE PREVENTION.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Established. There is hereby established the position of Coordinator of Alcohol and Drug Abuse Prevention.

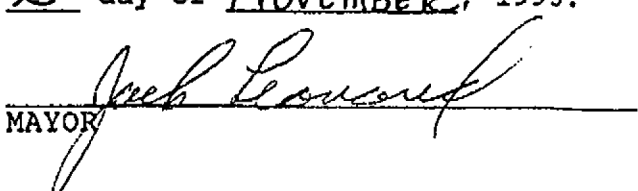
Section 2. Function. The Coordinator of Alcohol and Drug Abuse Prevention is intended to be a part time position that would provide support to meet the objectives of the strategic plan as established by the Chesterfield Task Force on Alcohol and Drug Abuse. Further, the Coordinator will work in a support capacity to better enable the Chesterfield Task Force on Alcohol and Drug Abuse to meet its objectives and provide leadership for alcohol and drug prevention activities for the City of Chesterfield which would include organizing alcohol and drug prevention programs; organizing drug awareness events and representing the City of Chesterfield in contacts with public and private organizations with community issues relating to alcohol and drug abuse.

Section 3. Terms. The Coordinator shall be appointed by the City Administrator with the approval of the City Council for an initial period not to exceed six (6) months. The Coordinator shall be chosen on the basis of experience and training in the field and may be removed from office by the City Administrator with the approval of City Council. The Coordinator shall be under the direct supervision of the City Administrator.

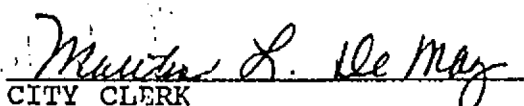
Section 4. The City Administrator is hereby authorized to enter into a contract of employment in accordance with the contract which is attached hereto and made a part hereof as Exhibit "A" or as later revised and approved by the Committee on Public Works and Parks of the City Council.

Section 5. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 15TH day of NOVEMBER, 1993.


MAYOR

ATTEST:


CITY CLERK

CONTRACT

THIS AGREEMENT entered into this ____ day of _____, 1993, by and between THE CITY OF CHESTERFIELD, MISSOURI (hereinafter referred to as "Chesterfield") and _____ (hereinafter referred to as "Coordinator").

In consideration of the mutual promises and conditions as set out below, Chesterfield and Coordinator agree as follows:

1. Association. Chesterfield agrees to employ coordinator as the Coordinator of Alcohol and Drug Abuse Prevention for the City of Chesterfield under the terms and conditions as set out in this agreement.

2. Scope of Service. As mutually agreed, such coordination services shall include:

a. To coordinate activities of the Chesterfield Task Force on Alcohol and Drug Abuse.

b. To provide leadership for alcohol and drug prevention activities in the City of Chesterfield.

c. Organize alcohol and drug prevention programs for community groups.

d. Organize drug awareness events for the City of Chesterfield.

e. Represent the City of Chesterfield in contacts with public and private organizations concerned with community issues related to alcohol and drug abuse.

f. Prepare reports, evaluations and statistical data relating to the City of Chesterfield's prevention programs as required by the City, County or other governmental agencies.

g. Perform such other duties and responsibilities as may be assigned by the Task Force, supervising the Task Force, City Administrator/Mayor of Chesterfield.

3. Terms. The term of this agreement shall begin on January 1, 1994 and shall run for a period of six (6) months ending on June 30, 1994 with options to extend the terms upon written agreement signed by both parties. Either party shall retain the right to terminate this agreement without cause, upon written notification to the other party on thirty (30) days written notice.

This position is considered to be a part time position with the City of Chesterfield which does not include benefits and is for a maximum of forty (40) hours per month.

4. Compensation. Chesterfield shall compensate Coordinator for services rendered under the terms of this Agreement at the sum of Eight Dollars (\$8.00) per hour. Said amount shall be paid at a flat rate for services rendered on an hourly basis, not to exceed forty (40) hours per months.

Coordinator acknowledges that the funds being provided for this position are to be provided to the City of Chesterfield by The Prevention Partnership and that the employment of Coordinator with the City of Chesterfield is conditioned upon these sums being made available to the City by The Prevention Partnership. If sums are not available or are terminated and the City does not choose to make available funds from the general budget then this position

shall be unfunded and Coordinator's services shall be terminated immediately.

5. Coordinator shall be under the direct supervision of the City Administrator of the City of Chesterfield.

6. Assignment. Coordinator shall not delegate nor assign his responsibilities and duties under this Agreement except with the written approval of Chesterfield.

7. Liabilities. Chesterfield shall have no responsibility for any costs incurred or obligations entered into by or on behalf of Coordinator except with the written approval of the City Administrator of the City of Chesterfield nor does Coordinator have the right to enter into any binding agreement that would bind Chesterfield without express written consent of Chesterfield.

8. Modification. None of the terms of this Agreement may be waived or modified to any extent except upon written agreement signed by both parties.

9. Applicable Law. This Agreement shall be subject and governed by the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

THE CITY OF CHESTERFIELD, MISSOURI

By _____
MICHAEL G. HERRING, City Administrator

COORDINATOR



P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248459774
Feb. 01, 2008 LTR 4168C E0
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00033363
BODC: TE

CHESTERFIELD ALLIANCE FOR POSITIVE
% CITY CLERK
690 CHESTERFIELD PKWY W
CHESTERFIELD MO 63017-0760901

003138

Employer Identification Number: 43-1834312
Person to Contact: Mrs. Arnold
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your request of Jan. 25, 2008, regarding your tax-exempt status.

Our records indicate that a determination letter was issued in April 1999, that recognized you as exempt from Federal income tax, and discloses that you are currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records also indicate you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I



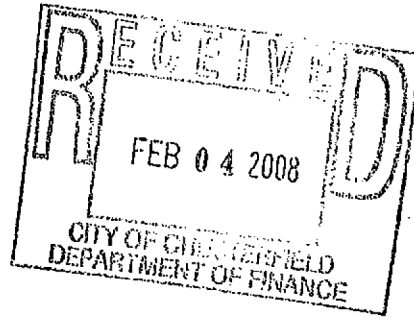
Department of the Treasury
Internal Revenue Service

P.O. Box 2508
Cincinnati OH 45201

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CHESTERFIELD ALLIANCE FOR POSITIVE
% CITY CLERK
690 CHESTERFIELD PKWY W
CHESTERFIELD MO 63017-0760901



03138

CUT OUT AND RETURN THE VOUCHER AT THE BOTTOM OF THIS PAGE IF YOU ARE MAKING A PAYMENT,
EVEN IF YOU ALSO HAVE AN INQUIRY.

The IRS address must appear in the window.

0248459774

BODCD-TE

Use for payments

Letter Number: LTR4168C

Letter Date : 2008-02-01

Tax Period : 000000



431834312

INTERNAL REVENUE SERVICE

P.O. Box 2508

Cincinnati OH 45201



CHESTERFIELD ALLIANCE FOR POSITIVE

% CITY CLERK

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CHESTERFIELD MO 63017-0760901

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DRUG/CHEMICAL DEPENDENCY TASK FORCE - MISSION STATEMENT

Our mission is to identify and implement ways to stop the abuse and illegal use of drugs and alchohol in the Chesterfield area.

RECORD OF PROCEEDINGS

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 922 ROOSEVELT PARKWAY ON OCTOBER 17, 1988

The meeting was called to order at 7:30 p.m.

A roll call vote was taken with the following results:

PRESENT

Mayor Fred Steinbach
Councilmember Charles Fawcett
Councilmember Richard Hrabko
Councilmember Jade Bute
Councilmember Doug Hartman
Councilmember Jack Neiner
Councilmember Barry Flachsbart
City Attorney, Doug Beach
City Administrator, Michael Herring

ABSENT

Councilmember Ward Overall
Councilmember Robert Frank

The Pledge of Allegiance was given.

The Rev. James Capps from Bonhomme Presbyterian Church led the City Council in prayer.

APPROVAL OF MINUTES

The minutes of the October 3, 1988 meeting were submitted for approval. A motion was made by Councilmember Neiner, seconded by Councilmember Flachsbart to approve the Minutes. A roll call vote was taken for approval of the Minutes with the following results: Ayes - Fawcett, Hrabko, Hartman, Bute, Neiner, Flachsbart. Nays - None. Absent - Overall, Frank. The Minutes were approved.

INTRODUCTORY REMARKS - MAYOR FRED STEINBACH

Mayor Fred Steinbach introduced Mr. Tim Warden with the Boy Scouts of America.

Mr. Warden explained that his Cut Scout Troop is from Bonhomme Presbyterian Church. They are working toward an activity badge, which is one of twenty (20) that will be completed in two years. Tonight they are here to learn about City Government and its functions.

Mayor Fred Steinbach stated that at the suggestion of Councilmember Hartman, Boy Scouts and

Girl Scouts in our area will open our Council Meetings with a flag ceremony and the pledge of allegiance. Details are presently being resolved by the City Administrator.

Mayor Fred Steinbach stated that there will be a Public Hearing on November 7, 1988, relevant to a voluntary annexation petition for Conway Springs Subdivision, which is located North of Hwy. 40 and West of Old Woods Mill Road. The Public Hearing will be held at 7:00 p.m. prior to the City Council Meeting at 7:30 p.m.

Mayor Fred Steinbach next announced the formation of a Drug/Chemical Dependency Task Force. The City Council, religious leaders in the community, law enforcement officials, and educators have all expressed a desire to form a Drug/Chemical Dependency Task Force. Mayor Fred Steinbach stated that this task force is being formed because the Mayor believes, the City Council believes and citizens from the State of Missouri and our country believe that drugs are one of the most serious problems that effect the future of our communities. In a recent speech in Kansas City, Senator Jack Danforth of Missouri pointed out that there was a drug problem of epidemic proportion from 1900-1914 in this country. Senator Danforth stated that the problem was not solved purely by legislation but was lessened when the citizens of this country said, "no more to drugs". Mayor Steinbach stated that we do not feel that the drug problem in this community is any greater or lessor than in any growing suburban community in the country. The City does feel that if we have the people, and we have the procedures in place, it will allow us the qualifications to lessen the dangers of this problem. The task force will include religious leaders, educators, concerned laymen, law enforcement officials and kids. The City wants to bring together experts from every facet of our community to fight this challenge by initially involving twenty-four (24) people in this effort. Mayor Fred Steinbach will be the liason from the City Council and will assist the committee in providing specific recommendations and a Mission Statement. Mr. Homer Mastorakos and Mr. Gary Langfitt have been chose as co-chairman. A committee list is attached.

COUNCIL COMMITTEE REPORTS

Public Works Committee

Councilmember Fawcett, chairperson of the Public Works Committee, stated that the Public Works Department has two (2) used vehicles from the City of Maryland Heights for immediate use by our Public Works Department.

Councilmember Fawcett stated that the Metropolitan Sewer District has agreed to enter into a contract to take over plan reviews and construction inspections of storm sewers. In the future, the City hopes that the Metropolitan Sewer District will take over the maintenance and construction of all storm water in the Chesterfield Area. With MSD reviewing the plans of all storm sewers systems that are being built, this should facilitate MSD's acceptance of storm water systems within the City.

Planning & Economic Development

RECORD OF PROCEEDINGS

MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 922 ROOSEVELT PARKWAY ON NOVEMBER 7, 1988

The meeting was called to order at 7:30 p.m.

A roll call vote was taken with the following results:

PRESENT

ABSENT

Mayor Fred Steinbach
Councilmember Charles Fawcett
Councilmember Ward Overall
Councilmember Richard Hrabko
Councilmember Robert Frank
Councilmember Jade Bute
Councilmember Doug Hartman
Councilmember Jack Neiner
Councilmember Barry Flachsbart
City Attorney, Doug Beach
City Administration, Michael Herring

The Pledge of Allegiance was given.

The Rev. Martha Newman from Emerson Chapel - Unitarian led the City Council in prayer.

APPROVAL OF MINUTES

The Minutes of the October 17, 1988, meeting were submitted for approval. A motion was made by Councilmember Hartman, seconded by Councilmember Bute to approve the Minutes. A roll call vote was taken for approval of the Minutes with the following results: Ayes - Fawcett, Hrabko, Hartman, Bute, Neiner, Flachsbart, Overall, Frank. The Minutes were approved.

INTRODUCTORY REMARKS - MAYOR FRED STEINBACH

Mayor Fred Steinbach introduced Mr. Jim Gerst, Post Commander of the American Legion Post 556 along with the following members:

Mr. Norman Albrecht
Mr. Wally Zesch

Mr. William Davenport
Mr. Cecil Bowling
Mr. Milton Collins
Mr. Earl Bayer
Mr. Robert Gerst

These members of the American Legion officially presented an American Flag to the City of Chesterfield.

Mayor Steinbach stated that the first official meeting of the Chesterfield Drug and Substance Abuse Task Force is scheduled for Thursday, December 1, 1988 at 7:00 p.m. Mr. Homer Masterakos and Gary Langfitt, co-chairmen of the committee have requested a list of priorities from the Task Force. The following is a response received from Mrs. Steinbach, a member of the Task Force.

The drug problem in our country today faces each community and family. We all need to be educated. We all need to say that drugs are wrong and drugs are harmful. We need strict consequences for violations of our laws and available help for the unhealthy. Drug abusers include the young, the old, the rich and the poor. The problem belongs to all of us, and we need to be responsible.

Mayor Steinbach stated that the Chesterfield Valley Committee will be meeting on November 9, 1988.

Mayor Steinbach noted that Olive Street Road North of Highway 40 is scheduled for completion by mid November.

COUNCIL COMMITTEE REPORTS

Public Works Committee

Councilmember Fawcett, chairperson of the Public Works Committee, stated that the City has seven (7) snow plows and a lease agreement for ten (10) additional plows, if necessary. The Public Works Maintenance Yard is located at Breckenridge Materials on Airport Road. A tractor trailer and office trailer will be housed at Breckenridge Materials for use by the Public Works Department and storage of materials and supplies. Salt, which will be stored at the maintenance yard, is scheduled for delivery sometime within the next two weeks.

Councilmember Fawcett stated that the Chesterfield Public Works Citizen Advisory Group was given the responsibility of reviewing the street construction standards for concrete streets in the subdivisions. As a result, specific recommendations have been developed for consideration by Council. These have been reviewed by the Public Works Committee of the Council which endorses these recommendations (See Attached). A motion was made by Councilmember Fawcett, seconded by Councilmember Hartman to adopt these standards. A voice vote was taken with an affirmative result and the motion was declared passed.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC HEALTH & SAFETY	NO.	22	
SUBJECT	Chesterfield Alliance for Positive Youth (CAPY)	INDEX	PD
DATE	1/31/2017	DATE	
ISSUED		REVISED	

POLICY

I. Purpose

This policy is to establish the identity, composition, mission, method of operation, and oversight of the: **Chesterfield Alliance for Positive Youth-a community engagement committee.**

II. Description:

The Chesterfield Alliance for Positive Youth (CAPY) serves as a community engagement committee that is aligned with the police department, as the objectives of the committee most closely reflect those of the community outreach programs of the police department.

III. Reports to:

CAPY is under the direct supervision and control of the Police Department and the Chief of Police. A police officer is assigned as the Department liaison to the committee, attends all meetings, and works in concert with the members of the group to ensure that the goals of both entities are being met within the best interests of the City of Chesterfield. Likewise, each year the City Council designates a member of the Council to serve as council liaison to the membership.

IV. Membership:

Chesterfield Alliance for Positive Youth is comprised of up to 17 Chesterfield residents. Membership shall consist of not more than four residents from each of the four wards plus one additional member "at large". The Committee Chair will be selected from one of the residents serving on the Committee. Membership at any given time may fluctuate due to the resident's interest to serve. The Chair of the Committee shall be voted on annually by the Committee and the Chair may serve not more than four consecutive years. If the Chair serves for four years consecutively,

they shall be ineligible to serve as the Committee Chair for at least two consecutive years following their four year term as Chair.

V. Appointments:

Appointments to CAPY require that the individual be a resident of the City of Chesterfield. Appointments are made by the Mayor, with the confirmation from both councilmembers of the ward in which the appointee resides.

VI. Funding:

The City provides annual funding to CAPY to enable them to accomplish their mission. Those funds are included as a line-item in the Police Department's expense budget and the tracking and approval of all expenditures is the responsibility of the police department. All proposed programs and the expenditure of any funds by CAPY must be pre-approved by the Chief of Police prior to expenditures being allowed. As established by the Public Health and Safety Committee of City Council, the solicitation of additional funds by members of CAPY is prohibited

VII. Mission:

The mission of CAPY is "To identify and lessen the dangers of the drug abuse epidemic in our community". Therefore, all programs and expenditures approved are to be designed with respect to the accomplishment of the stated CAPY mission

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PARKS, RECREATION AND ARTS

NO. 7

SUBJECT Updating the Parks & Recreation
 Citizens Advisory Committee

Index PRA

DATE February 6, 2018
ISSUED

DATE
REVISED

POLICY

Purpose:

- a. This policy is to rename the Parks & Recreation Citizens Advisory Committee to the **Parks, Recreation and Arts Citizens Advisory Committee.**
- b. This policy is to identity, composition, mission, method of operation, and oversight of the: Newly named **Parks, Recreations & Arts Citizens Advisory Committee**
- c. This Policy is to consolidate members from the Older Adult Task Force into the newly named Parks, Recreation and Arts Citizens Advisory Committee.

I. Description:

The Parks, Recreation and Arts Citizens Advisory Committee (PRACAC) will be a non-statutory Committee set up to serve as an advisory committee for the Parks, Recreation and Arts Department on recommendations for parks, arts, entertainment, green spaces, sports, recreation, aquatics, older adult activities, outdoor education, special events and overall recreation and leisure activities implementation along with concerns and insight from the residents of Chesterfield.

II. Reports to:

The Parks, Recreation and Arts Citizens Advisory Committee (PRACAC) will be under the direct supervision and control of the Parks, Recreation and Arts Department and the Parks Recreation and Arts Director. The Parks, Recreation and Arts Director will be the Department liaison to the Committee, attends all meetings, and works in concert with the members of the group to ensure that the goals of the Committee are being met within the best interest of the City of Chesterfield.

III. Membership:

The Parks, Recreation and Arts Citizens Advisory Committee (PRACAC) is comprised of up to 17 Chesterfield residents. Membership shall consist of not more than four residents from each of the four wards plus one additional member "at large". The Committee Chair will be selected from one of the residents serving on the Committee. Membership at any given time may fluctuate due to the resident's interest to serve. The Chair of the Committee shall be voted on annually by the Committee and the Chair may serve not more than four consecutive years. If the Chair serves for four years consecutively, they shall be ineligible to serve as the Committee Chair for at least two consecutive years following their four year term as Chair. "

IV. Appointment:

Appointments to the Parks, Recreation and Arts Citizens Advisory Committee require that the individual be a resident of the City of Chesterfield. Appointments are made by the Mayor, with the confirmation from both councilmembers of the ward in which the appointee resides.

V. Funding

The City provides annual funding to (PRACAC) to enable them to accomplish their mission. The funds are included in the Parks, Recreation and Arts Department's Expense Budget which comes from the Parks Fund and the tracking and approval of all expenditures is the responsibility of the Parks, Recreation and Arts Department. All proposed programs and expenditures of any funds by PRACAC must be approved by the Director of Parks, Recreation and Arts prior to expenditures being allowed.

VI. Mission:

The Parks, Recreation and Arts Citizens Advisory Committee (PRACAC) is an advisory Committee to the Parks, Recreation and Arts Committee of Council. This Committee's purpose is to enhance the quality of life for all citizens of the City through the development of parks, recreation and arts. In doing so, it shall be the Committee's responsibility to address the following as directed by City Council:

Objectives:

- Maintain a symbiotic partnership between its own mission statement and the mission statement of City Council and Chesterfield Parks, Recreation and Arts Department.
- Identify park, recreation, art and entertainment attitudes of individuals and organizations in the community.
- Advise on basic policies that guide the parks, recreation, arts and older adult activities.
- Review and advise on park development plans, conservation, art and green space opportunities.
- Serve as an information/education resource for our senior population.
- Recommend sites for park expansion and advocate for improvements, operations and maintenance standards consistent with NRPA, CAPRA, NWF accreditation.
- Submit ideas for both passive and active park areas that enhance the environment.
- Recommend new programs and activities for the inclusion of all age groups and assist with events as needed.
- Consider conceptualized funding mechanisms for the development of a comprehensive Parks, Recreation and Arts Master Plan at the direction of the Parks, Recreation and Arts Committee of Council.
- Submit all formal recommendations in writing to the Parks, Recreation and Arts Committee of City Council and the City Council to facilitate better communication

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
Date: Director of Parks, Recreation and Arts
2/15/2018
Re: Parks & Recreation Citizens Advisory Committee

Mr. Geisel, after the last Finance and Administration meeting I have a few things to clear up concerning the Parks & Recreation Citizens Advisory Committee and the Older Adult Task Force (Senior Task Force).

There were two recommendations for the Parks & Recreation Citizens Advisory Committee. Item one was to continue with its current composition, capacity, function and mission. Item two was to officially change their name to the **Parks, Recreation and Arts Citizens Advisory Committee**. Both recommendations were approved unanimously. The memo analyzing the Parks and Recreation Citizens Advisory Committee is attached that was reviewed at the Finance and Administration meeting on January 29.

There was also a complete review of the Older Adult Task Force and recommendation by the Parks, Recreation and Arts Department to consolidate the Older Adult Task Force into the Parks, Recreation and Arts Citizens Advisory Committee. With a motion made and approved unanimously by the Finance and Administration Committee, I would like to move this on to Council at the earliest conveyance. The memo is attached for your review on the analysis of the Citizens Advisory Committee that was given reviewed at the F & A meeting on the Senior Task Force. With Council's approval, I will work with members on the Older Adult Task Force for approval of the Council members in the appropriate wards and then on to appointments by the Mayor as openings arise on the Parks, Recreation and Arts Citizens Advisory Committee.

The policy is attached addressing the above issues for your review. If you would like to discuss this please let me know. If you are okay with this I would like to move this forward for review and approval by Council at their earliest conveyance.

Memorandum

To: Chris DesPlanques, Finance Director
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 1/22/2018
Re: Analysis of Citizen Committees
Parks and Recreation Citizens Advisory Committee



The Parks and Recreation Citizens Advisory Committee was established in September of 1988 as a recommending body to the City Council. The original purpose of the Parks and Recreation Citizens Advisory Committee was to assist the City Council in the development of a comprehensive parks and recreation program. The goal of this committee is to seek to enhance the quality of life for all citizens of Chesterfield. In 2015, this goal was expanded to include promoting and managing the Arts when the Arts program was brought in-house and assigned to the Parks and Recreation Department.

This is a non-statutory committee consisting of sixteen residents, four from each ward plus a chairperson and one member At Large. Meeting dates are scheduled for the second Saturday of the month throughout the year at 8:15am at the Parks, Recreation and Arts office. The Committee members also provide assistance at events and with park programs throughout the year.

Mission Statement

The Parks and Recreation Citizens Advisory Committee (PRCAC) is a recommending body to the Parks and Recreation Committee of City Council. This Committee's purpose is to enhance the quality of life for all citizens of the City through the development of parks and recreation. In doing so, it shall be the Committee's responsibility to address the following as directed by City Council:

Objectives:

- Maintain a symbiotic partnership between its own mission statement and the mission statement of City Council and Chesterfield Parks and Recreation Department.
- Identify park and recreation attitudes of individuals and organizations in the community.
- Advise on basic policies that guide the parks and recreation.
- Review and advise on park development plans, conservation and green space opportunities.
- Recommend sites for park expansion and advocate for improvements, operations and maintenance standards consistent with NRPA CAPRA accreditation.
- Submit ideas for both passive and active park areas that enhance the environment.
- Recommend new programs and activities for the inclusion of all age groups and assist with events as needed.
- Consider conceptualized funding mechanisms for the development of a comprehensive Parks and Recreation Master Plan at the direction of the Parks and Recreation Committee of Council.
- Submit all formal recommendations in writing to the Parks and Recreation Committee of City Council and the City Council to facilitate better communication

Action Recommended

*The Parks and Recreation Citizens Advisory Committee should continue in its current composition, capacity, function and mission. This committee has been instrumental and has been very positive and productive over the years making sure we have a good pulse on what the residents of Chesterfield are looking for in their Parks, Recreation and Arts Department. I would have to say our Parks and Recreation Citizens Advisory Committee is a model example of how a committee is to function and advise. **The second recommendation is to officially change the name of the Committee to the Parks, Recreation and Arts Citizens Advisory Committee to reflect the current mission which was expanded to include the Arts..***

Memorandum



To: Chris DesPlanques, Finance Director
From: Tom McCarthy *TD*
Director of Parks, Recreation and Arts
Date: 1/22/2018
Re: Analysis of Citizen Committees
Senior Task Force

The Senior Task Force was established in July of 2012, and was under the direct supervision of Community Services and Economic Development Division until spring of 2017 where it was transferred to the Parks, Recreation and Arts Department. The construct of the Senior Task Force is unclear. Initially the committee was recommended to be established as the Older Adult Advisory Committee. This recommendation was defeated at the June 25, 2012 F & A Committee meeting when the motion failed to pass with a 1-3 vote. A second motion was made to create an Older Adult Advisory Task Force; this motion was passed with a vote of 3-1.

The Senior Task Force is to be made up of eight Chesterfield residents (two from each ward) who are suitably fit to provide expertise in the area of senior services or gerontology. Applicants were required to submit an interest letter along with qualifications, which would then be reviewed by staff and appointed by the Mayor. The Senior Task Force currently meets on the second Tuesday of the month at 1:30 pm. Currently there are four committee members from ward four, two from ward two, one from ward three, one from ward four and two additional member's. One of which represents the YMCA and the other represents the St. Louis County Department of Human Services CORP Division.

MISSION: To establish Chesterfield as a proactive, responsible community in helping to meet the needs of our aging population and their caregivers by serving as a focal point for resources, high quality services, and activities for aging residents, with a focus on health, wellness, and lifelong learning.

GOALS: To maintain high quality of life for the target population by: 1) Increasing interaction within the target population; 2) Serving as an information/education resource for the target population; 3) Advising staff on issues relevant to the target population.

Action Recommended

Now that the Parks, Recreation and Arts Department has the Senior Task Force under our wing, we have done a complete review of the overall operation and what the Senior Task Force is actually doing. Staff and I have come to the conclusion that the Senior Task Force Committee has a substantial amount of duplication and overlap in what they are actually as compared with the activities and mission of the Parks, Recreation and Arts Citizen Advisory Committee. My recommendation is to eliminate this committee as a separate entity and consolidate the activities with those already assigned to the PRACAC. The Mayor could appoint two or three of the current task force members to existing vacancies on the Parks, Recreation and Arts Citizens Advisory Committee. This will allow us to continue to have input and recommendations

for our seniors in Chesterfield and eliminate the duplicative effort. Since the Senior Task Force has come under the management of the Parks, Recreation and Arts Department, we have expanded senior programming, increased attendance at seminars, added health and wellness classes and grown the Oasis programs and involvement with the senior community. I see that there will only continue to be a positive increase in senior awareness, activities and involvement by bringing their expertise into the fold of the Parks, Recreation and Arts Citizens Advisory Committee.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PARKS, RECREATION AND ARTS

NO. 6

SUBJECT Chesterfield Citizens Environmental Advisory Committee

Index PRA

DATE February 15, 2018

DATE

ISSUED

REVISED

POLICY

I. Purpose:

This policy is to establish the identity, composition, mission, method of operation, and oversight of the **Chesterfield Citizens Environmental Advisory Committee**.

II. Description:

The Chesterfield Citizens Environmental Advisory Committee (CCEAC) will be a non-statutory committee set up to serve as an advisory committee for the Parks, Recreation and Arts Department on recommendations for implementation, recommendations on recycling, environmental and nature oriented issues and concerns for the residents of Chesterfield.

III. Reports to:

The Chesterfield Citizens Environmental Advisory Committee (CCEAC) will be under the direct supervision and control of the Parks, Recreation and Arts Department and the Parks Recreation and Arts Director. The Parks, Recreation and Arts Director will be the Department liaison to the Committee, attends all meetings, and works in concert with the members of the group to ensure that the goals of both entities are being met within the best interest of the City of Chesterfield.

IV. Membership:

"Chesterfield Citizens Environmental Advisory Committee (CCEAC) is comprised of up to 17 Chesterfield residents. Membership shall consist of not more than four residents from each of the four wards plus one additional member "at large". The Committee Chair will be selected from one of the residents serving on the Committee. Membership at any given time may fluctuate due to the resident's interest to serve. The Chair of the Committee shall be voted on annually by the Committee and the Chair may serve not more than four consecutive years. If the Chair serves for four years consecutively, they shall be ineligible to serve as the Committee Chair for at least two consecutive years following their four year term as Chair. "

V. Appointment:

Appointments to the Chesterfield Citizens Environmental Advisory Committee require that the individual be a resident of the City of Chesterfield. Appointments are made by the Mayor, with the confirmation from both councilmembers of the ward in which the appointee resides.

VI. Funding

The City provides annual funding to CCEAC to enable them to accomplish their mission. Those funds are included as a line-item in the Parks Department's Expense Budget which comes from the General Fund and the tracking and approval of all expenditures is the responsibility of the Parks, Recreation and Arts Department. All proposed programs and expenditures of any funds by CCEAC must be approved by the Director of Parks, Recreation and Arts prior to expenditures being allowed.

VII. Mission:

- Research and recommend implementation, improvements, and extensions of all recycling issues relevant to the City
- Investigate and identify environmental issues to enhance the City's quality of life.
- Provide material and discussion for education in the areas of recycling, conservation, and control of our environment.
- Serve as a source of feedback to the Parks, Recreation and Arts Department for citizen's recommendations and concerns for recycling and environmental issues.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

Memorandum



To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 2/15/2018
Re: Policy Update for the Citizens Committee
For the Environment

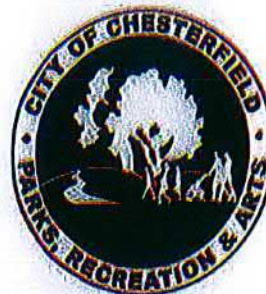
Mike, The current Citizens Committee for the Environment is a non-statutory committee. With the action taken at the Finance and Administration meeting on January 29, 2018, a motion was passed unanimously by the Committee to have the CCE moved under the Parks, Recreation and Arts Department and set up as an Advisory Committee to the Parks Recreation and Arts Department.

"Chesterfield Citizens Environmental Advisory Committee is comprised of up to 17 Chesterfield residents. Membership shall consist of not more than four residents from each of the four wards plus one additional member "at large". The Committee Chair will be selected from one of the residents serving on the Committee. Membership at any given time may fluctuate due to the resident's interest to serve. The Chair of the Committee shall be voted on annually by the Committee and the Chair may serve not more than four consecutive years. If the Chair serves for four years consecutively, they shall be ineligible to serve as the Committee Chair for at least two consecutive years following their four year term as Chair. "

I have attached the memo from the Finance and Administration meeting for your review. If you would like to further discuss this matter, please let me know. If this memo and attached policy meets your approval, please forward to City Council for their next meeting for review and approval.

Memorandum

To: Chris DesPlanques, Finance Director
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: 1/22/2018
Re: Analysis of Citizen Committees
Citizens Committee for the Environment



The Current Citizens Committee for the Environment is a non-statutory committee. The Chesterfield Citizens for the Environment Committee was originally named the Recycling Committee. A request was made on September 23, 1991 at the Public Works/Parks meeting to change from the Recycling Committee to the Chesterfield Citizens for the Environment. Councilmember Alan Politte moved to accept the name change. The motion passed unanimously. Documentation shows that the Committee's purpose was intended to act in an advisory capacity to City Council. They are to assist with research and recommend implementation of improvements, and extensions of all recycling issues relevant to the City; investigate and identify environmental issues to enhance the City's quality of living; provide materials and discussion for education in the areas of recycling and control of our environment; and serve as a source of feedback to City Council for citizen recommendations and concerns for recycling and environmental issues. The Committee can have up to four members from each ward, one member at large and a Council Liaison. Attached is the current Citizens Committee for the Environment roster.

In the summer of 2017, the Citizens Committee for the Environment was transferred from the Administration Department to the Parks, Recreation and Arts Department. As a result of this transfer, Parks, Recreation and Arts has realized this Committee has expanded its mission beyond the original intent and authorization by City Council and it no longer acts as an advisory committee.

Attached is their mission statement below.

CCE MISSION STATEMENT:

The Citizens Committee for the Environment, acting in an advisory capacity to the City Council, seeks to:

- Research and recommend implementation, improvements, and extensions of all recycling issues relevant to the city.
- Investigate and identify environmental issues to enhance the city's quality of life.
- Provide material and discussions for education in the areas of recycling, conservation, and control of our environment.
- Serve as a source of feedback to the City Council for citizen recommendations and concerns for recycling and environmental issues.

Over the years, CCE has initiated programs such as the annual honey suckle removal event over at Faust Park, assisting with putting in pollinator gardens around town, Native Grow Off competitions, stuffed bear and blanket giveaways, an extensive marketing campaign requiring substantial graphic design work from our Communication Specialist, monthly flyer updates, article creation, copying, Stellar Green Youth Team program and awards, working closely with the local schools in our community on environmental and recycling issues, the Mayors Monarch Pledge,

Community Native Habitat Certification program, St. Louis County Department of Public Health grants and many other additional activities. This list of activities does not include the two largest events which they have created: Earth Day which is in its 26 year and consists of close to a dozen recycle vendors plus forty information and environmental-related craft vendors, entertainment and an extensive awards ceremony. This is a significant undertaking at the Chesterfield Mall inside and out. The second very successful fall Recycle Day which just celebrated it's 21st anniversary event with over 731 participants and a vendors recycling. What CCE does is truly amazing, they have raised the bar and I believe it is a very positive movement for the City of Chesterfield and our environment.

Action Recommended

The action I would like to recommend and will allow us to keep this Committee active, engaged and continuing to do wonderful things for our Chesterfield residents, the community, the environment and the future generations of our City would be to maintain the existing function of the CCE Committee, but their activities fall under the direction and supervision of the Parks, Recreation and Arts Department and are subject to the budget and labor constraints as approved by City Council. They are not, and do not function as an advisory Committee to the City Council, but serve in an adjunct capacity to the Department of Parks, Recreation and Arts. Their mission statement can be refined and much like the recommendation made for the Chesterfield Alliance for Positive Youth, this committee would work under the direct supervision of the Department, allowing them to function effectively. In the past, James Mello and/or Libbey Tucker coordinated with this committee, but had to concurrently coordinate with the Department for staff, resources, and availability. By far, this is the best case scenario and the residents won't lose any of the great work the Citizens Committee for the Environment does now.

Rev. 1/16/2018

CITIZENS COMMITTEE FOR THE ENVIRONMENT

(Parks & Recreation)

(4th Thursday at 6:15 p.m., Conference Room 102/103)

(2-Year Term)

Paul Travers
31 Village View Drive
Chesterfield, MO 63017
636-733-0731
ptravers2@sbcglobal.net
Ward I
Term expires 2/20/19

Donna Pecherski
1724 Heffington Drive
Chesterfield, MO 63017
636-532-8108 - h
636-236-9885 - o
donna.pecherski1@gmail.com
Ward II
Term expires 7/1/18

Polly Rutherford
15516 Twingala Drive
Chesterfield, MO 63017
636-532-8118 - h
636-579-6375 - o
pollyrutherford@gmail.com
Ward II
Term expires 7/1/19

Jeanne Clauson
15138 Chamisal Drive
Chesterfield, MO 63017
636-795-7416
jeanneclauson8@aol.com
Ward III
Term expires 7/1/19

Darcy Capstick, Chair
Nat'l Wildlife Federation Steward
2085 Baxter Road
Chesterfield, MO 63017
636-532-2208 - h
darcapstick@hotmail.com
Ward III
Term expires 7/1/19

Terry Grogan
14568 Crossway
Chesterfield, MO 63017
636-346-9507 - o
314-223-2311 - w
terry.w.grogan@boeing.com
Ward III
Term expires 3/2/19

Suchitra (Su) Ghosh, Vice-Chair
2401 Clayborn Drive
Chesterfield, MO 63017
314-443-4798
suchitrashim@gmail.com
Ward III
Term expires 3/2/19

Jeanne Tevin
16705 Chesterfield Farms Dr.
Chesterfield, MO 63005
636-579-1872
jeannetevin@gmail.com
Ward IV
Term expires 3/9/18

Gary Sripurumbudoor
16640 Benton Taylor Dr.
Chesterfield, MO 63005
203-558-5847 - o
garybudoor@gmail.com
Ward IV
Term expires 2/8/19

Ram Kurapati
16663 Benton Taylor Drive
Chesterfield, MO 63005
812-241-1490
rkurapati@yahoo.com
Ward IV
Term expires 9/5/19

At-Large Members
Laura Houck
15861 Cedarmill Dr.
Chesterfield, MO 63017
636-537-2026
l.houck@hotmail.com
Ward III
Term expires 7/2/19

Council Liaison
Ben Keathley
bkeathley@chesterfield.mo.us



Chesterfield Citizens Committee for the Environment 2017 End of the Year Metrics



Presenters – Continuing Education

- * Chris Hartley, Director of Science Education, Butterfly House/Project Pollinator
- * Robert Sears, President of B. Mo Beekeepers
- * Geoff Wegrzyn, City of Chesterfield's new Arborist
- * Greg Anderson, Professor of Biology/Lindenwood University/Sustainability Team
- * Fiona Woody, Director of Sustainability Reporting and Metrics & Dion McBay, Global Sustainable Development Lead for Monanto HQ/Sustainability Team
- * Clarice Hutchins – Pfizer/Biotech, Bioremediation/Green Chemistry-Sustainability Team

Lost and Honored

- * CCE Member and NWF Community Wildlife Habitat Partner, Patty O. Wiggins
- * One of Two Oldest Living Trees/2000 Millennium Green Partnership, a Northern Red Oak in Claymont Woods Subdivision

Updated Materials

Name and age factor for the Horse-chestnut in Faust Park/Chesterfield's Centennial Tree Roster

Signature Garden Application

Chesterfield What and Where to Recycle Flyer

Buying Recycled Means 'Closing the Loop' Brochures

International Earth Hour 2017

"All-in-One," Concessions Recyclables for Amphitheater and CVAC "Coaching the Coaches" Recyclables for County Grant, and Bathroom Recyclables

CCE Brochure

Community Education Tabletops

Earth Day at Chesterfield Mall 4/17

Fresh Water/Sustainable Gardening/Recycling at Library and YMCA Spring & Fall

Reading Racks at City Hall: native, natural, energy resources conservation

Party off the Parkway

Green Team &/or Team for Regional Excellence in Energy and Environmental Design

#61 and #62 elected and voted upon; to be honored 2/18 at City Council

NEW Projects

- * Approximately 600 handmade, reclaimed, repurposed, reusable cloth 'plastic bags' collection sleeves given at Earth Day AND 21st Chesterfield/MO/America Recycles made by Charity-Charity
- * Reusable Bags and Calendars Initiative with Friendship Village
- * Partners to NWF's Million Pollinator Garden Challenge; expanded YMCA's 'metamorphosing' native flora for butterflies garden with a second segment of 7 trays of native flora: 3 GS Troops + CCE = planted 7 Trays in 1 ½ hours!



Chesterfield Citizens Committee for the Environment 2017 End of the Year Metrics



Recycling/Conservation

- *Sustained 2nd BiAnnual Family Native Gardening Grow-Off (ends 3/17; honors 10/17).
- *Gave away over 400+ native flora for pollinators seed packets donated from PANatives.
- *Sustained synergies via PRACAC.
- *Increased quality nature in Chesterfield and surpassed previous years' NWF Fiscal Report metrics for achievement of post-certification goals; we're now in our 13th YEAR OF CONTINUAL NWF COMMUNITY CERTIFICATION since Spring, 2005, and the ONLY ONE IN OUR STATE, 9th IN OUR COUNTRY! (over ap. 185...)
- *Sustained Annual October INVASIVE BUSH HONEYSUCKLE eradication efforts at NWF Anchor Project sites in Faust Park: 52 human/3 hours/11 dumptruck loads of IBH!
- *Sustained 26 years of community reforestation; 20 Tree City, USA's; MDOC native trees/woody shrubs given away at Earth Day.

Outreach

- *Continual presence in all quarterly city newsletters; social media.
- *Recycling Education Tabletops at Party Off the Parkway
- *Sustained Comfort Bear/Blanket giveaways and increased regional networks/giveaway numbers in this hemisphere
- *Sustained participation with CFM's Conservation Leadership Corps via CCE Networks.
- *Sustained working with families from Wild Horse Elementary School who want to help with: recycling, native flora planting, helping pollinators, NWF Schoolyard Habitat, Earth Day, etc.
- *Developing 2 Blue Planet's GREEN Challenge Youth for Earth Day 2018
- *Second Year for Project Pollinator + CCE/YMCA Theater
- *Letter of Support for St. Louis Teachers' Recycle Center/Van Go effort

21st Chesterfield/Missouri/America Recycles Event

- *Gave away approximately 300+ handmade, recycled cloth, reusable 'plastic bags' storage sleeves to attendees.
 - *NEW on-site document shredding: American Document Destruction.
- Chesterfield / MO Recycles Day Collections:

Vendor	2016	2017
St. Louis Teachers Recycle Center	1020 pounds	200 pounds
MRC electronics	15,030	18,050 pounds
Republic	40 Tons	0.49 tons
STL Bicycle Works	62 bikes	67 Bikes
Charity Thrift	55+ 13-gallon trash bags, 4 sewing machines, 6 rolls of fabric	40+ 13 gal bags, 15 sewing machines
Paper Shredding	8,407 pounds	22,180 pounds
Habitat for Humanity	3,900 pounds (13 CY)	5,800 pounds (19.5 CY)
Medication Take Back	265 pounds	265.8 pounds
VEHICLE COUNT	708	731 (750)

CITY OF CHESTERFIELD POLICY STATEMENT

PUBLIC WORKS		NO.	TBD
SUBJECT	Finance and Administration Citizens Advisory Committee	INDEX	TBD
DATE ISSUED		DATE REVISED	

POLICY STATEMENT

There is hereby created a Finance and Administration Citizens Advisory Committee.

The Mayor, with the approval of the City Council, shall appoint a board of seven (7) members chosen from Citizens at large. Said members shall hold no other office or position in the City government. A quorum shall be three (3) members.

The Finance and Administration Committee of Council shall assign a Council member as an ex officio liaison member to the Finance and Administration Citizens Advisory Committee and such appropriate City staff as designated by the City Administrator shall be assigned to attend all meetings of this group.

Qualification of members.

The members shall have earned and possess, at a minimum, a Bachelor's Degree in one of the following disciplines: Accounting, banking, business administration, corporate financial planning, personnel, industrial/organizational psychology, computer science or economics. Each member shall have at least five (5) years of on the job experience in their profession or calling prior to appointment to the committee.

Terms of members.

The term of office of the members shall be three (3) years each. Appointments made to fill vacancies of prior members with unexpired terms, shall be for their remaining unexpired term only.

Members to serve without compensation.

All members of the Finance and Administration Advisory Committee shall serve without compensation.

Removal of members.

Any member of the Finance and Administration Advisory Committee may be removed by the Mayor with the approval of a majority of the members of the City Council, at any time for any reason, or by a two-thirds ($\frac{2}{3}$) vote of the members of the City Council without the consent and approval of the Mayor.

Officers.

The Finance and Administration Advisory Committee shall select one of its members to serve as chairperson and vice chairperson. A copy of the minutes of each meeting shall be transmitted to each member of the committee.

Duties.

The Finance and Administration Citizens Advisory Committee shall be responsible for making recommendations to the Finance and Administration Committee of the City Council on designated and assigned areas of study which shall include but are not limited to budgets, budget process, long range economic planning, personnel policies and procedures, investments and other subjects deemed appropriate by the Finance and Administration Citizens Advisory Committee of the City Council. The Committee may also assist City Staff in the review of products, services, software, processes and in developing recommendations for consideration by City Council.

Meeting.

The Finance and Administration Advisory Committee shall meet at such times and places as appropriate as work is assigned by the Finance and Administration Committee. All meetings of the Committee shall be open to the public.

Rules and regulations.

The Committee shall, from time to time, make such reasonable rules and regulations as they deem necessary and proper for their administration.

Conflict of interest.

In the event that a member of the Committee is employed by, related to or has any other material connection with any matter or question which is involved in a matter that is being considered by the Committee or that comes before the Committee, that member shall, before any discussion commences upon such matter, immediately disclose to the Committee the nature of said employment, relationship, or material connection with the matter involved. Thereupon, the other members of the Committee attending the meeting shall vote on the question of whether the member so making the disclosure shall participate and whereupon the member shall withdraw from the discussion and voting upon the matter at hand. Each member shall nonetheless comply with all ordinances of the City of Chesterfield regarding conflict of interest and ethics.

RECOMMENDED BY:

Department Head/Council Committee (if applicable)	Date
City Administrator	Date
City Council (if applicable)	Date



Finance Director
636-537-4726

M E M O

DATE: February 12, 2018
TO: Mike Geisel, City Administrator
FROM: Chris DesPlanques, Finance Director 
RE: FACAC

At the last F&A Committee, members directed staff to eliminate the Finance & Administration Citizens Advisory Committee as a statutory committee, and to prepare policies to recreate the F & A Citizens Advisory Committee (FACAC) as non-statutory committee.

Attached are 3 items to provide information and to affect this change:

- 1) City Code originally creating the FACAC
- 2) Ordinance Repealing the FACAC
- 3) Policy describing the citizens advisory committee, its mission, and membership.

Proposed Under Legislation

BILL NO. 3187

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL THE ESTABLISHMENT OF THE FINANCE AND ADMINISTRATION CITIZENS ADVISORY COMMITTEE AS A STATUTORY COMMITTEE

WHEREAS, the Finance and Administration Citizens Advisory Committee offers significant contributions to the City of Chesterfield, and

WHEREAS, Chapter 2, Article VII, Division 4 Section 2-107 of the Chesterfield Municipal Code establishes the Finance and Administration Citizens Advisory Committee as a Statutory Committee, and

WHEREAS, Chapter 2, Article VII, Division 4 Section 2-236 through Section 2-240.6 of the Chesterfield Municipal Code defines the purpose, scope and membership of the Finance and Administration Citizens Advisory Committee, and

WHEREAS, the Finance and Administration Committee met and recommends that the Finance and Citizens Advisory Committee be established by policy and not established by City Code,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1.

Chapter 2 Article VII, Division 1, Section 2-202 Statutory Committees is amended by deleting numerical item #6 the Finance and Administration Citizens Advisory Committee. The Finance and Administration Citizens Advisory Committee is hereby no longer identified as a Statutory Committee.

Section 2.

Chapter 2 Article VII, Division 4, Section 2-236 through Section 2-240.6 is hereby repealed and removed from the City Code.

Section 3.

All other sections and provisions of the municipal code are unchanged.

Section 4.

This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE HAAS, CITY CLERK

FIRST READING HELD _____

Division 4: **Finance and administration advisory committee [1]**

[1]

Editor's Note: Ord. No. 558, §§ 1 — 11, adopted Feb. 19, 1991, did not specifically amend the Code; hence, inclusion herein as Div. 4, §§ **2-236 — 2-240.6**, was at the discretion of the editor.

Creation.

Sec. 2-236 **Creation.**

Sec. 2-237 **Members and qualifications; "quorum."**

Sec. 2-238 **Qualification of members.**

Sec. 2-239 **Terms of members.**

Sec. 2-240 **Members to serve without compensation.**

Sec. 2-240.1 **Removal of members.**

Sec. 2-240.2 **Officers.**

Sec. 2-240.3 **Duties.**

Sec. 2-240.4 **Meeting.**

Sec. 2-240.5 **Rules and regulations.**

Sec. 2-240.6 **Conflict of interest.**

Sec. 2-236 **Creation.**

[Ord. No. 558, § 1, 2-19-1991]

There is hereby created a Finance and Administration Advisory Committee.

Sec. 2-237 **Members and qualifications; "quorum."**

[Ord. No. 558, § 2, 2-19-1991]

The Mayor, with the approval of the City Council, shall appoint a board of seven (7) members chosen from citizens at large. Said members shall hold no other office or position in the City government. A quorum shall be three (3) members. The Finance and Administration Committee of Council shall assign a Council member as an ex officio liaison member to the Finance and Administration

Committee and such appropriate City staff as designated by the City Administrator shall be assigned to attend all meetings of this group.

Sec. 2-238_Qualification of members.

[Ord. No. 558, § 3, 2-19-1991]

The members appointed by the Mayor and confirmed by the City Council shall all hold a Bachelor's Degree in one of the following disciplines: Accounting, banking, business administration, corporate financial planning, personnel, industrial/organizational psychology, computer science or economics. Each member shall have at least five (5) years of on the job experience in their profession or calling prior to appointment to the committee.

Sec. 2-239_Terms of members.

[Ord. No. 558, § 4, 2-19-1991]

The term of office of the members shall be three (3) years each; provided, however, that the initial seven (7) members appointed to the Finance and Administration Advisory Committee shall be two (2) members appointed for a one-year term; two (2) members appointed to two-year terms; and three (3) members shall [be] appointed to three-year terms. Thereafter, all appointments shall be for a term of three (3) years. Appointments to fill vacancies shall be for unexpired terms only.

Sec. 2-240_Members to serve without compensation.

[Ord. No. 558, § 5, 2-19-1991]

All members of the Finance and Administration Advisory Committee shall serve without compensation.

Sec. 2-240.1 Removal of members.

[Ord. No. 558, § 6, 2-19-1991]

Any member of the Finance and Administration Advisory Committee may be removed by the Mayor with the approval of a majority of the members of the City Council, at any time for any reason, or by a two-thirds ($\frac{2}{3}$) vote of the members of the City Council without the consent and approval of the Mayor.

Sec. 2-240.2 Officers.

[Ord. No. 558, § 7, 2-19-1991]

The Finance and Administration Advisory Committee shall, at its first meeting after the City Council has approved its initial members and then annually thereafter, select one of its members to serve as chairperson, vice chairperson and recording secretary. The secretary shall be responsible for seeing that a record of all meetings is kept and that minutes for said meeting[s] shall be kept in an official minute book but the minutes need not be a verbatim transcription.

A copy of the minutes of each meeting shall be transmitted to each member of the committee.

Sec. 2-240.3_Duties.

[Ord. No. 558, § 8, 2-19-1991]

The Finance and Administration Advisory Committee shall be responsible for making recommendations to the Finance and Administration Committee of the City Council on designated and assigned areas of study which shall include but are not limited to budgets, budget process, long range economic planning, personnel policies and procedures, investments and other subjects deemed appropriate by the Finance and Administration Advisory Committee of the City Council. The Finance and Administration Advisory Committee shall make oral and written recommendations to the Finance and Administration Committee or the City Council as appropriate.

Sec. 2-240.4_Meeting.

[Ord. No. 558, § 9, 2-19-1991]

The Finance and Administration Advisory Committee shall meet at such times and places as appropriate as work is assigned by the Finance and Administration Committee. All meetings of the Committee shall be open to the public.

Sec. 2-240.5_Rules and regulations.

[Ord. No. 558, § 10, 2-19-1991]

The Committee shall, from time to time, make such reasonable rules and regulations as they deem necessary and proper for their administration.

Sec. 2-240.6_Conflict of interest.

[Ord. No. 558, § 11, 2-19-1991]

In the event that a member of the Committee is employed by, related to or has any other material connection with any matter or question which is involved in a matter that is being considered by the Committee or that comes before the Committee, that member shall, before any discussion commences upon such matter, immediately disclose to the Committee the nature of said employment, relationship, or material connection with the matter involved. Thereupon, the other members of the Committee attending the meeting shall vote on the question of whether the member so making the disclosure shall participate and whereupon the member shall withdraw from the discussion and voting upon the matter at hand. Each member shall nonetheless comply with all ordinances of the City of Chesterfield regarding conflict of interest and ethics.

PARKS, RECREATION AND ARTS COMMITTEE

The next meeting of the Parks Recreation and Arts Committee has not yet been scheduled.

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Wednesday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

If you have any questions or require additional information, please contact Chief Ray Johnson or me prior to Wednesday's meeting.

CITY ADMINISTRATOR'S REPORT

Bill No.3183 – Renewal of St. Louis County Communications Contract (Second Reading)

Bill No 3183 is included in the legislation section of the agenda for second reading. As more fully described in Chief Johnson's memorandum, this represents the City's contract with St. Louis County to provide dispatching for the City. This expense is within budget and includes services related to the additional dispatching for the City's police contract with Clarkson Valley.

2018 Construction Inspection

As more fully described in Director of Public Works – Jim Eckrich's memo, the City sought proposals for construction inspection services related to the City's annual capital construction program. As a result of this effort, I join with Mr. Eckrich in recommending and requesting that the City Council authorize me as City Administrator, to execute a contract for construction inspection services with TSI Geotechnical in an amount not to exceed the budgeted amount of \$100,000. This work is fully funded through the Capital Projects fund.

Liquor License Request

Russell's Café & Bakery, 14888 Clayton Road (Former location of Panera Bread), has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

If you have any questions prior to Wednesday's meeting, please contact me.

Memorandum

Department of Public Works



TO: Michael O. Geisel, P.E.
City Administrator

FROM: James A. Eckrich, P.E. *JAE*
Public Works Dir. / City Engineer

DATE: January 23, 2018

RE: 2018 Construction and Inspection Testing Services

The Department of Public Works has solicited proposals and fee schedules for construction testing and inspection services required as part of the 2018 capital improvement projects. This includes, but is not limited to, the concrete slab replacement projects, the sidewalk replacement project, and the ADA compliant curb ramp project. Firms were asked to provide company qualifications and resumes of certified and experienced individuals who would provide professional testing and inspection services for these projects. The firm chosen will provide selected individuals, along with soils and material testing equipment, in order to serve as the City's on-site representative during the construction of our capital projects.

Two companies responded to the City's solicitation, from which TSI Geotechnical Incorporated was chosen as the firm most qualified to perform the testing and inspection services. Public Works Staff has worked with TSI in the past and has found their service to be exceptional. Accordingly, I recommend that the City of Chesterfield enter into a contract with TSI Geotechnical Incorporated in the budgeted amount of \$100,000. The actual cost of the services provided will vary based upon the amount of testing required as part of the City's 2018 capital improvement projects, but will not exceed \$100,000.

Concurrence:

CDP
Chris DesPlanques, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to execute an Agreement with TSI Geotechnical Incorporated for construction testing and inspection services in an amount not to exceed \$100,000.

MEMORANDUM



DATE: February 9, 2018
TO: Jim Eckrich, Public Works Director
FROM: Mark Wilson, Project Manager
RE: 2018-PW-12, Capital Improvement Inspection Services

We have solicited proposals, including resumes and fees for material testing and professional inspection services for the 2018 capital improvement projects.

I recommend various staff inspectors from TSI Geotechnical, Inc. Their hourly rates are listed below:

<u>Inspector,</u>	<u>Straight Time Rate</u>	<u>Overtime Rate</u>
Andy DeClue	\$62.75	\$81.57
Rodney Robinson	\$55.00	\$71.50
Todd Fizer	\$55.00	\$71.50

TSI has previously performed construction inspection and material testing services on City projects. I have been satisfied with the professional services provided by these individuals. They possess eight years of experience with the City and understand our high quality standards. **I recommend TSI Geotechnical, Inc., Inc. for the 2018 Capital Improvement Inspection Services. We request authorization up to \$100,000 to cover these professional services. Funds for this work are budgeted in account 120-079-5261**

Should you require additional information please advise.

Attachments

cc: P-File 2018-PW-12



1340 North Price Road

St. Louis, MO 63132

314.373.4000 T

314.227.6622 F

www.tsigeotech.com

February 1, 2018

Mark Wilson
Project Manager
City of Chesterfield Department of Public Works
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760

RE: 2018 Testing And Inspection Services Capital Improvement Projects
City Of Chesterfield

Dear Mr. Wilson:

TSi Geotechnical, Inc. (TSi) is pleased to submit our qualifications and unit rate information for the 2018 Capital Improvement Projects Testing and Inspection Services.

GENERAL QUALIFICATIONS

TSi Geotechnical, Inc., an MBE/WBE/DBE-certified firm specializing in Professional Geotechnical Engineering and Construction/Materials Testing Services, is prequalified with various municipalities and the State of Missouri. TSi provides experienced, certified personnel to perform construction materials testing and inspection services, including the testing of soil, rock, concrete, asphalt, aggregate, masonry, mortar, grout, reinforcing steel, and fireproofing. Qualified field and laboratory technicians perform the testing under the supervision of registered professional engineers.

TSi's Quality Assurance/Quality Control Plan ensures that proper procedures are used to collect and evaluate data. Written standard testing procedures from appropriate agencies are followed whenever applicable. These agencies include the American Society for Testing and Materials (ASTM), American Concrete Institute (ACI), American Society of State Highway and Transportation Officials (AASHTO), U.S. Army Corps of Engineers (USACE), Cement and Concrete Reference Laboratory (CCRL) and others, when required. Special methods are developed to meet unique field conditions and are properly documented in field notebooks for reference and retrieval. TSi can also provide instrumentation and monitoring services during construction for deep fills, excavations, slopes, and other construction items.

TSi has provided materials testing and construction observation for thousands of construction projects throughout Missouri, Illinois, Kansas and Nebraska, for levees, local street programs, tunnels, highways, bridges, stormwater, wastewater facilities, power plants, transmission lines, industrial facilities and sites, healthcare facilities, and high-rise structures, among others.

PROFESSIONAL SERVICES SINCE 1989

KEY PERSONNEL

The qualified and available staff members TSi proposes to work on the City of Chesterfield Testing and Inspection Services are as follows:

Andy DeClue – Senior Geotechnical Engineering Technician, ACI Level I Field Certification, MoDOT and IDOT Certifications in aggregate, soils, concrete and asphalt. Mr. DeClue has 11 years of experience in the physical testing of soils and construction materials. He has experience in performing nuclear moisture density tests on compacted soil, crushed stone aggregate and bituminous concrete. Mr. DeClue has performed QA/QC tests on concrete, mortar and grout. This includes slump, air entrainment, temperature and casting of concrete test cylinders in the field. He has also performed Proctor tests on soils and aggregate and grain size analysis in the laboratory.

Mr. DeClue has provided construction oversight and testing services on the following projects:

- Independence Road, *Weldon Springs, Missouri.*
- Fee Fee Road Reconstruction, *Hazelwood, Missouri.*
- Lillian Avenue Road Improvements, *Northwoods, Missouri.*
- Ameren UE Power Operations, Labadie and Rush Island Power Plants, *Missouri.*
- North Park Development, 300-Acre Development, *North St. Louis County, Missouri.*
- Metro Bus Transfer Station and Access Roads and Parking, *St. Louis, Missouri.*

Rodney Robinson - Geotechnical Engineering Technician, ACI Level I Field Certification, MoDOT Certifications in soils and concrete. Mr. Robinson has 7 years of experience in the physical testing of soils, concrete, masonry, and asphalt. He has experience in performing nuclear density tests on soil, crushed stone aggregate and asphalt concrete. Mr. Robinson has performed QA/QC tests on concrete, mortar, grout and asphalt concrete. He has performed concrete compression tests on cylinders in the laboratory. Mr. Robinson has provided construction oversight and testing services on the following projects:

- Chesterfield Amphitheatre Stair Reconstruction, *Chesterfield, Missouri.*
- Pedestrian Bridge, *Chesterfield, Missouri.*
- Manchester Road Improvements, *Maplewood, Missouri.*
- Bicycle Facility Improvements, *University City, Missouri.*
- Street Rehabilitation, *Bellefontaine Neighbors, Missouri.*
- Municipal Center, *Glendale, Missouri.*
- Alt Road Reconstruction, *Eureka, Missouri.*

Todd Fizer - Geotechnical Engineering Technician ACI Level I Field Certification, MoDOT and IDOT Certifications in soils, aggregate, concrete and asphalt. Mr. Fizer has more than 18 years of experience as a site manager and engineering technician, and has worked on hundreds of geotechnical engineering projects. He is thoroughly experienced in construction quality

CITY OF CHESTERFIELD

February 1, 2018

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assurance/quality control (QA/QC) procedures for soil, aggregate, concrete, asphalt and masonry. Mr. Fizer is also experienced in geotechnical laboratory testing.

Mr. Fizer has provided construction oversight and testing services on the following projects:

- Chesterfield Amphitheatre Stair Reconstruction, *Chesterfield, Missouri.*
- Gasconade Road Bridge Replacement, *Springfield, Missouri.*
- Ferguson Street Improvements, *Ferguson, Missouri.*
- Town Square, *Town and Country, Missouri.*
- Street Rehabilitation, *Bellefontaine Neighbors, Missouri.*
- Municipal Center, *Glendale, Missouri.*
- Municipal Center, *Rock Hill, Missouri.*

TSi's Project Manager for the 2018 Capital Improvement Projects will be Mark Conder.

Mr. Conder has over 38 years of construction documentation, testing services and project management experience. He is very familiar with the City of Chesterfield's construction testing and inspection services program, from contract administration through project deliver and close-out. Mr. Conder's experience as a project manager for the City of Chesterfield projects includes:

- Pedestrian Bridge (2016)
- Greentrails Drive Reconstruction (2016).
- Ladue Road Reconstruction/Replacement between Olive Street and Cross Trails Drive (2014).
- Slab Replacements (1998-2017).
- Edison Avenue Asphalt Overlay (2012) between Long and Baxter Roads.
- Reconstruction of Appalachian Trail between Olive Boulevard and Beaver Creek Trail (2012).
- Chesterfield Amphitheatre and the Streamwalk in Central Park (2010 and 2017).

PROJECT APPROACH

TSi anticipates up to three technicians will be required on-site in a full-time capacity when work is being performed by the general contractor. Our required equipment is:

- A pick-up truck;
- A cellular phone;
- Concrete sampling and testing equipment;
- A smart level (required to check the layout of forms)
- A measuring wheel; and
- A nuclear moisture density gauge, which will be transported to and from the project site each day.

CITY OF CHESTERFIELD

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The responsibilities of the technicians include:

- Distributing advance notices to the residents about upcoming construction;
- Documenting contractor's traffic control devices on a daily basis;
- Locating the limits of slab removal in the field;
- Performing tests on the subgrade, aggregate base and concrete, as specified in the project specification;
- Measuring slopes on formwork prior to the placement of concrete or other materials;
- Documenting damage and repair by contractor to mail boxes, gas lines, and sprinkler heads;
- Keeping daily measurements of work completed by contractor for progress payments; and
- Interacting with residents and monitoring the contractor's job site practices to provide a safe work environment for the workers.
- Keeping a Project Daily Diary per LPA requirement.

Paperwork will be completed daily and will document the day's activities on Daily Report forms provided by the City of Chesterfield. Completed Test Documentation forms will be submitted to the Project Manager at the end of the day's work activities.

FEES

PERSONNEL

Geotechnical Technicians, Rodney Robinson, Todd Fizer	\$55.00/Hour
Senior Geotechnical Technician, Andy DeClue	\$62.75/Hour

Overtime Rate	1.30 times the Regular Rate
---------------	-----------------------------

LABORATORY SOILS

Standard Proctor (ASTM D 698)	\$180.00/Test
Modified Proctor (ASTM D 1557)	\$215.00/Test
Atterberg Limit Test (ASTM D 4318)	\$ 70.00/Test

LABORATORY CONCRETE

Compressive Strength Concrete Test Cylinder (ASTM C 39)	\$ 11.00/Test
Spare Cylinder not Tested	\$ 10.00/Test

1. Overtime consists of more than eight (8) hours on a weekday and/or more than forty (40) hours in a given week. All Saturday/Sunday/company holiday work will be considered overtime.
2. Hourly rates are billed at a minimum of four hours per day for each technician.

CITY OF CHESTERFIELD

February 1, 2018

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ACCEPTANCE

If this proposal, and the attached Terms and Conditions, meet your approval, please formally authorize the construction observation and testing services described herein by signing the acceptance at the end of this proposal and returning one copy to our office.

We appreciate this opportunity to be of service to the City of Chesterfield and look forward to working with you on this project. If you have any questions or would like to discuss any aspect of this proposal, please contact us at 314.373.4046.

Sincerely,

TSI GEOTECHNICAL, INC.



Mark I. Conder
Construction Services Manager



Denise B. Hervey, PE
Principal

Attachments: Terms and Conditions

Accepted by:

CITY OF CHESTERFIELD

Printed Name

Date

Signature

Title

Note: The contents of this proposal are confidential and shall not be distributed to any person(s) other than those for whom this proposal was addressed.



MEMORANDUM

DATE: February 8, 2018

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – RUSSELL'S CAFÉ & BAKERY**

RUSSELL'S CAFÉ & BAKERY, 14888 CLAYTON ROAD (former location of Panera Bread), has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Ms. Kathy Ping is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Wednesday, February 21, 2018 City Council meeting, I will immediately issue this license.

UNFINISHED BUSINESS

There are no unfinished items on the agenda for Wednesday evening.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.

NEW BUSINESS

I am unaware of any New Business items for Wednesday's agenda.

If you have any questions or require additional information, please contact me prior to Wednesday's meeting.

LEGISLATION

- A. **Bill No. 3180** – An ordinance Setting the 2018 Salary for the City Administrator. As considered and recommended by City Council in conjunction with the annual performance evaluation, the proposed bill establishes the annual compensation for the City Administrator as required by Statute. (City Administrators Compensation)(**Second Readings**)
- B. **Bill No. 3181** – An ordinance amending chapter 19 - municipal court of the municipal code of the city of chesterfield, Missouri by adding section 19-16 titled “victim’s bill of rights”. (**Second Reading**) **F&A Committee recommends approval**
- C. **Bill No. 3182** – An ordinance of the City Council of the City of Chesterfield, Missouri authorizing the elimination of the Public Works Board of Variance. (**Second Reading**) **F&A Committee recommends approval**
- D. **Bill No.3183** – An ordinance authorizing the City Administrator of the City of Chesterfield to execute a renewal agreement with St. Louis County for the establishment of a communications agreement between the City of Chesterfield and St. Louis County. (**Second Reading**)
- E. **Bill No. 3187** – An Ordinance to repeal the establishment of the Finance and Administration Citizens Advisory Committee as a Statutory Committee. (**First Reading**)
- F. **Bill No. 3185** – Approves the installation of five fire hydrants at the Grand Reserve Subdivision located within the City of Chesterfield. (**First & Second Readings**) **Department of Public Works recommends approval**
- G. **Bill No. 3186** – Repeals Chapter 2, Article 5, Section 2-107, (Ordinance Number 582) of the City of Chesterfield Municipal Code, establishing the position of the coordinator of alcohol and drug abuse prevention. (**First Reading**) **F&A Committee recommends approval**

BILL NO. 3180

ORDINANCE NO. _____

**AN ORDINANCE SETTING THE 2018 SALARY FOR THE CITY
ADMINISTRATOR**

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS
FOLLOWS:**

Section 1.

In accordance with §3(a) & (b) of the City Administrator Employment Agreement (the "Agreement"), which is attached hereto as Exhibit "A" and incorporated herein by this reference, the annual salary of the City Administrator shall be One Hundred Seventy Three Thousand Four Hundred Dollars and Zero Cents (173,400.00). Said salary shall commence on January 1, 2018 and represents a Three Thousand Four Hundred Dollar (\$3,400.00) increase in the salary of the City Administrator. Except as specifically modified by the terms of this Ordinance, all the terms of the Agreement are hereby ratified and confirmed, and shall remain unchanged and are in full force and effect.

Section 2.

This Ordinance shall serve as ratification of the City Council's previous approval, as required pursuant to §77.044 RSMo.

Section 3.

This Ordinance shall be in full force and effect from and after its passage and approval.

Read two times and passed by the City Council of the City of Chesterfield, Missouri, this 5th day of February, 2018.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

BILL NO. 3109

ORDINANCE NO. 2908

AN ORDINANCE APPOINTING MICHAEL O. GEISEL TO THE OFFICE
OF CITY ADMINISTRATOR AND APPROVING THE COMPENSATION
AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHESTERFIELD, MISSOURI, AS FOLLOWS:

Section One. In accordance with §77.042 RSMo and Article III of the City of Chesterfield's Municipal Code, Michael O. Geisel is hereby appointed to the office of City Administrator for the City of Chesterfield, Missouri, effective August 22, 2016 and conditioned on the execution by all parties per the terms of the attached City Administrator Employment Agreement (the "Agreement"), which is attached hereto as Exhibit "A" and incorporated herein by this reference. The Agreement sets forth the compensation and other terms and conditions of the City Administrator's employment and the Mayor is hereby authorized to execute the Agreement on behalf of the City.

Section Two. This Ordinance shall be in full force and effect both from and after its passage and approval.

Read two times and passed by the City Council of the City of Chesterfield, Missouri, this 22nd day of August, 2016.

Bob Nation
Presiding Officer

Bob Nation
Bob Nation, MAYOR

ATTEST:

Vickie Hass
Vickie Hass, CITY CLERK

CITY ADMINISTRATOR
EMPLOYMENT AGREEMENT

This employment agreement ("Agreement") is dated August 22, 2016, and is between the City of Chesterfield, Missouri ("City") and Michael Oliver Geisel ("Employee").

WHEREAS, prior City Administrator Michael Herring retired on March 31, 2016 and Employee and Chief Ray Johnson have worked cooperatively as Interim Co-City Administrators since his retirement; and,

WHEREAS, the City contracted with Novak Consulting Group to perform a nationwide search and recruitment of a new City Administrator after consideration of proposals from eight of the top executive recruitment firms in the United States; and,

WHEREAS, after conducting an exhaustive internal candidate assessment and analysis of Employee, a national recruitment search, initial review and interviews of all recruited candidates and two days of finalist interviews, the City, with the assistance of Novak Consulting Group, has selected Michael O. Geisel to be the next City Administrator of Chesterfield, Missouri commencing August 22, 2016; and,

WHEREAS, Employee has the requisite skills and is qualified to serve as City Administrator and Employee desires to serve as City Administrator; and,

WHEREAS, The Mayor and City Council desire to establish the terms and conditions of Employee's services through this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, City and Employee hereby agree as follows:

1. **Duties.** The City hereby agrees to retain the services of Employee as City Administrator to perform the functions and duties specified in the City's Municipal Code and policies, as currently in effect and as may be amended from time to time, §77.042 RSMo and to perform such other legally permissible and proper duties and functions as he may be assigned. Employee shall also serve on any authority and/or district created by or participated in by the City if directed by the Mayor and City Council.

2. Term. The term of this Agreement shall be at-will, commencing on August 22, 2016, and shall continue indefinitely from year-to-year unless terminated by City or Employee as provided herein. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Mayor and Council to terminate the services of Employee at any time with or without cause upon thirty (30) days advance written notice, subject only to the provisions set forth in Section 4 of this Agreement.

3. Compensation. Employee shall receive the following salary and benefits during the term of his employment with the City:

a. Salary: Beginning on August 22, 2016 the City shall pay Employee an annual salary of One Hundred Seventy Thousand Dollars and Zero Cents (\$170,000.00). Employee's salary will be payable in such periodic installments as City pays its other employees, subject to withholding for required or employee authorized withholdings.

b. Merit Increases: Employee may be granted merit increases for accomplishments and excellent performance if the City's financial circumstances permit such salary increase. Employer and Employee agree that Employee will not be eligible for any merit increase until January 1, 2018.

c. Retirement: Employee may continue to participate in the deferred compensation plans to which both the City and City employees contribute in the same manner as in his prior role as Director of Public Services/Interim Co-City Administrator and as other City employees, which may hereafter be amended by the City Council from time-to-time.

d. Paid Time Off: Employee shall be entitled to the same four (4) week vacation time and long-term service days off he currently receives as Director of Public Services/Interim Co-City Administrator. Employee shall be eligible for increased vacation time and/or long-term service days as set by City ordinance or policy and in the same manner as other City employees, which may hereafter be amended by the City Council from time-to-time.

e. Other Benefits: Employee shall receive any other benefits not specifically listed herein that are provided as a part of the City's employee benefit package as now in effect or as such benefits may hereafter be amended by the City Council from time-to-time.

f. Professional Association Dues: City and Employee hereby agree that Employee's continuation in and full participation in national, regional, state and local associations and organizations are necessary and desirable for Employee's continued professional development and growth which provide direct benefits to the

City. The City will pay Employee's dues for memberships in the International City/County Management Association (ICMA), the Missouri City/County Management Association (MCMA), the St. Louis Area City Management Association (SLACMA), The American Public Works Association (APWA), the American Society of Civil Engineers (ASCE), and the National Society of Professional Engineers (NSPE). As long as the City's financial situation permits, the City hereby agrees to annually budget for and pay the reasonable travel and subsistence expenses for one (1) national association out-of-state conference and up to two (2) regional, state or local association conferences located in the state of Missouri.

g. Phone: Employee shall be provided a "smart phone" for professional and reasonable personal use by the City. The cell phone plan shall have unlimited data and minutes so that Employee is available to the Mayor, Council and City employees at all reasonable times.

h. Vehicle: The City will provide Employee with a City owned vehicle, consistent with current City ordinance or policy and in the same manner as other City employees, which may hereafter be amended by the City Council from time to time. Employee shall have full personal use of said vehicle, however, the employee shall be responsible for the purchase of any fuel for personal use of the City owned vehicle outside of a two hundred (200) mile radius of the City of Chesterfield. Employee shall keep accurate records of personal use mileage calculated at the rate allowed by the Internal Revenue Service as in effect at time of personal use. Employee shall be solely responsible for reporting and/or paying any state or federal taxes due and owing for personal use mileage.

4. Termination or Resignation. Employee is appointed by and serves at the pleasure of the Mayor and Council as an at-will employee. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City to terminate this Agreement and employment of Employee, with or without cause. The City shall pay Employee for all services through the effective date of termination and Employee shall have no right to any additional compensation or payment, except as provided hereunder.

a. Termination For Cause: The City may terminate this Agreement for cause at any time and Employee's salary and benefits, including any severance compensation and post-employment benefits, shall terminate upon notification of termination to Employee. "Cause" as used herein shall mean: (i) Employee has been charged with or found guilty of, or has pled guilty, entered an Alford plea or no contest to a felony; or (ii) Employee has engaged in theft, embezzlement, fraud, obtaining funds or property under false pretenses, or similar acts of misconduct

involving City funds or property; or (iii) Employee has engaged in any conduct that is generally considered to be reprehensible in the community or that causes a loss of confidence in the City's government; or, (iv) Employee has committed any other act for which termination of employment is authorized or required under the City's personnel policy.

b. Termination Without Cause: The City may terminate this Agreement without cause at any time by providing thirty (30) days prior written notice to Employee. In the event Employee is terminated by the City without cause, at or during such time that Employee is willing and able to perform his duties under this Agreement, Employer agrees to pay Employee a lump sum cash payment equal to six (6) months salary, provided Employee has executed a full and final release of any and all actual or potential claims, including those unknown on the date of the execution of this Agreement, that Employee has or could have against the City, its representatives, officers, employees and attorneys, arising out of or related to Employee's employment with the City. In addition to the lump sum severance payment, the City shall provide for continuation of Employee's and his dependent's medical insurance, dental insurance life insurance and disability insurance for six (6) months after the date of termination or until Employee obtains other employment, whichever occurs first. In the event Employee is terminated without cause as set forth in this section herein, Employee and City hereby agree that in no event shall the City be liable to Employee, his heirs or assigns, for any damages and all actual or potential claims, including those unknown on the date of the execution of this Agreement, that Employee has or could have against the City, its representatives, officers, employees and attorneys, arising out of or related to Employee's employment with the City in excess of the total monetary value of Employee's severance package as set forth in Section 4(b). Only in the event Employee is terminated for cause as set out in Section 4(a) of this Agreement, shall the City be relieved of the obligation to pay Employee the benefits or the severance payment designated in this paragraph.

c. Resignation. In the event Employee voluntarily resigns his position with the City, Employee shall give the City thirty (30) days advance written notice, unless the City and Employee mutually agree in writing to a reduction of the notice period. If Employee terminates this Agreement (thereby terminating Employee's employment), Employee shall not be entitled to any severance payment or health benefits as set forth in section 4(b) of this Agreement.

5. Death or Disability. If Employee dies during the term of this Agreement the Employee's successors, heirs and assigns shall not be entitled to any severance payment or health benefits as set forth in 4(b) of this Agreement. This Agreement

shall, at the option of the City, terminate upon the disability of Employee. "Disability" shall mean that Employee suffers from a mental or physical condition that renders him unable to substantially perform all of his duties as City Administrator and that is reasonably expected to continue for a period of four (4) months or result in Employee's death within such period of time. A finding of permanent disability by any Federal or State agency or by any private disability insurance carried by Employee for his own benefit shall create a conclusive presumption of disability for purposes of this subsection. Failure of employee, his attorney-in-fact, successors, heirs, assigns and health care providers to timely cooperate in determining Employee's disability shall be considered grounds for termination with cause resulting in no severance payment or health benefits due to Employee, as set forth in 4(b) of this Agreement.

6. Performance Evaluation. Immediately following the commencement of Employee's employment with Employer, the Mayor, City Council and Employee shall discuss the City's goals and objectives for the next year. Beginning with the first anniversary of the commencement of Employee's employment with City, the Mayor, City Council and Employee shall define annually the goals and objectives that they determine are appropriate for the proper operation of the City and to attain the Mayor and City Council's policy objectives. Concurrently with the establishment of the goals and objectives for the City, the Mayor, City Council and Employee shall establish the performance goals for Employee and any specific criteria that shall be used to evaluate Employee's performance. The Mayor and City Council may amend said criteria from time-to-time, after consultation with Employee. The City's failure to carry out the provisions of Section 6 of the Agreement shall not be deemed a breach of this Agreement or a waiver of its right to conduct a performance evaluation as authorized by the City's Municipal Code, policy, practice or this Agreement.

7. General Provision.

a. Integrated Agreement. This Agreement constitutes a single integrated contract expressing the entire agreement of the parties hereto. There are no other agreements, written or oral, express or implied, between Employee and City, except the agreements set forth in this Agreement.

b. Severability. If any provision, or portion hereof, contained in this Agreement is held to be unconstitutional, invalid, or unenforceable, the remainder of this Agreement or portion thereof, shall be deemed severable and shall not be affected and remain in full force and effect.

c. Execution. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

d. Governing Law and Venue. This Agreement is executed and delivered in the State of Missouri and the rights and obligations of the parties herein shall be construed and enforced in accordance with the laws of the State of Missouri. In the event of any litigation arising from or out of this Agreement, the City and Employee hereby agree to the exclusive jurisdiction of the 21st judicial circuit of St. Louis County, Missouri. In the event the City prevails in any litigation arising out of the terms and conditions of this Agreement, Employee shall pay City's reasonable costs and attorney's fees.

e. Conflicts with Law. In the event there are any inconsistencies between the ordinances, policies and practices of the City, this Agreement shall govern except when this Agreement conflicts with the statutes of the State of Missouri, then State law will govern.

f. Amendment. This Agreement cannot be amended, modified, supplemented or extended without prior approval of the City Council and Mayor. Any amendment, modification, supplement or extension shall be agreed upon, in writing, by the City and Employee.

g. Joint Preparation. This Agreement shall not be construed against any one party, but shall be construed as if jointly prepared by Employee and City. Any uncertainty or ambiguity shall not be construed against any one party.

h. Employee Review. Employee acknowledges that he has been provided the opportunity to be represented by independent counsel of his choice throughout all negotiations preceding this Agreement and that he has either consulted with or made the determination not to consult with an attorney regarding this Agreement.

i. Notice. Any notice required under this Agreement by its terms or reasonably necessary to fulfill the terms of this Agreement shall be deemed delivered if, to City, such is notice is delivered to the Mayor; and if to Employee, such notice is delivered to his address of record or in person. Notices shall be delivered by certified mail, return receipt requested or by hand-delivery.

j. Residency. Employee shall not be required to maintain his primary residence within the City limits; however, Employee acknowledges and agrees to devote all of his time and energy and give his best attention exclusively to the business of the City and carry out his responsibilities as City Administrator to the best of his abilities.

IN WITNESS WHEREOF, the City of Chesterfield has cause this Agreement to be signed and executed on its behalf by its Mayor, and duly attested by its officers thereunto duly authorized Employee has signed and executed this Agreement.

CITY OF CHESTERFIELD

Dated: 8/22/2016

Bob Nation
Bob Nation
Mayor

ATTEST:

Vickie Hass
Vickie Hass
City Clerk

EMPLOYEE

Dated: 8/22/2016

MO Geisel
Michael O. Geisel
Employee

BILL NO. 3181

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 19 - MUNICIPAL COURT OF THE MUNICIPAL CODE OF THE CITY OF CHESTERFIELD, MISSOURI BY ADDING SECTION 19-16 TITLED "VICTIM'S BILL OF RIGHTS".

WHEREAS, it is the belief of the Mayor and the City Council for the City of Chesterfield that victims of municipal violations need and deserve support and assistance to help them cope with the consequences of crime as well as navigate the complexities of an unfamiliar judicial system; and

WHEREAS, the City of Chesterfield has, through its Municipal Court, demonstrated its continued commitment to the rights and welfare of victims through court sponsored legal advocacy programs, availability on the part of the Municipal Judge and Prosecuting Attorney for contact by victims in person or via phone conference, and robust policies that ensure timely restitution to victims; and

WHEREAS, the Mayor and the City Council for the City of Chesterfield are desirous that the City secure permanent and enforceable rights for victims to continue and define the City's protection of victims' rights; and

WHEREAS, the Mayor and the City Council for the City of Chesterfield believe the rights of victims granted herein are absolute and will serve to reinforce the policy of this City to hold the rights of victims paramount to the rights of Defendants.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AS FOLLOWS:

Section I. Chapter 19 of the Municipal Code of the City of Chesterfield is hereby amended by adding:

Sec. 19-16 Victim's Bill of Rights.

- (a) The ordinance provisions established in this and the following sections shall constitute and be designated as the Victim's Bill of Rights of the City of Chesterfield, Missouri, and may be so cited. In order to ensure the fair and compassionate treatment of victims of violations of the ordinances of the City of Chesterfield and to increase the effectiveness of the justice system of the City of Chesterfield, said victims as defined by law shall be entitled to certain basic rights to the extent that these rights do not interfere with the constitutional rights of the accused.

- (1) No part of this or any following sections shall be construed as creating a cause of action for monetary damages against the State, the City of Chesterfield, or any of the agencies, instrumentalities, or employees thereof.
- (2) No part of this or any following sections shall be construed to authorize a court to set aside or void a finding of guilt or innocence or an acceptance of a plea of guilty or to set aside any sentence imposed in any criminal case.

(b) Definitions.

Defendant

As used in this section, "Defendant" means a person charged with or convicted of violation the ordinances of the City of Chesterfield.

Prosecuting Attorney

As used in this section, "Prosecuting Attorney" means the Prosecuting Attorney, an Assistant Prosecuting Attorney, or a Special Prosecuting Attorney for the City of Chesterfield.

Public Court Proceeding

As used in this section, "public court proceeding" means any court proceeding or administrative hearing which is open to the public and shall include but not be limited to:

- (1) judicial pre-trial conference;
- (2) trial;
- (3) sentencing;
- (4) sentencing modification; and
- (5) probation revocation hearings.

Victim

(1) In general. As used in this section, "victim" shall mean a natural person, or legally recognized entity that suffers direct, proximate or threatened physical, emotional or financial harm as the result of the commission or attempted commission of an ordinance violation.

If a victim is physically or emotionally unable to exercise the privileges and rights under this provision, the victim may designate his or her spouse, child 18 years of age or older, parent, sibling, grandparent, or any other person 18 years of age or older who is neither the defendant nor incarcerated to act in his or her place while the physical or emotional

disability continues. The victim shall provide the Prosecuting Attorney with the name of the person who is to act in his or her place. During the physical or emotional disability, notices to be provided under this article to the victim shall continue to be sent only to the victim.

(2) Minors and certain other victims. As used in this section, in the case of a victim who is under 18 years of age, incompetent, incapacitated, or deceased, the term “victim” also includes the legal guardians of the victim or the representatives of the victim’s estate, family members, or any other persons appointed as suitable by the Court, may assume the victim’s right under this section, but in no event shall the defendant be named as such guardian or representative.

Violation

As used in this section, “violation” shall mean any violation of a City ordinance committed against another individual or their property.

(c) Victim’s Rights.

- (1)** To be reasonably protected from the accused;
- (2)** To be treated with courtesy, compassion and with respect for their dignity and privacy, suffering the minimum of necessary inconvenience from their involvement with the municipal court system;
- (3)** Upon request of the victim, to receive a summary explanation by the Prosecuting Attorney regarding due process and justice system procedures;
- (4)** Upon request of the victim, to receive an un-redacted copy of the information and all reports and/or video alleging the violation;
- (5)** Upon request of the victim, to be provided reasonable, accurate, and timely notice of any public court proceeding, unless in the determination of the Court the interests of justice require otherwise;
- (6)** Upon request of the victim, to be present at public court proceedings;

- (7) Upon request of the victim, to be reasonably heard at any public court proceeding involving release, plea sentencing, or any probation revocation hearing, unless in the determination of the Court the interests of justice require otherwise;
- (8) Upon written request of the victim and accompanied by supporting documentation, to receive restitution from the defendant for the harm which they have suffered, unless in the determination of the Prosecuting Attorney or Court the interest of justice requires otherwise; and
- (9) Upon request of the victim, to request that the Prosecuting Attorney seek a speedy disposition of a case.

(d) Bonds.

Subject to the statutory limitations imposed upon the City of Chesterfield's Municipal Court regarding bond and bail for ordinance violations, the Court may require a bond and impose special bond conditions upon showing that a defendant poses a danger to a victim, the community or any other person.

(e) Procedures of the Prosecuting Attorney.

The Office of the Prosecuting Attorney may adopt policies and procedures consistent with this ordinance.

Section II. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section III. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this ____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, City Clerk

BILL NO. 3182

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI AUTHORIZING THE ELIMINATION OF THE PUBLIC WORKS BOARD OF VARIANCE.

WHEREAS, the City of Chesterfield has recently performed a comprehensive review of its board and committees; and

WHEREAS, the responsibilities of the Public Works Board of Variance are duplicative of responsibilities of the City of Chesterfield's Board of Adjustment and the St. Louis County Building Commission; and

WHEREAS, the Public Works Board of Variance has not met since 2001; and

WHEREAS, the City of Chesterfield is desirous of eliminating the Public Works Board of Variance in order that residents desirous of serving the City can do so on another board or committee;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The Public Works Board of Variance is hereby eliminated by repealing Ordinance 306 and the associated Chapter 2, Division 3 (Section 2-221 to 2-232) of the Chesterfield Municipal Code.

Section 2. The City of Chesterfield shall refer matters which may have previously been considered by the Public Works Board of Variance to the Board of Adjustment or the St. Louis County Building Commission, as appropriate.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 2/5/2018

BILL NO. 304

ORDINANCE NO. 306

AN ORDINANCE CREATING THE PUBLIC WORKS BOARD OF VARIANCE.

WHEREFORE, in order to promote the general welfare of the community and to assure that the buildings and the structures erected in the City of Chesterfield shall conform with acceptable community standards; and

WHEREAS the City of Chesterfield has certain standards; and procedures as followed by the Department of Public Works; and

WHEREAS from time to time it may serve the needs of the City of Chesterfield that the decisions of the Department of Public Works have a review board which can review the decisions and the appropriateness of the standards as determined by the Department of Public Work.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. It is hereby established that the Public Works Board of Variance, hereinafter referred to as "Board", which is authorized to:

a. Hear and decide appeals where it is alleged that there is an error in law; misinterpretation of a standard; a need to vary from adopted standards; and, appeal decisions or determinations made by the Public Works Director and the enforcement of the City of Chesterfield ordinances as passed and enacted by the City Council.

b. Interpret the provisions of the mechanical and building codes and construction codes as adopted by the City of Chesterfield.

c. Review the specifications for use of building or building materials.

d. Permit variations of establish procedures and requirements of any public works standard as provided by law or where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape or topography or other condition as long as the variance will not seriously affect the integrity and soundness of the project; will not seriously affect any adjoining property or the general welfare of the public.

e. Authorize variances whenever a property owner can show that a strict application of the current standard as passed and enacted by the City of Chesterfield or approved by the City of Chesterfield would adversely affect or alter sound engineering principals or create practical difficulty or particular hardship other than pure financial hardship and grant such variances of policy as are in harmony with the general intended purposes by which the procedures have been established and only when the Board is satisfied that the granting of such variances will not merely serve as a convenience to the applicant, but will alleviate some demonstrable or unusual hardship or difficulty so great as to warrant a variation from standard and accepted practice and procedures and at the same time protect the general public.

f. The Board may reverse, affirm or modify wholly, or in part, any decision upon which an appeal is made.

Section 2. Membership of the Board. The Public Works Board of Variance shall consist of five (5) members, who shall be appointed by the Mayor and approved by the City Council. One of the members may be a citizen of the City of Chesterfield with no building trade qualifications. Every other member shall be a licensed professional engineer or architect or a builder or superintendent of building construction, with a least ten (10) years experience, five (5) years of which shall have been in responsible charge of work. There shall not be more than two (2) members of the Board selected from the same profession or business, and at least one (1) of the professional engineers shall be a licensed structural or civil engineer with architectural engineering experience. At least two (2) of the professional board members must be professionals who are not actively participating with or in the City of Chesterfield building trades or whose source of income is derived principally from business carried out in the City of Chesterfield at the time of their appointment.

The members of said Board shall serve for periods of five (5) years. The first Board shall consist of the one (1) member serving for one (1) year, one (1) for two (2) years, one (1) for three (3) years, one (1) for four (4) years and one (1) for five (5) years and for all subsequent years, there shall be one new member replaced on the Board, and no member shall be re-appointed to the Board and for more than one (1) additional term.

Section 3. The Board shall select one (1) of its members to serve as Chairperson, and the Department of Public Works shall appoint a Secretary to the Board, who shall keep a detailed record of all proceedings on file with the Board. The records of the proceedings shall be transcribed in an official minute book, but

need not be a verbatim transcription. A copy of the minutes of each meeting shall be transmitted to each member of the Board following the meeting.

Section 4. The members of the Board shall serve without compensation.

Section 5. At least three (3) members of the Board must be present to hear appeals.

Section 6. All appeals shall be filed in writing with the Director of Public Works within thirty (30) days after the decision of the Director of Public Works which is to be appealed has been rendered by the Director. All appeals must be accompanied by a filing fee of \$50.00.

Section 7. The Board shall meet no later than thirty (30) days after the notice of appeal is received by Public Work Department of the City of Chesterfield or at a stated periodic meeting if warranted by the volume of work. The Board shall give notice of all appeals by one publication in a newspaper of general circulation in the City of Chesterfield seven (7) days in advance of the hearing on said appeal. The Secretary of the Board shall notify the Appellant of the decision of the Board by letter in a timely manner.

Section 8. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings and show the vote of each member upon each question or absent, or failing to vote to be so noted and shall indicate each action, shall keep records of examinations and other official actions, all of which shall immediately be filed with the Public Works Citizens Advisory Group.

Section 9. The Board shall from time to time make such reasonable rules and regulations as they may deem necessary and proper. The Board shall prepare an instruction sheet for applications, describing procedures, plans and samples that shall be submitted with each referral.

Section 10. Approvals with modifications by the Board shall be made in writing and shall be noted on one copy of the approved plans or specifications by an appropriate stamp, signed by the Board Chairman and the Chairman of the Public Works Sub-Committee of the City Council.

Section 11. Any project approved by the Board in which construction is not started within six (6) months may be required to be re-submitted at the discretion at the Board. Any approval given to the project in which construction has not started within one year is void and re-submission shall be required for approval.

Section 12. In the event that a member of the Board is employed by, related to, or has any other material connection with any party involved in a matter that has come before the Board, the member shall, before any discussion, commence upon such matter and immediately disclose, to the Board, the nature of said employment, relationship and material connection with the party involved. Thereupon, the other members of the Board attending the meeting shall vote on the question of the member so making the disclosure and whereupon the party shall withdraw from the discussion and the voting upon the matter at hand.

Section 13. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19TH day of June, 1989.

Judith M. Stenrich
MAYOR

ATTEST:

Martha L. He May
CITY CLERK

PUBLIC WORKS BOARD OF VARIANCE

(Planning & Public Works)

(5-Year Term)

(no set date for meeting)

(Ordinance No. 306)

VACANCY

Term expired - 8/21/10

VACANCY

Term expires - 8/21/14

Vacancy

Term expired 8/21/01

Lauren Strutman

16120 Walnut Hill Farm
Chesterfield, MO 63005

636-532-7908 - h

636-537-0880 - w

Ward IV

Term expires - 8/21/22

Steven Spencer

1317 Carriage Crossing Lane
Chesterfield, MO 63005

636-530-7726 - h

Ward IV

Term expires - 8/21/18

Council Liaison

Barry Flachsbart

BILL NO. 844ORDINANCE NO. 834

AN ORDINANCE REPEALING ORDINANCE NUMBERS 603 AND 673 OF THE CITY OF CHESTERFIELD BY SUBSTITUTING A NEW ORDINANCE DEALING WITH THE ESTABLISHMENT OF THE BOARD OF ADJUSTMENT, QUALIFICATIONS AND AN APPOINTMENT OF ITS MEMBERS AND POWERS, DUTIES AND PROCEDURES.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. Ordinance Numbers 603 and 673 are hereby deleted and restated in their entirety.

"Section 1. Pursuant to Section 89.080 Revised Statutes of Missouri 1986, as amended, there is created a Board of Adjustment. The Board of Adjustment shall consist of five (5) members who shall be residents of the City of Chesterfield. The membership of the first Board appointed shall serve respectively, one for one (1) year, one for two (2) years, one for three (3) years, one for four (4) years and one for five (5) years. Thereafter, members shall be appointed for terms of five (5) years. Five (5) alternate members may be appointed to serve in the absence or the disqualification of the regular members. Alternates shall serve terms of five (5) years with the first alternates serving respectively one for one (1) year, one for two (2) years, one for three (3) years, one for four (4) years, and one for five (5) years. All members and alternates shall be removable for cause by the appointing authority upon written charges and after a public hearing. Vacancies shall be filled for unexpired term of any members whose term becomes vacant. The Board shall elect its own Chairman who shall serve for one (1) year. All current members of the Board, as of the date of this Ordinance, shall remain in their appointed position and shall serve the term in accordance with the dates of their appointment.

Section 2. The Board is hereby empowered to adopt rules of procedure, and from time to time, amend and supplement its rules of procedure not inconsistent with the provisions of this chapter, or of any ordinance adopted pursuant to Section 89.010 to 89.140 of the Revised Statutes of Missouri 1986 as amended.

Section 3. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board may determine. Such chairman, or in his absence, the acting chairman may administer oaths and compel the attendance of the witnesses. All meetings of the Board shall be open to the public.

Section 4. The Board shall keep minutes of its proceedings showing the vote of each member upon question, or if absent or failing to vote indicate such fact, and shall keep records of its examinations and other official actions. All of the above records shall be immediately filed with the Department of Planning and shall be on public record. All testimony, objections thereto and rulings thereon shall be taken down by a reporter employed by the Board for that purpose.

Section 5. For assistance in reaching its decisions relative to any appeal or other matter under consideration by the Board, the Director of Planning and the Director of Public Works shall furnish technical services, advice, data or factual evidence requested by the Board.

Section 6. The Board of Adjustment shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of these sections or of any Ordinance adopted pursuant thereto;
- (2) To hear and decide all matters referred to it or upon which it is required to pass under such Ordinance;
- (3) In passing upon appeals, where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of such Ordinance, to vary or modify the application of any of the regulations or provisions of such Ordinance relating to the use, construction or alteration of buildings or structures or the use of land so that the spirit of the Ordinance shall be observed, public safety and welfare secured and substantial justice done.
- (4) Permit a variation in the yard requirements of any zoning district or the building or setback lines from major highways as provided by law where there are practical difficulties or unnecessary hardships in the carrying out of these provisions due to an irregular shape of the lot, topographical or other

purpose of continuing the non-conforming use is not to continue a monopoly.

In exercising the above mentioned powers, such board may, in conformity with the provisions of Sections 89.010 to 89.140 Revised Statutes of Missouri reverse or affirm wholly or partly or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made to that end shall have all the powers of the officer from whom the appeal is taken.

Section 7. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of any such administrative official, or to decide in favor of the applicant on any manner upon which it is required to pass under any such Ordinance or to effect any variation in such Ordinance.

Section 8. The following procedures shall govern the hearings of the Board:

- (1) Before making its decision on any appeal or other matter within the Board's purview, the Board shall hold a public hearing thereon.
- (2) At least five (5) days' notice of the time and place of said public hearing shall be sent by registered mail to the appellant. The Board may, in its discretion, send notices of hearing to other interested persons, organizations, or agencies.
- (3) The public notice shall contain the name of the appellant, the date, time, and place fixed for the hearing; and a brief statement of the error alleged by the appellant or the variance or other question which is the subject of the appeal.
- (4) Hearings may be adjourned, from time to time, and that the time and place of the continued hearing be publicly announced at the time of adjournment. No further notice of such continued hearing shall be required; otherwise, notice thereof shall be given as in the case of an original hearing.

- (5) An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the notice of appeal shall have been filed with the Department of Planning, that by reason of fact stated in the Certificate a stay would, in his opinion, cause immediate peril to life or property. In such cases, proceedings shall not be stayed, otherwise than by restraining order, which may be granted by the Board of Adjustment or by a court of record or upon application or notice to the officer from whom the appeal is taken and on due cause shown.
- (6) Upon the hearing of any matter, any party may appear in person or by agent or by attorney.

Section 9. A decision of the Board granting a variance that permits the erection or alteration of a building shall be valid for a period of six (6) months, unless a building permit for such erection or alteration is obtained within this period and the erection or alteration is started and proceeds to completion in accordance with the terms of the decision.

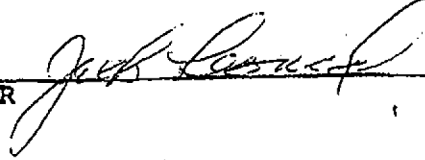
Section 10. Nothing contained in this ordinance shall be deemed to authorize the Board to reverse or modify any refusal of a permit or any other order, requirement, decision or determination which conforms to the provisions of the City of Chesterfield Zoning Code or any zoning ordinance passed or enacted by the City of Chesterfield and which, therefore, is not erroneous; nor to authorize the Board to validate, ratify or legalize any violation of law or any of the regulations of the City of Chesterfield Zoning Code or zoning ordinances which may be passed or enacted by the City Council of the City of Chesterfield.

Section 11. Members of the Board of Adjustment shall be appointed by the Mayor with the approval of the City Council."

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

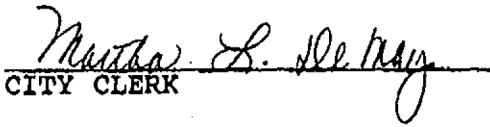
Passed and approved this 7TH day of SEPTEMBER 1993.

MAYOR

A handwritten signature in cursive script, likely of the Mayor, written over a horizontal line.

ATTEST:

CITY CLERK

A handwritten signature in cursive script, likely of the City Clerk, written over a horizontal line.

BILL NO. 3183

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE CITY
ADMINISTRATOR OF THE CITY OF CHESTERFIELD TO
EXECUTE AN AGREEMENT WITH ST. LOUIS COUNTY
FOR THE ESTABLISHMENT OF AN
INTERGOVERNMENTAL COMMUNICATIONS
AGREEMENT WITH THE CITIES OF CHESTERFIELD,
ELLISVILLE, EUREKA, VALLEY PARK AND ST. LOUIS
COUNTY.**

WHEREAS, an agreement has been reached between the cities of Chesterfield, Ellisville, Eureka and Valley Park and St. Louis County for St. Louis County to provide services to these four (4) cities for dispatching services to the various police departments; and

WHEREAS, St. Louis County and these cities have entered into negotiations to provide a communications service agreement to allow 911 services, radio and computerized criminal history services (REJIS) , and automated police reporting systems (CARE); and

WHEREAS, St. Louis County currently provides these same services to the City of Chesterfield by separate contract which is in conjunction with all of St. Louis County and its various interrelationships with the municipal departments throughout the area; and

WHEREAS, the new agreement provides for a contract which will call for a separate dispatching console dedicated specifically to the four (4) cities as mentioned above.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI,
AS FOLLOWS:**

Section 1. The City Administrator of the City of Chesterfield is authorized to execute a contract with St. Louis County, a copy of which is attached as Exhibit "A" and made a part hereof as if fully set out herein, which calls for intergovernmental communications services between the cities of Ellisville, Eureka, Valley Park and Chesterfield with St. Louis County.

Section 2. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD 2/5/2018

**COORDINATED COMMUNICATIONS
AND COMPUTER-ASSISTED REPORT
ENTRY SERVICE AGREEMENT
BY AND BETWEEN
COUNTY OF ST. LOUIS
AND CITY OF CHESTERFIELD**

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COORDINATED COMMUNICATIONS AND COMPUTER- ASSISTED REPORT ENTRY SERVICE AGREEMENT

City of Chesterfield and St. Louis County, Missouri



THIS AGREEMENT, entered into this _____ day of _____, 2018,
by and between the City of Chesterfield, a CITY in St. Louis County, Missouri,
hereinafter referred to as the CITY, and ST. LOUIS COUNTY, MISSOURI, hereinafter
referred to as the COUNTY;

WITNESSETH THAT:

RECITALS

WHEREAS, the provisions of Section 70.210 to 70.320, inclusive, RSMo. 2000, as
amended, empower municipalities and other political subdivisions to contract and
cooperate with each other for a common service; and

WHEREAS, Chapter 701.070 SLCRO 1974, as amended, authorizes the Chief of
Police of St. Louis County to contract for police services with municipalities; and

WHEREAS, the CITY desires a Coordinated Communications and Computer-
Assisted Report Entry Service Agreement; and

WHEREAS, COUNTY holds a license from the Federal Communications
Commission and thereunder operates radio consoles by and through the agency of the
St. Louis County Police Department for and in the performance of its duties of law
enforcement, and has offered to perform certain communications services for CITY; and

WHEREAS, CITY wishes to avail itself of the 911 and communications services
offered by COUNTY, including radio and computerized criminal history services (REJIS);
and

WHEREAS, CITY owns certain radio equipment which it desires to use in connec-
tion therewith; and

WHEREAS, CITY desires COUNTY to provide Computer-Assisted Report Entry
services; and

WHEREAS, the CITY has duly enacted and approved Ordinance No
_____, a copy of which is attached hereto, marked Exhibit A, and made a part
hereof by reference, authorizing the CITY to execute this Agreement.

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE CITY AND THE
COUNTY AS FOLLOWS:

ARTICLE I-COORDINATED COMMUNICATIONS SERVICES

1. COUNTY shall provide 911 and non-emergency telephone call processing and radio dispatching to and from police officers employed, or under contract by the CITY and other entities within the CITY which have the right, permission, and operating equipment used to receive such calls and radio dispatches.
2. COUNTY shall perform the services provided for in this Agreement in compliance with the standards, policies, and procedures of the St. Louis County Police Department, Bureau of Communications and all applicable laws.
3. COUNTY will provide the CITY with REJIS services; however, said services will be for the CITY's police department in the normal course of COUNTY's dispatching obligation and will not be provided for CITY's courts or other municipal agencies. The REJIS services will be limited to active inquiries as related to patrol services. COUNTY will provide CITY with REJIS services through the Bureau of Central Police Records and will be limited to inquiries; wanted entries and cancellation on persons/vehicle/property; entry/cancellation of towed vehicles; entry of repossessed vehicles; 10-minute hit request and responses; entry/cancellation of missing persons/juveniles; and locate messages/wanted verification. REJIS services will not include arrest entries, arrest updates or municipal warrant entries.
4. CITY will provide updated radio alias information of all mobile and portable radios within law enforcement agency as officers are hired or leave the agency. Additionally, this information must be submitted to the Bureau of Communications and to the Emergency Communications Network on a quarterly basis. The law enforcement agency must complete the Alias Change Request Form which can be downloaded from the Emergency Communications Commission (ECC) website.
5. The CITY shall maintain a false alarm ordinance similar to COUNTY's Ordinance 271 during the duration of this Contract.
6. CITY shall comply with all regulations set by the FCC and those rules and regulations set by the St. Louis County Police Department.
7. It is further understood and agreed by the parties hereto that if this Agreement is terminated by either party, for whatever reason, or if either party does not enter into a similar Agreement at the expiration of this Agreement, the current programming which allows access to the St. Louis County Police Department talk groups will be inhibited by the Emergency Communications Network. Furthermore, all reprogramming costs associated with CITY's failure to renew this Agreement will be borne by the CITY.
8. For the purpose of performing said law enforcement communication services,

COUNTY shall furnish and supply all necessary labor, supervision, and communication facilities, to maintain the agreed level of service to be rendered hereunder.

9. The St. Louis County Police Department complies with all standards related to the communications function as prescribed to the Commission on Accreditation for Law Enforcement Agencies (CALEA).

ARTICLE II-COMPUTER-ASSISTED REPORTY ENTRY (CARE) SERVICES

1. The COUNTY shall provide to the CITY the same CARE processing services as it provides to the unincorporated portion of COUNTY.

2. The COUNTY shall provide CARE services consisting of the following:

(a) The COUNTY shall provide basic CARE services which consist of 24-hour-a-day self-entry and telephone entry of police reports, by personnel of the CITY. Personnel of the St. Louis County Police Department's CARE Unit shall enter the reports and shall cooperate with the CITY in the performance of their duties but shall be subject to the supervision of the COUNTY recognized chain of command. A police report is defined as a report which results in a document summarizing facts and circumstances surrounding a police-related incident or criminal offense. A police report is generated whenever a municipal police unit obtains a report number and subsequently dictates/provides a report to CARE personnel. Police report transactions include original and supplemental reports. The entering of all police reports into CARE will satisfy RSMo 66.200 which requires exact copies of municipal police reports for all felonies and misdemeanors be transmitted to the County immediately after the information is obtained by the CITY. COUNTY shall maintain all CARE records.

(b) COUNTY will provide the necessary training to designated officials of the CITY in the operation of the CARE computer system. Any unauthorized use or disclosure of CARE data or maps generated by other cities or agencies, by the CITY or agents of the CITY, without written authorization from the entering agency is prohibited and will be cause for termination of this AGREEMENT.

3. The CITY shall provide the following:

- (a) Computers, peripherals, and a network compatible for the installation and operation of the CARE program.
- (b) The final review and approval of CARE generated police reports is the responsibility of the CITY.

4. The COUNTY offers technical support for the service through REJIS. Procurement of related supplies such as computer paper, printer ribbons, etc., will be at the expense of the CITY. Procurement of and payment for the necessary REJIS networking will be at the CITY's expense. Remote access to these systems is conditional on the information being used solely and expressly for reviewing, approving, modifying or printing only that data or those reports which originated from the CITY or its officers. Reviewing, approving, modifying or printing data or reports originated by COUNTY or any other governmental agency contracting with COUNTY by the CITY or agents of the CITY without written authorization from the entering agency is prohibited and will be cause for immediate termination of this agreement.

5. For maintenance, enhancements, and other administrative purposes, the COUNTY shall have access to the CITY entered CARE report.

ARTICLE III-TERM OF AGREEMENT

1. The original term of this Agreement shall commence on March 1, 2018 and terminate on February 28, 2019 and will be subject to a one (1) year renewal term to commence on March 1, 2019 and terminate on February 28, 2020. Thirty (30) days before the termination of the original Agreement, COUNTY shall notify CITY of the projected cost for the communication and CARE services for the renewal term. If there should be an increase in the projected cost for communication services, it shall not exceed 5% of the original cost, but the CARE cost will have no 5% cap. It is further agreed by the parties hereto that if they are unable to agree to the monthly cost for the renewal term by February 28, 2019, the present monthly cost for such services shall be increased by 5% until such time a new monthly cost is agreed upon by the parties. The new monthly cost will apply retroactively to March 1, 2019 and the annual cost will be adjusted accordingly.

ARTICLE IV - BILLING RATES

1. CITY shall pay COUNTY a monthly sum of SIXTEEN-THOUSAND ONE HUNDRED NINE DOLLARS AND FIFTY CENTS (\$16,109.50) payable monthly in advance on the first day of each month for a total contract cost of ONE HUNDRED NINETY-THREE THOUSAND THREE HUNDRED THIRTEEN DOLLARS AND NINETY-FOUR CENTS

(\$193,313.94), for the services herein described.

2. A review of the account will be performed twice a year to determine if the CITY has a balance on the account. If a credit/past due balance is found, a statement will be sent to the CITY and the CITY shall pay the past due balance to COUNTY within ten (10) business days of receipt of said statement.

ARTICLE V-RIGHT OF TERMINATION

1. The COUNTY may terminate this Agreement immediately upon written notice to the CITY when the actions of the CITY are not in compliance with FCC or with the COUNTY's rules and/or regulations.

2. Either party shall have the option to re-negotiate or to terminate this AGREEMENT in the event that the service agreement through REJIS is not maintained as current.

3. This Agreement may be terminated by either party hereto upon written notice to the other, a minimum of one hundred twenty (120) days prior to the commencement of the applicable renewal period.

4. This Agreement shall automatically be terminated in the event that the appropriate officer, agent, council or other body with authority to appropriate money fails to appropriate sufficient funds to pay for the obligations imposed by this Agreement for the fiscal year in question. The CITY agrees that it will not exercise its right to terminate this Agreement for lack of fiscal funding while appropriating funding for the same or similar services. The CITY agrees to inform the COUNTY in good faith at the earliest time such non-appropriation becomes apparent.

ARTICLE VI - DEFENSE OF CLAIMS

1. As between the parties hereto, CITY is not responsible for defense of claims against the COUNTY or personnel providing services under this Agreement, and insofar as either party is legally responsible for such defense, it is the COUNTY. This provision shall not be understood as waiving the sovereign immunity or any other defense of either party, or as an indemnity by either party for conduct for which the other party is responsible by law. This provision is not for the benefit of any other third party.

ARTICLE VII – NOTICES

1. Unless otherwise specified herein, all notices or demands required or permitted to be given or made under this Agreement shall be in writing and shall be hand delivered with signed receipt or mailed by first class registered or certified mail, postage prepaid, addressed to the parties at the following addresses and to the attention of the person named. Addresses and persons to be notified may be changed by either party

by giving ten (10) calendar days prior written notice thereof to the other party.

A. Notices to POLICE DEPARTMENT shall be addressed as follows:

St. Louis County Police Department
Police Contract Services Unit
Attn: Unit Commander
7900 Forsyth Boulevard
Clayton, Missouri 63105
Phone #:314-615-0184

B. Notices to CITY shall be addressed as follows:

City of CHESTERFIELD
Attn: Mayor and/or Police Chief
690 Chesterfield Parkway W
CHESTERFIELD, Missouri 63017
Phone #:636-537-4000

ARTICLE VIII - AMENDMENTS

1. The parties expressly recognize and agree that special circumstances and needs may arise which may require adjustments in terms of personnel, equipment and/or materials provided and the additional costs related thereto. The parties agree to negotiate suitable ancillary addendums or amendments to this Agreement in the event of adjustments requested.

ARTICLE IX - ENTIRE AGREEMENT

1. This Agreement, Attachment A, and any executed Amendments hereto constitute the complete and exclusive statement of understanding of the parties which supersedes all previous agreements, written or oral, and all communications between the parties relating to the subject matter of this Agreement. No change to this Agreement shall be valid unless prepared pursuant to Article VIII, Amendments, of this Agreement.

IN WITNESS THEREOF, CITY and COUNTY have signed their names and affixed their official seals to this Agreement on the day and year first above written.

Attest:

CITY OF CHESTERFIELD

City Clerk

By _____
Mayor

Attest:

City Attorney



ST. LOUIS COUNTY, MISSOURI

By _____
County Executive

Attest:

Administrative Director

Approved:

Chief of Police
St. Louis County Police Department

ST. LOUIS COUNTY
BOARD OF POLICE COMMISSIONERS

Approved as to Legal Form:

By _____
Chairman

County Counselor

Approved:

Accounting Officer

SIGNATURES

BILL NO. 3187

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL THE ESTABLISHMENT OF THE FINANCE AND ADMINISTRATION CITIZENS ADVISORY COMMITTEE AS A STATUTORY COMMITTEE

WHEREAS, the Finance and Administration Citizens Advisory Committee offers significant contributions to the City of Chesterfield, and

WHEREAS, Chapter 2, Article VII, Division 4 Section 2-107 of the Chesterfield Municipal Code establishes the Finance and Administration Citizens Advisory Committee as a Statutory Committee, and

WHEREAS, Chapter 2, Article VII, Division 4 Section 2-236 through Section 2-240.6 of the Chesterfield Municipal Code defines the purpose, scope and membership of the Finance and Administration Citizens Advisory Committee, and

WHEREAS, the Finance and Administration Committee met and recommends that the Finance and Citizens Advisory Committee be established by policy and not established by City Code,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1.

Chapter 2 Article VII, Division 1, Section 2-202 Statutory Committees is amended by deleting numerical item #6 the Finance and Administration Citizens Advisory Committee. The Finance and Administration Citizens Advisory Committee is hereby no longer identified as a Statutory Committee.

Section 2.

Chapter 2 Article VII, Division 4, Section 2-236 through Section 2-240.6 is hereby repealed and removed from the City Code.

Section 3.

All other sections and provisions of the municipal code are unchanged.

Section 4.

This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE HASS, CITY CLERK

FIRST READING HELD _____

BILL NO. 3185

ORDINANCE NO. _____

APPROVES THE INSTALLATION OF FIVE FIRE HYDRANTS AT THE GRAND RESERVE SUBDIVISION LOCATED WITHIN THE CITY OF CHESTERFIELD.

WHEREAS, at a duly called meeting of the Board of Directors of the Monarch Fire Protection District, the placement of a certain fire hydrant was approved; and,

WHEREAS, it is necessary for the authorization of the placement of said fire hydrant by ordinance.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The placement of the following fire hydrants at such exact location as specified by the Insurance Services Office of Missouri and as approved by the Board of Directors of the Monarch Fire Protection District is hereby approved by the City of Chesterfield for installation:

Five (5) fire hydrants at the following locations.

1. On the west side of Grand Reserve Drive at a point approximately 110 feet from the centerline of Olive Boulevard.
2. On the west side of Grand Reserve Drive at the intersection of lots 29 and 30.
3. On the north side of Grand Reserve Drive at a point approximately 80 feet east of the centerline of Grand Reserve Court.
4. On the west side of Grand Reserve Court at a point approximately 200 feet south of the centerline of Grand Reserve Drive.
5. On the east side of Grand Reserve Court at a point approximately 390 feet north of the centerline of Grand Reserve Drive.

Section 2. The Missouri American Water Company is authorized to install said fire hydrants at the aforesaid location.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

I, Cary Spiegel, Fire Chief of the Monarch Fire Protection District, Incorporated as a political subdivision under the laws of the STATE OF MISSOURI, DO HERE BY CERTIFY that at a meeting of the Board of Directors of said Fire District, duly called and held on the 1st day of February, 2018, at which a quorum was present, the following action was taken:

"Upon motion duly made, seconded and carried, the following resolution was unanimously adopted."

WHEREAS, pursuant to MISSOURI PUBLIC SERVICE COMMISSION ORDER NO. 4, issued on November the 28th, 1969, Missouri-American Water Company has promulgated certain rules relating to the location of fire hydrants by incorporated Fire Districts: and,

WHEREAS, The Insurance Services Office of Missouri has specified the location of 5 public fire hydrant(s) in Grand Reserve subdivision as follows:

1. On the west side of Grand Reserve Drive at a point approximately 110 feet from the centerline of Olive Boulevard.
2. On the west side of Grand Reserve Drive at the intersection of lots 29 and 30.
3. On the north side of Grand Reserve Drive at a point approximately 80 feet east of the centerline of Grand Reserve Court.
4. On the west side of Grand Reserve Court at a point approximately 200 feet south of the centerline of Grand Reserve Drive.
5. On the east side of Grand Reserve Court at a point approximately 390 feet north of the centerline of Grand Reserve Drive.

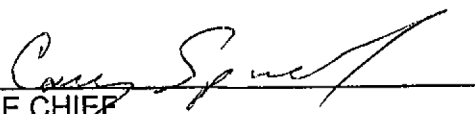
WHEREAS, The Insurance Services Office of Missouri has specified the minimum fire flow for Grand Reserve subdivision to be 2,000 GPM at 20 PSIG:

WHEREAS, for the purpose of keeping fire insurance rated as low as possible, the MONARCH FIRE PROTECTION DISTRICT has always fixed the location of fire hydrants, and fire flows in accordance with the recommendations of the Insurance Service Office of Missouri:

NOW THEREFORE, BE IT RESOLVED, that the Missouri-American Water Company install said 5 public fire hydrant(s) at the aforesaid location(s),

IN WITNESS THEREOF, I have hereunto set my hand as Fire Chief of the Monarch Fire Protection District, and have caused the corporate seal of said Fire District to be affixed this 1st day of February, 2018.




FIRE CHIEF

BILL NO. 3186

ORDINANCE NO. _____

REPEALS CHAPTER 2, ARTICLE 5, SECTION 2-107, (ORDINANCE NUMBER 582) OF THE CITY OF CHESTERFIELD MUNICIPAL CODE, ESTABLISHING THE POSITION OF THE COORDINATOR OF ALCOHOL AND DRUG ABUSE PREVENTION.

WHEREAS, Chapter 2, Article 5, Section 2-107 of the Chesterfield Municipal Code (Ordinance Number 852) establishes the position of Coordinator of Alcohol and Drug Abuse, and

WHEREAS, the position of Coordinator of Alcohol and Drug Abuse has never been staffed, and

WHEREAS, the staffing, structure, and organization of the Drug Abuse Task Force has evolved along lines that no longer facilitate nor require such a position, and

WHEREAS, the duties and responsibilities of the position of Coordinator of Alcohol and Drug Abuse are no longer pertinent to the purpose and mission of the task force, and

WHEREAS, the Finance and Administration Committee met and recommends elimination of the position,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1.

Chapter 2 Article 5, section 2-107 of the municipal code (ordinance number 852) is hereby repealed.

Section 2.

All other sections and provisions of the municipal code are unchanged.

Section 3.

This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

VICKIE HASS, CITY CLERK

FIRST READING HELD _____

LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3175** - An ordinance repealing City of Chesterfield Ordinance Number 2055 to amend the legal description and development conditions for a 15.4 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 14-2017 Larry Enterprises-Lynch Hummer [17401 N Outer 40 Rd] 17U610139, 17U520258, 17U520269). Green Sheet Amendment included. **(Second Reading) Planning Commission recommends approval; Planning & Public Works Committee recommends approval, as amended.**
- B. Bill No. 3176** - An ordinance repealing City of Chesterfield Ordinance Number 2411 to amend the legal description and development conditions for a 7.0 acre tract of land, more or less, zoned “PI” Planned Industrial District located north of Highway 40/Interstate 64, west of Boone’s Crossing (P.Z. 15-2017 MPD Investments [14781 N Outer 40 Rd] 17U610139, 17U520258, 17U520269). **(Second Reading) Planning Commission recommends approval**
- C. Bill No. 3177** - An ordinance amending City of Chesterfield Ordinance Number 2449 for a “PC&R” Planned Commercial and Residence District located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West (P.Z. 19-2017 Downtown Chesterfield [Sachs Properties]). **(Second Reading) Planning Commission recommends approval. Blue Sheet amendment proposed to correct bearing provided in legal description at petitioner’s request.**
- D. Bill No. 3178** - An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of a “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6AA” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road (P.Z. 17-2017 Aventura at Wild Horse Creek [Above All Development] 17T310016, 18T630173, 18T630205, 18T640226). **(Second Reading) Planning Commission recommends approval**

BILL NO. 3175

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2055 TO AMEND THE LEGAL DESCRIPTION AND DEVELOPMENT CONDITIONS FOR A 15.4 ACRE TRACT OF LAND, MORE OR LESS, ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF HIGHWAY 40/INTERSTATE 64, WEST OF BOONE'S CROSSING [P.Z. 14-2017 LARRY ENTERPRISES-LYNCH HUMMER (17401 N OUTER 40 RD) ORDINANCE AMENDMENT 17U610139, 17U520258, 17U520269].

WHEREAS, Stock & Associates Consulting Engineers, Inc. on behalf of Maryland Land Company LLC, MCB Design LLC, and Scott Joe H Sr Living Trust, has requested an ordinance amendment to amend the legal description and development conditions for a 15.4 acre tract of land, more or less, located north of Highway 40/Interstate 64, west of Boone's Crossing; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 27, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment on January 8, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with one amendment; and

WHEREAS, the City Council, having considered said amendment by the Planning and Public Works Committee, voted on February 5, 2018 to approve the ordinance amendment request with one amendment.

WHEREAS, the City Council, having considered said request, voted on February 21, 2018 to approve the change of zoning request as amended.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Ordinance 2055 is hereby repealed and those conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof for Larry Enterprises-Lynch Hummer and as described as follows:

A TRACT OF LAND BEING LOT B OF "LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, AND PARCELS 1 AND 2 OF THE "LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, PB 364, PG 369" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 365, PAGE 262 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT B, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 59 MINUTES 38 SECONDS WEST, 102.27 FEET; NORTH 85 DEGREES 17 MINUTES 37 SECONDS WEST, 978.82 FEET AND NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 86.13 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID PARCEL 2 OF THE LOT SPLIT PLAT RECORDED IN PLAT BOOK 365, PAGE 262; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 56 SECONDS EAST, 509.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH, WEST AND NORTH LINES OF SAID PARCEL 2 AND PARCEL 1 AND ABOVE SAID LOT B OF THE "LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 125.05 FEET; SOUTH 89 DEGREES 15 MINUTES 32 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 34.93 FEET AND SOUTH 88 DEGREES 08 MINUTES 08 SECONDS EAST, 488.67 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE AFORESAID LOT B; THENCE CROSSING SAID LOT B, SOUTH 88 DEGREES 09 MINUTES 08 SECONDS EAST, 37.81 FEET AND SOUTH 84 DEGREES 53 MINUTES 54 SECONDS EAST, 461.24 FEET TO THE EAST LINE OF SAID LOT B; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 19 MINUTES 57 SECONDS WEST, 581.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 672,883 SQUARE FEET OR 15.447 ACRES MORE OR LESS ACCORDING TO

CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc. in P.Z. 14-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 27th day of November 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/05/2018

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District development shall be:
 - a. Education Facility – Vocational School
 - b. Commercial Service Facility
 - c. Financial Institution, no drive-through
 - d. Mail order sales warehouse
 - e. Office – dental
 - f. Office – general
 - g. Office – medical
 - h. Plumbing, electrical, air conditioning, and heating equipment sales, warehouse, warehousing and repair facility
 - i. Restaurant – sit-down
 - j. Research laboratory and facility
 - k. Automobile dealership
 - l. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
 - m. Vehicle repair and services facility
 - n. Retail sales establishment – community
 - o. Retail sales establishment – neighborhood
 - p. Industrial sales, service, and storage
 - q. Car wash
 - r. Warehouse, general
2. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
 - a. Use "j" shall exclude uses which generate hazardous environmental waste, liquid, solid or gaseous.
 - b. Outdoor storage associated with uses "k" and "l" shall only be permitted in areas delineated on the preliminary plan.
 - c. Any outdoor storage associated with use "m" shall be prohibited.
 - d. Uses "n" and "o" listed above are considered retail uses and retail sales, and will be subject to hours of operation from 6:00 am to 11:00 pm. Hours of operation for said uses may be expanded for

Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) days in advance of said holiday.

- e. Use "r" above shall exclude live animals explosives, or flammable gases and liquids.
- f. The sale or storage of damaged vehicles shall be prohibited within outdoor areas of this development.

B. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

1. Floor Area

- a. The amount of square footage constructed shall be based on the developer's ability to comply with the parking regulations of the City of Chesterfield Zoning Ordinance.
- b. The total square footage of all buildings in the development shall not exceed 224,000 square feet, and no single property shall exceed 0.36 FAR.

2. Height

- a. Maximum building height shall be three (3) stories or forty-five (45) feet (exclusive of mechanical equipment) whichever is less. Height limitation shall also be exclusive of parapet walls.

NOTE: The building heights referenced are to be measured from final grade.

3. Building Requirements

- a. A minimum of thirty-five percent (35%) openspace shall be provided on each platted tract within this development.
- b. No single platted tract shall exceed two (2) buildings.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within the setbacks shown on the Preliminary Plan, attached hereto as Attachment B.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, shall be located within the setbacks shown on the Preliminary Plan, attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan in accord with the Landscape Guidelines adopted by the Planning Commission, either as part of the appropriate Site Development Concept Plan or on a separate drawing to be reviewed as part of said plan, to comply with the following:
 - a. If the estimated cost of new landscaping indicated on the Site Development Section Plans as required by the Planning Commission exceeds one thousand (\$1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - b. Prior to release of the Landscape Installation Bond/Escrow, a two (2) year Landscape Maintenance Bond/Escrow will be required.
 - c. Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscaping requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not be limited to water features, brick planters and outdoor artwork.

F. SIGN REQUIREMENTS

Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

1. No advertising signs, temporary signs, portable signs, off site signs, or attention-getting devices shall be permitted in this development. Real estate signs, including for sale or lease, are permitted.
2. All permanent freestanding business and identification signs shall have landscaping, which may include, but not be limited to, shrubs, annuals, and other materials, adjacent to the sign base or structural supports. This landscaping shall be as approved by the Planning Commission on the Site Development Plan.
3. When a sign package is required for a proposed or existing development, the criteria for signs located in the City of Chesterfield Zoning Ordinance Section 1003.168 are no longer applicable. The reasons for the variation are because the purpose of a Sign Package is to provide for flexible sign criteria that promote superior design and are tailored to a specific development which may vary from general ordinance provisions if it can be demonstrated that the proposed terms would encourage, promote, and reward good architecture and urban planning.

G. LIGHT REQUIREMENTS

1. The location and height of all light standards shall be as approved by the Planning Commission on the appropriate development plan. No on-site illumination source shall be so situated that light is cast directly on adjoining properties or public roadways. Illumination levels shall comply with the provisions of Section 1005.160 Non-Residential Subdivision Design Standards and Section 1005.320 Street Lighting of the City of Chesterfield Subdivision Ordinance and the Chesterfield Valley Master Street Lighting Plan.
2. The installation, maintenance, operation, and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road shall be provided by the developer in perpetuity as directed by the City of Chesterfield Department of Public Works.
3. The light standard design shall be as presented on the Preliminary Plan including recessed or screened lenses.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations and building materials. Architectural information is to be reviewed by the Architectural Review Board prior to submission to the Planning Commission.

2. The buildings in the district shall be built of compatible architectural standards including predominate masonry facades and have an office-type appearance, or as approved by Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from North Outer 40 Road shall be restricted to the three (3) commercial entrances as directed by the Saint Louis County Department of Transportation. Cross-access easements shall be provided as necessary to allow for the shared access with the neighboring property.
2. Access shall be as shown on the attached Exhibit 1.
3. Access to the North Outer Forty Road shall be no closer than 100 feet to the western property line or as directed by the City of Chesterfield and the Missouri Department of Transportation unless the adjacent property owner is agreeable to a shared entrance and must be willing to execute and record their portion of the cross access easement.
4. Provide cross access easement or other appropriate legal instrument guaranteeing permanent access to the north, east, and to the west adjacent properties as approved by the City of Chesterfield.
5. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Transportation.
6. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.
7. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

Provide any additional right-of-way and pavement widening to the North Outer Forty Road as directed by the Saint Louis County Department of Transportation.

K. TRAFFIC STUDY

Prior to Site Development Plan approval, provide a traffic study, including internal and external circulation, for review and approval by the City of Chesterfield Department of Public Works, and the St. Louis County Department of Transportation.

L. MONARCH-CHESTERFIELD LEVEE DISTRICT

1. The developer shall dedicate an underseepage berm easement adjacent to the existing Levee, as directed by the Monarch Chesterfield Levee District and the City of Chesterfield's Department of Public Works.
2. Prior to approval of any grading permit or improvement plans for the development, an underseepage study may be required for review/approval as directed by the Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers and the City of Chesterfield's Department of Public Works.
3. No improvements or use that would alter, diminish, damage or interfere with the performance of the Monarch Chesterfield Levee including seepage berm is permitted.
4. Any drainage structures or systems, including or not limited to under drains, installed for the relief of hydrostatic head or seepage water shall be designed, construed, operated, and maintained to prevent infiltration of soil/ground loss.
5. No building or structure other than boundary walls, retaining walls, signs, light standards, flag poles or fences, shall be located within 150 ft. from the southern toe of the Chesterfield Monarch Levee.
6. No parking stall, loading space, internal driveway, or roadway, except points of ingress and egress, shall be located within 30 ft. from the southern toe of the Chesterfield Monarch Levee.
7. Trees, vegetation and landscaping which have roots which extend more than six (6) inches in depth below the ground are not permitted in the Permanent Underseepage Berm Easement. Buildings or structures are not permitted in the Permanent Underseepage Berm Easement.

8. The existing aggregate roadway from North Outer 40 to and over the levee shall be provided a cross access easement, giving the levee district continuous and perpetual access to the levee and the existing aggregate roads at the landside toe of the levee, from North Outer 40 Road. Access for the two properties north of the levee must also be preserved.

M. RECREATIONAL EASEMENT

An easement, for recreational and trail purposes, shall be provided for this site as directed by the City of Chesterfield and the Monarch Chesterfield Levee District. The easement is anticipated to be located within or overlying the levee/seepage berm easement. Alternatively, the easement script for the seepage berm easement may permit recreational and trail usage as an allowable activity within the easement.

N. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, or the Mayor, may request that the site plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval. The City Council will then take appropriate action relative to the proposal.

O. STORM WATER & SANITARY SEWER

1. Due to the inherent nature of development, the specific size, location, and configuration of the stormwater infrastructure are conceptual in nature. The exact location, size, and type of each segment of stormwater infrastructure are to be reviewed and approved in conjunction with the development of specific sites. It is expected that developers will submit alternate plans, proposed alternative geometry, size, and type for these infrastructure improvements, along with supporting hydraulic computations. The Department of Public Works will review said proposals for functional equivalence. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system wide benefits without adversely affecting water surface profiles at other locations or adjacent properties.
2. The development improvements shall provide the sanitary force main, gravity lines and/or regional pump station as depicted on the current MSD Conceptual Valley Master Plan. Alternatively, the Developer's Engineer may submit a functionally equivalent proposal to be reviewed

and approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield Department of Public Works.

P. GEOTECHNICAL REPORT

Provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.

Q. MISCELLANEOUS

1. All trash enclosures shall be enclosed by such means as approved by the Planning Commission on the Site Development Plan.
2. Roofing or other screening as approved by the Planning Commission shall adequately screen all mechanical equipment.
3. The maintenance of the required storm water / ditch system shall be the responsibility of the property owner(s).
4. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.
5. All utilities shall be installed underground. The development of this parcel shall coordinate the installation of all utilities in conjunction with the construction of the East/West Connector Roadway and/or any applicable roadway on the site. Utility easements that cross over Chesterfield Valley Master Stormwater Easement shall be subordinate to the Chesterfield Valley Stormwater Easement
6. Sleeves for future telecommunications services shall be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future uses.
7. No service facility entrances or customer drop-off areas shall be located on the south side of any building nor shall they be visible from Interstate 64/Highway 40.

8. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
9. Customer drop-off areas shall be landscaped with dense vegetation as shown on the plan dated 11/3/2003 to minimize visibility of Interstate 64/Highway 40.
10. Vehicle display area is not specifically approved by this ordinance but is to be reviewed at the Site Development Plan stage.
11. No vehicle displays shall be permitted on grassy areas.
12. Prior to Special Use Permit issuance by St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of credit must be established with this Department to guarantee completion of the required roadway improvements.
13. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, MSD, the Missouri Department of Natural Resources, the Monarch-Chesterfield Levee District and the Chesterfield Fire Protection District.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** Within eighteen (18) months from the preliminary development plan approval date by the City of Chesterfield and prior to issuance of any building permit, the developer shall submit to the City of Chesterfield for their review and approval a Site Development Concept Plan. Within twelve (12) months of the Site Development Concept Plan approval date, the developer shall submit the first Site Development Section Plan to the City of Chesterfield for review and approval. Where due cause is shown by the developer, this time interval may be extended by the City of Chesterfield.

Failure to comply with aforementioned time limits will result in the expiration of the preliminary plan/site development concept plan for that portion not developed and will require a new public hearing.

- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may instead submit a Site Development Plan for the entire development within eighteen (18) months

of the date of approval of the Preliminary Development Plan by the City. Said Plan shall be submitted in accord with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

III. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

The Site Development Concept Plan shall include the following:

1. Outboundary plat and legal description of the property.
2. Conceptual location, design (with design statement), materials, and size, including height, of all proposed buildings, parking and loading areas, and lots.
3. Specific structure and parking setbacks along all roadways and property lines.
4. The size and approximate location of the proposed internal and adjacent roadway, major utility easements, necessary right-of-way dedications, road improvements, and curb cuts.
5. Existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
6. Preliminary stormwater and sanitary sewer facilities.
7. Show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site.
8. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.
9. The scale to which the Site Development Concept Plan will be drawn shall be no greater than one (1) inch equals one hundred (100) feet.
10. Show the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
11. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

12. Provide openspace percentage for the overall development including separate percentage for each lot on the plan.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

Site Development Section Plans shall include the following:

1. Location and size, including height, of all uses, buildings, parking and loading areas, light standards, fencing, free-standing signs, trash enclosures, other above ground structures and landscaping.
2. Existing and proposed contour intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site.
3. Existing and proposed roadway, drives, and walkways on and adjacent to the property in question, including location of curb cuts, necessary right-of-way dedications and road improvements, and locations of the existing roads and driveways on the opposite side of the development.
4. All existing and proposed easements/rights-of-way on site and all existing or proposed off-site easements required for utilities, storm water drainage, grading or other improvements.
5. Specific structure and parking setbacks along all roadways and property lines.
6. The location of the proposed storm sewers, detention basins, sanitary sewers, and connection(s) to existing systems.
7. Location and size of all parking areas.
8. A landscape plan, including, but not limited to, location, size, and type of all plant and other material to be used.
9. Area of each building phase.
10. Architectural elevations and building materials addressing City of Chesterfield Design Guidelines.
11. Show existing improvements, including roads and driveways on the opposite side of roadway adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

12. Provide comments/approvals from the St. Louis County Department of Transportation, The Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
 13. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
 14. Provide openspace percentage for the overall development including separate percentage for each lot on the plan.
- C.** Prior to approval of the Site Development Concept and Section Plans, the developer shall provide the following:
1. Roadway Improvements and Curb Cuts

Obtain approval from the City of Chesterfield Department of Public Works and the MoDOT of the locations of proposed curb cuts, areas of new dedication, and roadway improvements.
 2. Grading and Improvement Plans
 - a. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
 - b. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and

adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.

- c. When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil materials on site. Protective measures, such as permanent seeding, periodic wetting or other means, may be required by the Director of Public Works/City Engineer.
- d. Provide adequate temporary off-street parking for construction employees and a vehicle washdown/cleaning area. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions. The contractor shall keep the roads in the area clear of mud and debris related to his construction at all times. The streets surrounding this development and any street used for construction access thereto shall be cleaned continuously throughout each day.
- e. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
- f. Prior to issuance of an occupancy permit, all disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix "A" of the City of Chesterfield's "Model Sediment & Erosion Control Guidelines" or sodded. A temporary occupancy permit may be issued by the Department of Planning & Development Services in cases of undue hardship because of unfavorable ground conditions.
- g. Prior to improvement plan approval, provide comments/approvals from the Missouri Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Missouri Department of Natural Resources, the Monarch Chesterfield Valley Levee District and the appropriate Fire District.
- h. Be advised, this development may require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are

applicable to construction activities that disturb five (5) or more acres.

- i. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.

D. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

Subsequent to approval of the Site Development Plan and prior to the issuance of any foundation or building permit, the following requirements shall be met:

1. Notification of Department of Planning
Prior to the issuance of foundation or building permits, all approvals from the above mentioned agencies and the City of Chesterfield Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning & Development Services.
2. Notification of St. Louis County Department of Public Works
Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Department of Transportation and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.
3. Certification of Plans
Provide verification that construction plans are designed to conform to the requirements and conditions of the Geotechnical Report. The Geotechnical Engineer shall be required to sign and seal all plans with a certification that the proposed construction will be completed in accordance with the grading and soil requirements and conditions contained in the report.

E. OCCUPANCY PERMIT/FINAL OCCUPANCY

1. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
2. Prior to final occupancy of any building the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or

that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

F. FINAL RELEASE OF ESCROW

Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

G. VERIFICATION PRIOR TO BUILDING PERMITS

Subsequent to approval of the appropriate development plan and prior to issuance of any building permit, the following requirements shall be met:

1. Sanitary Sewers
Provide verification to the St. Louis County Department of Public Works and the City of Chesterfield of provision of adequate sanitary services.
2. Notification of City of Chesterfield
Prior to issuance of zoning approvals for foundation or building permits, the City of Chesterfield must receive approvals from the St. Louis County Department of Transportation and the Metropolitan St. Louis Sewer District.

H. SUPPLEMENTARY DEVELOPMENT CONDITIONS

Supplementary development conditions relating to the operation of this development are as follows:

1. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Pubic Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
2. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

I. GENERAL DEVELOPMENT CONDITIONS

General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:

1. Stormwater drainage improvements shall be operational prior to the paving of any driveways or parking lots. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.
2. Prior to Site Development Plan approval, indicate the location of the proposed sanitary sewers and connection(s) to the existing system.
3. Prior to Site Development Plan approval, show all off-site easements required for utility, grading and/or stormwater drainage improvements.
4. Prior to Site Development Plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, and the Chesterfield Fire Protection District.
5. Prior to Site Development Plan approval, provide existing and proposed contours at 1 foot intervals extending 150 feet beyond the limits of the site.
6. Prior to Site Development Plan approval, show existing improvements, including roads and driveways on the opposite side of roadways adjacent to the site, and the location of significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
7. Prior to Site Development Plan approval, provide a geotechnical report, as directed by the City of Chesterfield, Department of Public Works, prepared by a Professional Engineer, licensed to practice in the state of Missouri. Said Report shall verify the suitability of grading and proposed improvements with soil and geologic conditions. A statement of compliance, signed and sealed by the Geotechnical Engineer preparing the report, shall be included on all Site Development Plans. This report shall address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendation for treatment.
8. Ornamental Entrance Monument construction shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Transportation, for sight distance considerations prior to installation or construction.

9. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point. Emergency overflow drainage ways to accommodate the 100-year storm shall be provided.
10. A clearing/grading permit or improvement plan approval is required prior to any clearing or grading on the site. Be advised, the Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a clearing and grading permit. No change in watersheds will be permitted. Interim storm water drainage control in the form of siltation control and/or siltation basins is required. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved by the Department of Public Works prior to any clearing, grading, and/or improvement plan approval. The SWPPP covers required erosion control practices specific to site conditions and maintenance and implementation, management and maintenance of the Best Management Practices (BMP's) in order to reduce the amount of sediment and other pollutants in stormwater discharges associated with land disturbance activities. It shall comply with the Missouri Water Quality Standards, and ensure compliance with the terms and conditions of the NPDES.
11. Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil. Construct temporary settlement basins during construction to allow for settling of sediment, prior to the discharge of stormwater from this site.
12. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
13. If cut and fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion, if adequate stormwater detention and erosion control devices have not been established.
14. Prior to improvement plan approval, provide comments/approvals from the St. Louis County Department of Transportation, the Spirit of St. Louis Airport, the Metropolitan St. Louis Sewer District, the Monarch Chesterfield Levee District, the Missouri Department of Natural Resources and the appropriate Fire District.

15. Be advised this development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb five (5) or more acres.
16. Prior to improvement plan approval, copies of recorded easements, including book and page information, for off-site work shall be required.
17. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield Department of Public Works for approval. Be advised that in conjunction with any site alteration, the developer will be required to demonstrate that there will be no adverse effect on other properties located within the Chesterfield Valley. The Floodplain Development Permit/Application must be approved by the City of Chesterfield Department of Public Works prior to the approval of the Improvement Plans or Grading Plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development.
18. If any building is proposed to be located in an existing, or proposed, Special Flood Hazard Area, the building shall be clearly labeled as being located in the Floodplain on the Approved Site Development Plan and Improvement Plan. The lowest Reference Level (floor), as defined by FEMA, shall be constructed a minimum of one (1) foot above the base flood elevation unless a LOMR has been issued by FEMA prior to construction. The minimum elevation for the Reference Level for each building shall also be noted on the approved Site Development Plan and Improvement Plan.
19. Prior to the issuance of an occupancy permit for any building within the development, the Developer shall be required to submit an "Elevation Certificate" (FEMA form 81-31) for that building to the City of Chesterfield Department of Public Works.
20. The developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the outboundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the U.S. Public Land Survey Corners.
21. Prior to final occupancy of any building, the developer shall provide certification by a Registered Land Surveyor that no U.S. Public Land Survey Corner has been disturbed during the construction activities or

that it has been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

22. Prior to the release of final escrow, the developer shall provide certification by a Registered Land surveyor that all monumentation depicted on the Record Plat has been installed and that the U.S. Public Land Survey Corners have not been disturbed during the construction activities or that they have been corrected and the appropriate documents filed with the Missouri Department of Natural Resources' Land Survey Program.

IV. TRUST FUND CONTRIBUTION

A. ROADS

The developer shall be required to contribute a Traffic Generation Assessment contribution to the Chesterfield Valley Trust Fund (No. 556). The amount of the developer's contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Industrial	\$6,981.57 / acre

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Transportation.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk Construction and utility relocation, among other items, are not considered allowable credits.

1. As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
2. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the

issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

3. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highway and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. STORMWATER

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,534.99 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation. Funds shall be payable to the Treasurer, St. Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contributions within Chesterfield Valley area shall be deposited with the Metropolitan Sewer District as required by the District.

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, on the first day of January in each succeeding year in accord with the construction cost index as determined by the St. Louis County Departments of Highway and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

V. RECORDING

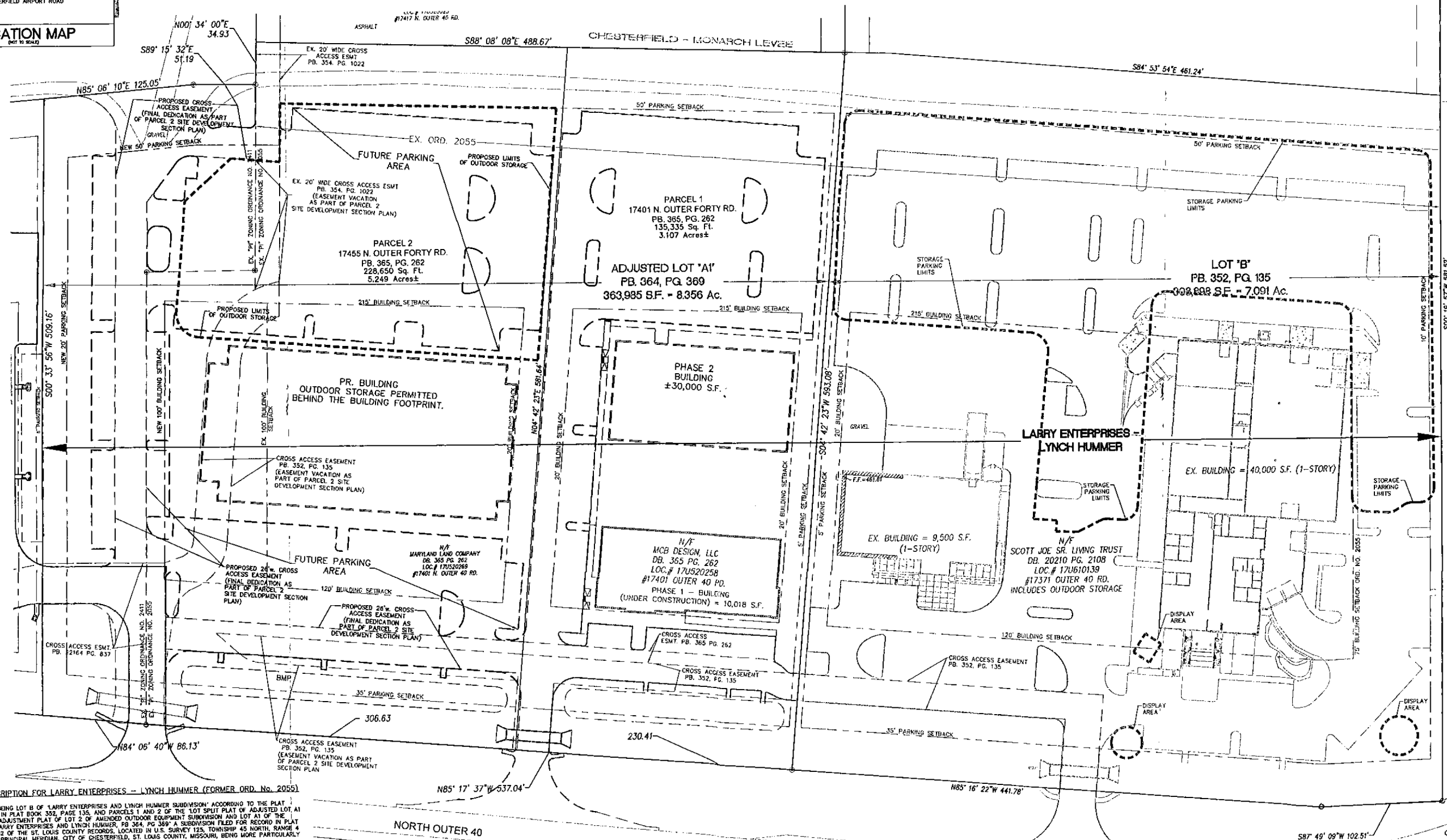
Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan shall be recorded with the St. Louis County Recorder of Deeds.

VI. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

LOCATION MAP
(NOT TO SCALE)

STOCK & ASSOCIATES
237 Chesterfield Business Parkway
St. Louis, MO 63106
PH: (313) 533-9100
FAX: (313) 533-9100
E-mail: general@stockassociates.com
Web: www.stockassociates.com



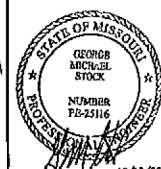
DESCRIPTED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID LOT 6, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF THE HIGHWAY OUTER 40' ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE RIGHT-OF-WAY LINE BEING 100' WIDE; THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS WEST, 102.27 FEET, NORTH 89 DEGREES 17 MINUTES 37 SECONDS WEST, 97.82 FEET AND NORTH 64 DEGREES 46 MINUTES 58 SECONDS WEST, 84.68 FEET TO THE POINT OF BEGINNING OF SAID PARCEL 2; THENCE ALONG SAID PARCEL 2, SPLIT PLAT RECORDED IN PLAT BOOK 283, PAGE 127, BEING 100' WIDE, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, NORTH 00 DEGREES 33 MINUTES 58 SECONDS EAST, 50.16 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG SAID CORNER LINE, INTERFERED BY A LICHEN HUNTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352, PAGE 135, THE FOLLOWING COURSES AND DISTANCES: NORTH 65 DEGREES 51 MINUTES 15 SECONDS EAST, 120.05 FEET; NORTH 65 DEGREES 51 MINUTES 15 SECONDS EAST, 100.00 FEET; SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 48.67 FEET; SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 100.00 FEET; SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE NORTHEAST CORNER OF THE APFORESAID PARCEL 1 BEING ON THE WESTERN LINE OF THE ADJACENT LOT 84 DEGREES THENCE CROSSING SAID LOT 8, SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 100.00 FEET; THENCE ALONG SAID LINE, SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 100.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE ALONG SAID LINE, SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 19.57 FEET TO THE POINT OF BEGINNING OF SAID PARCEL 1; THENCE ALONG SAID PARCEL 1, SOUTH 88 DEGREES 08 MINUTES 00 SECONDS EAST, 15.44 FEET; ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, DATE 10/17/2017.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE A CONDITION OF ANY PARTY OBTAINING A PERMIT FROM THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319.85MG.

EXHIBIT FOR:

TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055



12/13/20
GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000990

1.	2017-10-11 CITY COMMENTS
2.	2017-11-15 CITY COMMENTS
3.	2017-12-15 CITY COMMENTS

DRAWN BY: K.M.S.	CHECKED BY: G.W.S.
DATE: 8/31/2017	JOB NO: 217-6006.
U.S.D. P # -	BASE MAP # 17U5
S.L.C. HAT # -	HAT SUP. # -
M.O.N.U. #	

SHEET TITLE:
PRELIMINARY PLAN
FOR LARRY ENTERPRISE:
LYNCH HUMMER

NO. C2.0

BILL NO. 3176

ORDINANCE NO.

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2411 TO AMEND THE LEGAL DESCRIPTION AND DEVELOPMENT CONDITIONS FOR A 7.0 ACRE TRACT OF LAND, MORE OR LESS, ZONED "PI" PLANNED INDUSTRIAL DISTRICT LOCATED NORTH OF HIGHWAY 40/INTERSTATE 64, WEST OF BOONE'S CROSSING [P.Z. 15-2017 MPD INVESTMENTS (14781 N Outer 40 Rd) ORDINANCE AMENDMENT 17U610139, 17U520258, 17U520269].

WHEREAS, Stock & Associates Consulting Engineers, Inc. on behalf of Maryland Land Company LLC, MCB Design LLC, and Scott Joe H Sr Living Trust, has requested an ordinance amendment to amend the legal description and development conditions for a 7.0 acre tract of land, more or less, located north of Highway 40/Interstate 64, west of Boone's Crossing; and,

WHEREAS, a Public Hearing was held before the Planning Commission on November 27, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment on January 8, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Ordinance 2411 is hereby repealed and those conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof for MPD Investments and as described as follows:

A TRACT OF LAND BEING LOT 1 OF "AMENDED OUTDOOR EQUIPMENT SUBDIVISION" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES

AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE "BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER PER PLAT BOOK 354, PAGES 1022" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 690.02 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 1 OF THE "AMENDED OUTDOOR EQUIPMENT SUBDIVISION" A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINES OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 06 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON MARCH 13, 2017.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc. in P.Z. 15-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 27th day of

November 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

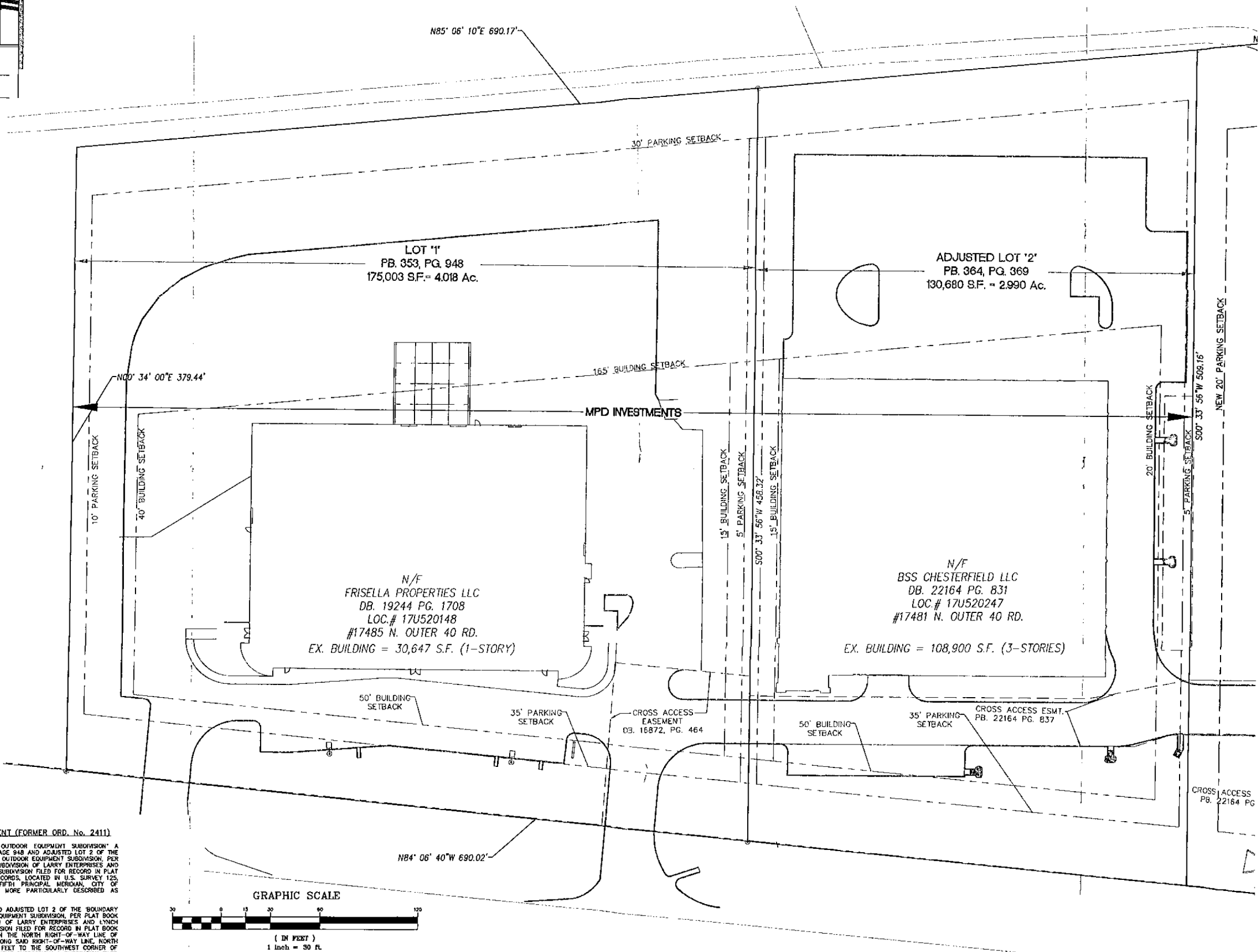
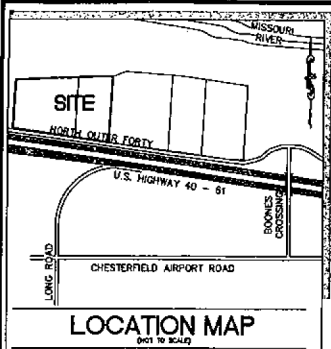
ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/05/2018

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD. #2411
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONED PLANNED INDUSTRIAL DISTRICT 'PI',



PROPERTY DESCRIPTION FOR MPD INVESTMENT (FORMER ORD. No. 2411)

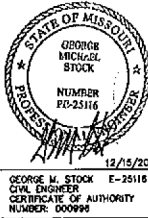
A TRACT OF LAND BEING LOT 1 OF 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948 AND ADJUSTED LOT 2 OF THE 'BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION' PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUNTER PER PLAT BOOK 354, PAGES 1022. A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 690.02 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 1 OF THE 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 08 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. ON MARCH 13, 2017.

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION, PER PLAT BOOK 353, PAGE 948 AND LOT 1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUNTER PER PLAT BOOK 354, PAGES 1022. A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 364, PAGE 369, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 06 MINUTES 40 SECONDS WEST, 690.02 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID LOT 1 OF THE 'AMENDED OUTDOOR EQUIPMENT SUBDIVISION' A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 353, PAGE 948; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST, 379.44 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND ADJUSTED LOT 2, NORTH 85 DEGREES 08 MINUTES 10 SECONDS EAST, 690.17 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED LOT 2; THENCE ALONG SAID EAST LINE OF SAID ADJUSTED LOT 2, SOUTH 00 DEGREES 33 MINUTES 56 SECONDS WEST, 509.16 FEET TO THE POINT OF BEGINNING, CONTAINING 305,250 SQUARE FEET OR 7.007 ACRES MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. ON MARCH 13, 2017.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9100
E-mail: pamelastock@stockassoc.com
Web: www.stockassoc.com

EXHIBIT FOR:
TEXT ORDINANCE AMENDMENT OF ORD. 2411 & 2055
17371, 17401, 17455, 17481, 17485 N. OUTER FORTY ROAD
CITY OF CHESTERFIELD, MO 63005



REVISIONS:	
1.	2017-10-11 CITY COMMENTS
2.	2017-11-15 CITY COMMENTS
3.	2017-12-15 CITY COMMENTS

DATE:	8/31/2017	JOB NO.:	217-0006.1
DRAWN BY:	K.M.S.	DATE:	8/31/2017
CHECKED BY:	G.M.S.	DATE:	8/31/2017
DATE:	8/31/2017	DATE:	8/31/2017

SHEET TITLE:
PRELIMINARY PLAN FOR MPD INVESTMENTS
SHEET NO.:
C3.0

BILL NO. 3177

ORDINANCE NO. _____

AN ORDINANCE AMENDING CITY OF CHESTERFIELD ORDINANCE NUMBER 2449 FOR A "PC&R" PLANNED COMMERCIAL AND RESIDENCE DISTRICT LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 40/I-64 AND CHESTERFIELD PARKWAY WEST [P.Z. 19-2017 DOWNTOWN CHESTERFIELD (SACHS PROPERTIES)].

WHEREAS, Above All Development LLC on behalf of Sachs Properties, has requested an ordinance amendment to amend the legal description for a 98.6 acre tract of land, more or less, located at the southwest corner of the intersection of U.S. Highway 40/I-64 and Chesterfield Parkway West; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 11, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment on January 8, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment; and

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Ordinance 2449 is hereby amended by repealing Section 1 to read as follows:

AREA 1

A TRACT OF LAND BEING PART OF U.S. SURVEYS 123, 415 AND 2031 AND PART OF LOT C120 OF "CHESTERFIELD VILLAGE AREA A PHASE ONE PLAT TWO" IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY

ALONG THE WEST LINE OF AFORESAID CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 302.54 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 5.31 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 19 DEGREES 51 MINUTES 11 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 19.25 FEET, NORTH 79 DEGREES 48 MINUTES 05 SECONDS EAST 84.71 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 42 MINUTES 05 SECONDS EAST 907.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 320.45 FEET, NORTH 04 DEGREES 32 MINUTES 30 SECONDS EAST 12.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 32 MINUTES 30 SECONDS WEST 919.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 623.36 FEET TO A POINT ON THE WEST LINE OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD AIRPORT ROAD GROUP PARTNERSHIP RECORDED IN BOOK 8296 PAGE 1439 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE SOUTH 00 DEGREES 38 MINUTES 59 SECONDS WEST 323.47 FEET TO A POINT; THENCE NORTH 45 DEGREES 14 MINUTES 46 SECONDS EAST 232.33 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD OF VARYING WIDTH; THENCE ALONG THE RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 41 DEGREES 26 MINUTES 45 SECONDS EAST 1181.92 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 25.00 FEET, SOUTH 49 DEGREES 45 MINUTES 58 SECONDS EAST 4.14 FEET, SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 3.70 FEET, SOUTH 49 SECONDS 40 MINUTES 42 SECONDS EAST 36.63 FEET, SOUTH 40 DEGREES 19 MINUTES 18 SECONDS WEST 20.00 FEET, SOUTH 49 DEGREES 40 MINUTES 42 SECONDS EAST 112.45 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 40 DEGREES 19 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 301.05 FEET, SOUTH 58 DEGREES 28 MINUTES 42 SECONDS EAST 163.68 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1959.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 84.78 FEET AND SOUTH 17 DEGREES 45 MINUTES 50 SECONDS EAST 135.94 FEET TO A POINT ON THE WEST LINE OF CHESTERFIELD VILLAGE PARKWAY 73 FEET WIDE; THENCE SOUTHWARDLY

ALONG AFORESAID WEST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 56 SECONDS EAST 1186.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 296.65 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 1252.38 FEET AND SOUTH 55 DEGREES 03 MINUTES 33 SECONDS WEST 35.36 FEET TO A POINT ON THE RIGHT-OF-WAY OF BURKHARDT PLACE; THENCE ALONG THE RIGHT-OF-WAY OF BURKHARDT PLACE THE FOLLOWING COURSES AND DISTANCES: NORTH 79 DEGREES 56 MINUTES 27 SECONDS WEST 15.00 FEET, SOUTH 10 DEGREES 03 MINUTES 33 SECONDS WEST 4.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 10 DEGREES 04 MINUTES 13 SECONDS EAST 289.23 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.78 FEET, NORTH 31 DEGREES 26 MINUTES 20 SECONDS WEST 472.64 FEET AND ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 33 MINUTES 40 SECONDS WEST 568.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 351.80 FEET, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES 04 MINUTES 25 SECONDS WEST 818.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 281.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 22 MINUTES 22 SECONDS EAST 8.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 22 MINUTES 22 SECONDS WEST 826.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 244.40 FEET TO A POINT; THENCE SOUTH 76 DEGREES 25 MINUTES 47 SECONDS WEST 99.72 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 34 MINUTES 13 SECONDS WEST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 697.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 77 DEGREES 41 MINUTES 01 SECONDS WEST 985.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 900.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 49 DEGREES 55 MINUTES 50 SECONDS EAST 345.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 294.85 FEET TO A POINT; THENCE NORTH 08 DEGREES 53 MINUTES 55 SECONDS EAST 9.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 81 DEGREES 06 MINUTES 05 SECONDS EAST 84.61 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 89.04 FEET TO A POINT ON THE WEST LINE OF AFORESAID GODWIN PROPERTY, AFORESAID POINT BEING ALSO ON AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD; THENCE NORTHWARDLY ALONG AFORESAID WEST LINE AND ALONG AFORESAID SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 12.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 77.835 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

AND

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031 IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN THE DEED TO CHESTERFIELD VILLAGE, INC. RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS, AFORESAID SOUTHWEST CORNER BEING ON THE SOUTH LINE OF AFORESAID OF U.S. SURVEY 2031; THENCE WESTWARD ALONG AFORESAID U.S. SURVEY LINE BEING ALSO THE SOUTH LINE OF PROPERTY DESCRIBED IN THE DEED TO RICHARD B. GODWIN RECORDED IN BOOK 12444 PAGE 731 OF THE ST. LOUIS COUNTY RECORDS NORTH 89 DEGREES 53 MINUTES 36 SECONDS WEST 583.09 FEET TO THE SOUTHWEST CORNER OF AFORESAID GODWIN PROPERTY; THENCE NORTHWARDLY ALONG THE WEST LINE OF AFORESAID GODWIN PROPERTY NORTH 06 DEGREES 56 MINUTES 30 SECONDS EAST 268.18 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED WILD HORSE CREEK ROAD OF VARYING WIDTH AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG AFORESAID SOUTH LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 12 DEGREES 25 MINUTES 44 SECONDS EAST 996.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 559.36 FEET; THENCE SOUTHWARDLY ALONG AFORESAID WEST LINE OF THE CHESTERFIELD VILLAGE, INC. PROPERTY BEING ALSO THE EAST LINE OF AFORESAID GODWIN PROPERTY SOUTH 00 DEGREES 02 MINUTES 30 SECONDS WEST 302.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.364 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017

AREA 2

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC., AS DESCRIBED IN THE DEED RECORDED IN BOOK 6881 PAGE 1745 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN IN THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST 551.26 FEET TO A POINT ON THE SOUTHWEST LINE OF CHESTERFIELD AIRPORT ROAD (FORMERLY OLIVE STREET ROAD); THENCE

SOUTH 57 DEGREES 18 MINUTES 34 SECONDS EAST 191.41 FEET TO A POINT; THENCE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 90.12 FEET TO A POINT ON THE EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON SAID "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866 BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTHERLY ALONG SAID EAST LINE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 59 DEGREES 01 MINUTES 58 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 85.14 FEET TO A POINT ON THE CENTERLINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID CENTERLINE SOUTH 55 DEGREES 38 MINUTES 57 SECONDS EAST 312.75 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 123; THENCE NORTHWARDLY ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 18 SECONDS EAST 888.55 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64 (STATE HIGHWAY ROUTE 40 T.R.) OF VARYING WIDTH; THENCE SOUTH 42 DEGREES 03 MINUTES 01 SECONDS EAST 271.15 FEET TO A POINT; THENCE SOUTH 42 DEGREES 13 MINUTES 47 SECONDS EAST 477.80 FEET TO A POINT; THENCE SOUTH 40 DEGREES 02 MINUTES 17 SECONDS EAST 336.56 FEET TO A POINT; THENCE SOUTH 37 DEGREES 12 MINUTES 27 SECONDS EAST 198.40 FEET TO A POINT; THENCE SOUTH 35 DEGREES 44 MINUTES 14 SECONDS EAST 128.95 FEET TO A POINT; THENCE SOUTH 76 DEGREES 41 MINUTES 55 SECONDS WEST 16.52 FEET TO A POINT; THENCE SOUTH 34 DEGREES 43 MINUTES 14 SECONDS EAST 34.68 FEET TO A POINT; THENCE SOUTH 24 DEGREES 25 MINUTES 24 SECONDS EAST 129.32 FEET TO A POINT; THENCE SOUTH 14 DEGREES 28 MINUTES 56 SECONDS WEST 134.14 FEET TO A POINT; THENCE SOUTH 03 DEGREES 22 MINUTES 08 SECONDS EAST 145.49 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 105.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS WEST 81.39 FEET TO A POINT; THENCE SOUTH 40 DEGREES 19 MINUTES 00 SECONDS WEST 20.00 FEET TO A POINT; THENCE NORTH 49 DEGREES 40 MINUTES 43 SECONDS WEST 33.82 FEET TO A POINT; THENCE NORTH 44 DEGREES 11 MINUTES 16 SECONDS WEST 327.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 39 DEGREES 30 MINUTES 15 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 118.97 FEET TO A POINT; THENCE NORTH 77 DEGREES 09 MINUTES 59 SECONDS EAST 51.40 FEET TO A POINT ON THE NORTH LINE OF PROPERTY OF CHESTERFIELD VILLAGE, INC. AS DESCRIBED IN THE DEED RECORDED IN BOOK 14336 PAGE 2705 OF THE ST. LOUIS COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID NORTH LINE NORTH 61 DEGREES 01 MINUTES 19 SECONDS EAST 68.88 FEET, NORTH 62 DEGREES 47 MINUTES 13 SECONDS EAST 24.33 FEET, NORTH 74 DEGREES 05 MINUTES 24 SECONDS EAST 59.17 FEET AND NORTH 67 DEGREES 06 MINUTES 31 SECONDS EAST 26.83 FEET TO A POINT ON THE EAST LINE OF PROPERTY OF THEODORE J. LOEFFLER AND WIFE AS

DESCRIBED IN THE DEED RECORDED IN BOOK 6672 PAGE 1193 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG SAID EAST LINE NORTH 06 DEGREES 30 MINUTES 29 SECONDS WEST 53.70 FEET TO A POINT; THENCE SOUTH 77 DEGREES 09 MINUTES 59 SECONDS WEST 296.16 FEET TO A POINT ON THE CENTERLINE OF AFORESAID WILD HORSE CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 44 DEGREES 11 MINUTES 16 SECONDS EAST 67.40 FEET TO A POINT ON SAID NORTH LINE OF RELOCATED WILD HORSE CREEK ROAD, AS SHOWN ON THE "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE WESTERLY ALONG AFORESAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 19 MINUTES 17 SECONDS WEST 991.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 237.03, ALONG A CURVE TO THE LEFT, WHOS RADIUS POINT BEARS SOUTH 22 DEGREES 06 MINUTES 55 SECONDS WEST 992.54 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 125.85 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 09 DEGREES 25 MINUTES 07 SECONDS WEST 1003.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 102.8, NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 11.00 FEET, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 32 MINUTES 47 SECONDS EAST 94.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 130.29 FEET, AND SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 5.00 FEET TO A POINT ON SAID EAST LINE OF RELOCATED CHESTERFIELD AIRPORT ROAD AS SHOWN ON "WILD HORSE CREEK ROAD DEDICATION PLAT" RECORDED IN PLAT BOOK 354 PAGES 865 AND 866; THENCE NORTHERLY ALONG AFORESAID EAST LINE, ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 82 DEGREES 32 MINUTES 19 SECONDS WEST 602.96 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 247.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.842 ACRES ACCORDING TO CALCULATIONS BY GRIMES CONSULTING, INC. DURING OCTOBER 2017.

AREA 3

A TRACT OF LAND IN U.S. SURVEY 123, TOWNSHIP 45 NORTH – RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40, SAID POINT BEING DISTANT NORTH 33 DEGREES 47 MINUTES 31 SECONDS WEST 41.56 FEET FROM THE SOUTH LINE OF SAID U.S. SURVEY 123, SAID POINT ALSO BEING PERPENDICULAR DISTANT NORTH 53 DEGREES 04 MINUTES 08 SECONDS WEST 85.00 FEET FROM THE CENTERLINE OF CHESTERFIELD PARKWAY; THENCE SOUTHWESTWARDLY

ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID CHESTERFIELD PARKWAY SOUTH 36 DEGREES 55 MINUTES 52 SECONDS WEST 59.27 FEET TO THE SAID SOUTH LINE OF U.S. SURVEY 123; THENCE WEST ALONG SAID SOUTH LINE OF U.S. SURVEY 123 SOUTH 77 DEGREES 39 MINUTES 53 SECONDS WEST 110.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE; THENCE WESTWARDLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 29 DEGREES 47 MINUTES 51 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 55.96 FEET, NORTH 58 DEGREES 28 MINUTES 42 SECONDS WEST 163.68 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 31 DEGREES 31 MINUTES 18 SECONDS EAST 1859.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 117.66 FEET TO THE LIMITED ACCESS LINE OF RAMP "A"; THENCE ALONG THE SAID LIMITED ACCESS LINE OF RAMP "A" THE FOLLOWING COURSES AND DISTANCES: NORTH 18 DEGREES 05 MINUTES 04 SECONDS WEST 139.51 FEET, NORTH 38 DEGREES 44 MINUTES 47 SECONDS EAST 50.00 FEET AND NORTH 29 DEGREES 35 MINUTES 23 SECONDS EAST 237.00 FEET TO THE AFORESAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40 SOUTH 33 DEGREES 47 MINUTES 31 SECONDS EAST 584.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as set out in the original approval as granted by the City of Chesterfield in its attachments which were set out in the original Attachment "A" as amended by this action which is incorporated herein.

Section 3. The City Council, pursuant to the petition filed by Above All Development LLC in P.Z. 19-2017, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of December 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

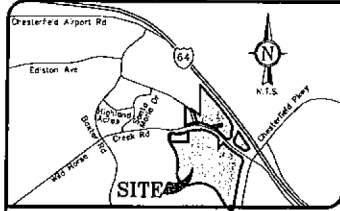
PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/05/2018



REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF
U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

AREA	ACREAGE	COMMERCIAL/RETAIL SF	RESTAURANT SF	OFFICE SF	RESIDENTIAL UNITS
1	77.835	1,025,000			1,000
2	17.842	585,000			0
3	2.911	95,000			0
TOTALS	98.588	1,700,000			1,000

PROPOSED BURKHARDT PLACE
(60' WIDE)
PUBLIC RIGHT-OF-WAY

L=294.85'
R=345.00'

N08°53'55"E
9.88'

WILD HORSE CREEK RD
(Variable Width)
PUBLIC RIGHT-OF-WAY

AREA TO BE ADDED
AREA 1
3.364 ACRES

AREA TO BE
REMOVED FROM
AREA 2
2.946 ACRES



AMENDED AREA 1
77.835 ACRES

AMENDED AREA 2
17.842 ACRES

AREA 3
2.911 ACRES

BURKHARDT PLACE
(43' WIDE)
PUBLIC RIGHT-OF-WAY

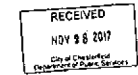
CHESTERFIELD PARKWAY
(73' WIDE)
PUBLIC RIGHT-OF-WAY

CHESTERFIELD AIRPORT ROAD
(Variable Width)
PUBLIC RIGHT-OF-WAY

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: STAN MCCURDY
10411 CLAYTON ROAD, SUITE 308
PHONE 314-473-1332

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County,
Missouri this 12 day of November, 2017.

GRIMES CONSULTING, INC. LS-343-D
By *Earl E. Graham*
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSAR ROAD
ST. LOUIS, MO 63128
TEL: (314) 566-8800
FAX: (314) 566-8800
www.grimconsulting.com

DATE	REVISIONS

DOWNTOWN
CHESTERFIELD
CHESTERFIELD, MISSOURI

PRELIMINARY PLAN

JOB NUMBER: 3044
DRAWN BY: RCS
DATE: 10/2/17
CHECKED BY: EEG
DATE: 10/2/17
SHEET:

REZONING PLAN DOWNTOWN CHESTERFIELD

PART OF
 U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

--- Property Boundary Descriptions

[illegible]

-- GOWN TRACT --
AREA TO BE REZONED

A TRACT OF LAND BEING PART OF U.S. SURVEY 2031 IN TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

-- AMENDED AREA 2 --

A TRACT OF LAND IN U.S. SURVEYS 123 AND 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

-- AREA 2 TO BE REMOVED --

A TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

-- AREA 3 --

[illegible]

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri this 19 day of November, 2017.

CRIMES CONSULTING, INC. LS-343-0

By Earl E. Graham
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: STAN MCCURDY
10411 CLAYTON ROAD, SUITE 308
PHONE 314-473-1332

CRIMES CONSULTING, INC.
Civil Engineering & Surveying Services

12300 OLD TERRY ROAD
SUITE 100
ATLANTA, GA 30328
TEL: (404) 455-6100
FAX: (404) 455-6103
WWW.CRIMESCONSULTING.COM

CRIMES CONSULTING, INC.
PROFESSIONAL SURVEYING DIVISION, E-1118-D
PROFESSIONAL CIVIL ENGINEERING DIVISION, E-1118-D

**DOWNTOWN
CHESTERFIELD**
CHESTERFIELD, MISSOURI

PRELIMINARY PLAN

BOOK 13 DECEMBER 30 1944

ORIGIN: RCS

DATE: 10/2/17

10/2/01

SHEET:

2 of 2

BILL NO. 3178

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “PC&R” PLANNED COMMERCIAL AND RESIDENTIAL DISTRICT, THE “C8” PLANNED COMMERCIAL DISTRICT AND THE “LLR” LARGE LOT RESIDENTIAL DISTRICT TO AN “R-6AA” RESIDENCE DISTRICT FOR A 12.6 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLD CHESTERFIELD ROAD, NORTHWEST OF THE INTERSECTION WITH WILD HORSE CREEK ROAD [P.Z. 17-2017 AVENTURA AT WILD HORSE CREEK (ABOVE ALL DEVELOPMENT)17T310016, 18T630173, 18T630205, 18T640226].

WHEREAS, the petitioner, Above All Development, has requested a change in zoning from a “PC&R” Planned Commercial and Residential District, the “C8” Planned Commercial District and the “LLR” Large Lot Residential District to an “R-6AA” Residence District for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 11, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning on January 8, 2018; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “R-6AA” Residence District designation for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road and as described as follows:

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 2031, Township 45 North, Range 4 East, and being part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6549 page 1873, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6881 page 1745, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 6928 page 45, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 11222 page 379, part of a tract of land conveyed to Chesterfield Village, Inc. as described in Deed Book 11324 page 2292, and part of a tract of land conveyed to Richard Bausch Godwin, Trustee and Marilyn F.M. Johnston, Trustee as described in Deed Book 12444 page 733, all of the land records of said St. Louis County, Missouri, and being more particularly described as follows:

COMMENCING at a found $\frac{1}{2}$ inch iron pipe on the South line of said U.S. Survey 2031 marking the Southwest corner of Adjusted Lot A of the Boundary Adjustment Plat, Lot A and Lot B of Chesterfield Professional Village, a subdivision filed for record in Plat Book 260 page 3 of said land records of St. Louis County, Missouri, said Southwest corner of Adjusted Lot A being a record distance of 281.42 feet West of the Southeast corner of said U.S. Survey 2031; thence along said South line of said U.S. Survey 2031, North 89 degrees 53 minutes 06 seconds West a distance of 162.88 feet to the Southwest corner of said Chesterfield Village, Inc. tract as described in Deed Book 6881 page 1745, from said Southeast corner a found stone bears South 00 degrees 01 minutes 14 seconds West a distance of 0.90 feet; thence leaving said South line of U.S. Survey 2031 along the West line of said Chesterfield Village, Inc. tract as described in Deed Book 6881 page 1745, North 00 degrees 01 minutes 14 seconds East a distance of 384.78 feet to an angle point on the Northern right-of-way line of Relocated Wild Horse Creek Road, width varies, from said angle point a found $\frac{5}{8}$ inch iron rod by the St. Louis County Highway and Transportation Department bears South 43 degrees 02 minutes 41 seconds West a distance of 0.08 feet, said angle point in the right-of-way line being the TRUE POINT OF BEGINNING of the tract herein described; thence along said West line of said Chesterfield Village, Inc. tract and along said Northern right-of-way line of Relocated Wild Horse Creek Road, North 00 degrees 01 minutes 14 seconds East a distance of 5.34 feet to a found $\frac{5}{8}$ inch iron rod by the St. Louis County Highway and Transportation Department; thence leaving said West line of said Chesterfield Village, Inc. tract along said Northern right-of-way line of Relocated Wild Horse Creek Road as follows: 10.17 feet along the arc of a curve to the left, having a radius of 996.00 feet, through a central angle of 00 degrees 35 minutes 07 seconds, with a chord that bears South 69 degrees 20 minutes 02 seconds West a distance of 10.17 feet to a set $\frac{5}{8}$ inch iron rod marking a point of reverse curvature; 540.61 feet along the arc of a curve to the right, having a radius of 914.00 feet, through a central angle of 33 degrees 53 minutes 21 seconds, with a chord that bears South 85 degrees 59 minutes 09 seconds West a distance of 532.77 feet to a found $\frac{5}{8}$ inch iron rod by the St. Louis County Highway and

Transportation Department; South 06 degrees 54 minutes 34 seconds West a distance of 5.03 feet; thence 0.28 feet along the arc of a curve to the right, having a radius of 919.00 feet, through a central angle of 00 degrees 01 minutes 04 seconds, with a chord that bears North 77 degrees 05 minutes 37 seconds West a distance of 0.28 feet to a point of reverse curvature, from said point of reverse curvature a found "X" in concrete bears North 89 degrees 35 minutes 28 seconds East a distance of 0.09 feet; 372.90 feet along the arc of a curve to the left, having a radius of 991.00 feet, through a central angle of 21 degrees 33 minutes 34 seconds, with a chord that bears North 87 degrees 51 minutes 52 seconds West a distance of 370.70 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department marking a point of tangency; South 81 degrees 21 minutes 21 seconds West a distance of 18.53 feet to the intersection of said Northern right-of-way line of Relocated Wild Horse Creek Road and the Southern right-of-way line of Wild Horse Creek Road as located circa 2007, width varies, from said intersection a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department bears North 84 degrees 48 minutes 44 seconds West a distance of 0.13 feet; thence leaving said Northern right-of-way line of Relocated Wild Horse Creek Road along said Southern right-of-way line of Wild Horse Creek Road as follows, 67.73 feet along the arc of a curve to the left, having a radius of 995.37 feet, through a central angle of 03 degrees 53 minutes 55 seconds, with a chord that bears North 56 degrees 52 minutes 18 seconds East a distance of 67.71 feet to a set 5/8 inch iron rod; North 00 degrees 54 minutes 22 seconds East a distance of 12.39 feet to an angle point in said Southern right-of-way line, from said angle point a found 1/2 inch iron pipe by LS-19-D bears South 00 degrees 41 minutes 04 seconds West a distance of 0.30 feet; 65.00 feet along the arc of a curve to the left, having a radius of 985.37 feet, through a central angle of 03 degrees 46 minutes 46 seconds, with a chord that bears North 52 degrees 36 minutes 34 seconds East a distance of 64.99 feet to a set 5/8 inch iron rod; South 39 degrees 16 minutes 49 seconds East a distance of 28.00 feet to a set 5/8 inch iron rod; 30.85 feet along the arc of a curve to the left, having a radius of 1,013.37 feet, through a central angle of 01 degrees 44 minutes 39 seconds, with a chord that bears North 49 degrees 50 minutes 51 seconds East a distance of 30.85 feet to a set 5/8 inch iron rod; North 41 degrees 01 minutes 29 seconds West a distance of 28.00 feet to a set 5/8 inch iron rod; 507.48 feet along the arc of a curve to the left, having a radius of 985.37 feet, through a central angle of 29 degrees 30 minutes 29 seconds, with a chord that bears North 34 degrees 13 minutes 17 seconds East a distance of 501.89 feet to a set 5/8 inch iron rod marking a point of tangency; North 19 degrees 28 minutes 03 seconds East a distance of 140.96 feet to a set 5/8 inch iron rod; thence South 70 degrees 31 minutes 57 seconds East a distance of 10.00 feet to a found 1/2 inch iron pipe by LS-1635; North 19 degrees 28 minutes 03 seconds East a distance of 177.64 feet to the intersection of said Southern right-of-way line of Wild Horse Creek Road and the Southern right-of-way line of Chesterfield Airport Road, 60 feet wide, formerly Olive Street Road, from said intersection a found 1/2 inch iron pipe bears South 76 degrees 53 minutes 08 seconds West a distance of 0.28 feet; thence leaving said Southern right-of-way line of Wild Horse Creek

Road along said Southern right-of-way line of Chesterfield Airport Road, South 64 degrees 06 minutes 59 seconds East a distance of 130.93 feet to an angle point in said Southern right-of-way line, from said angle point a found ½ inch iron pipe by LS-1685 bears South 44 degrees 49 minutes 2 seconds West a distance of 0.07 feet; South 57 degrees 18 minutes 08 seconds East a distance of 351.43 feet to a found ½ inch iron pipe marking a point of curvature; 514.15 feet along the arc of a curve to the right, having a radius of 542.96 feet, through a central angle of 54 degrees 15 minutes 19 seconds, with a chord that bears South 30 degrees 10 minutes 28 seconds East a distance of 495.15 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department marking a point of tangency; South 03 degrees 02 minutes 49 seconds East a distance of 22.40 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department; South 86 degrees 57 minutes 11 seconds West a distance of 5.00 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department; South 33 degrees 41 minutes 48 seconds West a distance of 44.54 feet to a found 5/8 inch iron rod by the St. Louis County Highway and Transportation Department marking the intersection of said Southern right-of-way line of Chesterfield Airport Road and said Northern right-of-way line of Relocated Wild Horse Creek Road; thence leaving said Southern right-of-way line of Chesterfield Airport Road along said Northern right-of-way line of Relocated Wild Horse Creek Road, 239.86 feet along the arc of a curve to the left, having a radius of 991.00 feet, through a central angle of 13 degrees 52 minutes 04 seconds, with a chord that bears South 76 degrees 27 minutes 10 seconds West a distance of 239.28 feet to the point of beginning.

Containing 12.596 Acres, according to survey by Grimes Consulting, Inc. dated October 2017.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Above All Development in P.Z. 17-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 11th day of December 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 8 of the City of Chesterfield Unified Development Code.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 02/05/2018

PART OF
 U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

[illegible]

A tract of land situated in the City of Chesterfield, the County of St. Louis, and the State of Missouri, lying in part of U.S. Survey 2031, Township 45 North, Range 4 East, and being part of a tract of land conveyed to Richard Bousch Godwin, Trustee and Marilyn F.N. Johnson, Trustee as described in Deed Book 12444 page 733 of the field records of said St. Louis County, Missouri, and being more particularly described as follows:

[illegible]

Containing 3.365 Acres, according to survey by Grimes Consulting, Inc. dated October 2017.

L=30.85', R=1,013.37'
D=001°44'39"
Ch=N49°50'51"E, 30.85'
S39°16'49"E

L=65.00', R=985.37'
D=003°46'46"
α=N52°36'34"E, 64.99'
UND 1/2" IRON PIPE
500'±104" W 0.30'

22°E
12.39'

FOUND 5/8" RIG
S/L CO.

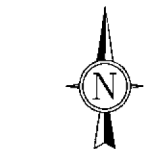
N61°21'21"E
400.00'
S81°02'
L=19817, R=995.32
D=0172414
S63°23'E, 1973'

581°21'21"W 358.38'
9° R=985.37'
3°37'
35°19'E 148.94'

FOUND 1/2" ROD
500 D6 '54"
WOLZ

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: STAN MCCURDY
10411 CLAYTON ROAD, SUITE 308
PHONE 314-473-1332

- FOUND 1/2" IRON PIPE
UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD
UNLESS OTHERWISE NOTED
- ⊗ FOUND CUT CROSS
- FOUND COTTON PICKER SP.
- ⊞ FOUND RAILROAD SPIKE
- ⊞ FOUND CONCRETE MONUMENT
- FOUND STONE
- ⊞ FOUND R.O.W. MARKER
- FOUND AXLE
- SET 1/2" IRON ROD
UNLESS OTHERWISE NOTED



BASIS OF BEARING
MISSOURI STATE PLANE GRID
NORTH FROM STATIC GPS TIES
TO GEOGRAPHIC REFERENCE
SYSTEM MONUMENTS

EX ZONING LLR
PR ZONING:R-8

EX ZONING I
PR ZONING

P.O.B.
(Tract 1)
FOUND 5/8" IRON ROD

L=10.17', R=996.0
D=000°35'0
Ch=S69°20'02"W, 10.1

ORSE CREEK
(rable Width)

EX ZONING: LFP

3.365 ACRES
(Survey Tract 2)

ADJUSTED LOT A
PLAT BOOK 250X, PAGE 3-4

--- Surveyor's Certification ---

This is to certify to the best of my belief, knowledge, and ability that Grimes Consulting, Inc., at the request of Sten McCurdy of Above All Development, during the month of October, 2017, prepared a properly boundary survey, based on field information obtained from field personnel under my direction of a tract of land being part of U.S. Survey 2031, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, and have said tract in the manner shown hereon.

I declare that under my supervision and to the best of my ability and professional judgment that the results shown hereon are made in accordance with the current minimum standards for property boundary surveys for urban class property as set forth by the Missouri Department of Natural Resources, Division of Geology and Land Survey and rules promulgated by the Missouri Board for Architects, Professional Engineers, and Land Surveyors effective November 30, 2007.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis, County,
Missouri this 12 day of NOVEMBER, 2017.

CRIMINAL CONSULTING, INC. LE 343-D

By Earl E. Graham
EARL E. GRAHAM, PLS-2262
MISSOURI PROFESSIONAL LAND SURVEYOR

GRIMES CONSULTING, INC.

Civil Engineering & Surveying Services

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TEL (314) 646-8100
FAX (314) 646-8100
WWW.GRIMESCONSULTING.COM

GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1170-3
REGISTERED, JOB SERVICE CORPORATION, E-1360-0

**AVENTURA AT
WILDHORSE CREEK**
CHESTERFIELD D. MISSOURI

BOUNDARY SURVEY

Q8 NUMBER:	3044
DRAWN BY:	RCS
DATE:	10/2/17
CHECKED BY:	EEG
DATE:	10/2/17

1 of 1