



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, November 20, 2017
6:00 PM**

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

**A. Bill No. 3169 – P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC
(Ordinance Amendment) (First Reading)**

**B. Recommendation – Fund Annual Snow Removal Recoupment for Private
Streets – General Fund – Fund Transfer**

C. Next Meeting – December 7, 2017 (5:45pm)

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

**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. Bid Recommendation - 2018 Sanitary Sewer Lateral Investigation and
Repair Contract (Roll Call 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
Monday, November 20, 2017
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. Executive Session Minutes** – October 30, 2017
 - B. City Council Meeting Minutes** – November 6, 2017
 - C. F&A Committee of the Whole Minutes** – November 6, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, November 23, 2017** – City Hall Closed –Thanksgiving
 - B. Friday, November 24, 2017** – City Hall Closed – Day After Thanksgiving
 - C. Monday, November 27, 2017** – Planning Commission (7pm)

D. Monday, December 4, 2017 – Next City Council meeting (7pm)

E. Thursday, December 7, 2017 – Planning and Public Works (5:45pm)

VIII. APPOINTMENTS – Mayor Bob Nation

A. Reappointments – Police Personnel Board

1. Howard Curtis

2. John Walters

IX. COUNCIL COMMITTEE REPORTS

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

1. **Bill No. 3169** – P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (**Ordinance Amendment**) (**First Reading**)

2. **Recommendation** – Fund Annual Snow Removal Recoupment for Private Streets – General Fund – Fund Transfer

3. **Next Meeting – December 7, 2017** (5:45pm)

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

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. Bid Recommendation - 2018 Sanitary Sewer Lateral Investigation and Repair Contract (**Roll Call Vote**)

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3169** - AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2841 TO MODIFY DEVELOPMENT CONDITIONS FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL DISTRICT LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND LONG ROAD. (P.Z. 11-2017 STEVE W WALLACE AUTOMOTIVE & TRAILER II, LLC {ORDINANCE AMENDMENT} 17U140441, 17U140450, 17U140461 & 17U140472). Green Sheet Amendment provided. **(FIRST 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

NOVEMBER 6, 2017

The meeting was called to order at 7 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 October 16, 2017 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. Larry Levin, 11120 Fairborough Court, President of St. Louis Civic Orchestra, expressed his appreciation of the City's continued support of the Civic Orchestra and requested that its funding continue.

Ms. Jan Misuraca, 1414 Sycamore Manor Drive, expressed her appreciation to the City for its support in the creation of the Veterans Honor Park.

Mr. Craig Borchelt, 15477 Long Castle Forest Court, asked questions and expressed concern about Chesterfield Police compensation.

The following individuals expressed opposition to Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]):

Ms. Mary Schultze (on behalf of Bob & Jane Goldsmith), 2456 Braxton Way
Mr. Robert Garrison, 2449 Baxton Way
Ms. Debbie Berger, 2457 Baxton Way
Ms. Nancy Berg, 2417 Baxton Way
Ms. Kathy Roach, 2388 Baxton Way
Ms. Joyce Cockrell, 335 Waverly Place Court
Mr. James Cockrell, 335 Waverly Place Court
Ms. Judith Harbaugh, 2453 Baxton Way
Ms. Myra Ozersky, 15128 Baxton Court
Ms. Rosemary Quigley, 15145 Baxton Court
Ms. Marianne Hollingsworth, 2469 Baxton Way
Ms. Shari Diffley, 2465 Baxton Way
Mr. Skip Diffley, 2465 Baxton Way

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Friday, November 10 in observance of Veteran's Day.

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, November 20, 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, made a motion, seconded by Councilmember Ohley, to refer Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]) back to the Planning/Public Works Committee for further review and discussion at a date and time to be determined. 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, November 9, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, announced that the budget review meeting will resume at the end of the City Council meeting and no other meetings have been scheduled at this time.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Flachsbart, to accept the proposed policy documenting the process which is used to contract for performance artists at the Amphitheater. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Logan indicated that this committee has not yet scheduled its next meeting.

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 Staff is recommending award of a contract for the 2017 Crack Sealing Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Sweetens Concrete Services, LLC in an amount not to exceed \$105,000. This project is fully funded by the Capital Projects Fund. Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to accept the low bid and to authorize the City Administrator to execute with Sweetens Concrete Services L.L.C in an amount not to exceed \$105,000 as recommended by Staff. A roll call vote was taken with the following results: Ayes – McGuinness, Ohley, Flachsbart, DeCampi, Keathley, Hurt, Logan and Tilman. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the Wilson Avenue Culvert Replacement Project. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending award of a contract to Pavement Solutions, LLC, and to authorize the City Administrator to execute a contract in the amount of \$485,000, which includes the bid amount of \$419,792.40 and a fifteen percent contingency for any required change orders. This project is fully funded by the Capital Projects Fund. Councilmember Flachsbart made a motion, seconded by Councilmember Ohley, to accept the bid as submitted and to authorize the City Administrator to execute a contract with Pavement Solutions L.L.C. as recommended by Staff. A roll call vote was taken with the following results: Ayes – Flachsbart, Hurt, Logan, DeCampi, Ohley, McGuinness, Tilman and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Seoul Taco Chesterfield, LLC, located at 46 Four Seasons Shopping Center has requested a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Logan made a motion, seconded by Councilmember Tilman, to approve issuance of the new liquor license to Seoul Taco Chesterfield, LLC. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Sushi Ai, located at 414 THF Blvd., new ownership has requested a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Ohley made a motion, seconded by Councilmember Tilman, to approve issuance of the new liquor license to Sushi Ai. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION – PLANNING COMMISSION

Bill No. 3168 (P.Z. 08-2017 Brite Worx Carwash [Wallis Companies]) has been referred to the Planning/Public Works Committee for further review and discussion at a date and time to be determined.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:48 p.m.

Mayor Bob Nation

ATTEST:

Amanda Miller, Deputy City Clerk

APPROVED BY CITY COUNCIL: _____



**Finance and Administration Committee of the Whole
Record of Proceeding
November 6, 2017**

The Finance and Administration Committee of the Whole met on November 6, 2017. Those in attendance included: Vice-Chairperson Barbara McGuinness, Ward I; Council Committee Member Randy Logan, Ward III; and City Administrator Mike Geisel. Those also in attendance included: Mayor Bob Nation; Councilmember Barry Flachsbart, Ward I; Councilmember Guy Tilman, Ward II; Councilmember Dan Hurt, Ward III; Councilmember Michelle Ohley, Ward IV; City Attorney Chris Graville; Parks, Recreation and Arts Director Tom McCarthy; Information Technology Director Matt Haug; Planning and Development Services Director Justin Wyse; Public Works Director/City Engineer Jim Eckrich; Assistant City Administrator Libbey Tucker; Chief Ray Johnson; and City Clerk Vickie Hass. One community member and two members of the media were also in attendance. Chairperson Tom DeCampi, Ward IV and Council Committee Member Ben Keathley, Ward II were not present for roll call.

Vice-Chairperson Barbara McGuinness called the meeting to order at 5:30 p.m.

Approval of Minutes

Vice-Chairperson McGuinness made a motion, seconded by Councilmember Ohley, to amend the last paragraph on page one of the October 30, 2017 Finance & Administration Committee of the Whole minutes by changing \$900,000 to \$930,000 to reflect the original value referenced by Mr. Geisel during his presentation at the prior meeting. Councilmember Ohley then made a motion, seconded by Councilmember Logan, to approve the October 30, 2017 Finance & Administration Committee of the Whole minutes as amended. Councilmember Flachsbart indicated that his motion which was passed by the Committee and is described on page two of the minutes was accurately reflected as \$900,000. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

[Chairperson DeCampi arrived at 5:32 p.m.]

Budget Workshop – Budget Preparation Report

Mr. Geisel reminded the Committee that the focus of this meeting would be on expenditures, but he took a few moments to discuss potential revenue shortfall scenarios related to underperformance of the sales tax. He shared the concern that, even though revenue projections have been downgraded, they may still fall short by as much as \$606,291 for 2017. Mr. Geisel stated that, while this is a situation that should be acknowledged, we still have four months of collections for the 2017 fiscal year. Mr. Geisel presented several updated budget reports to reflect the impact of the underperforming sales tax revenues on the 2017 and 2018 City budgets. He also reminded City Council that the sales tax revenues only address the revenue side of the budget and they would certainly be offset to some lesser degree by controlling budgeted expenditures in 2017.

Councilmember McGuinness stated her desire to find a way to transfer one million additional dollars into debt service funds for retirement of debt in the General Fund and Parks Fund consistent with the strategy approved by Council at the last Finance and Administration Committee of the Whole. She continued with several suggestions to that end.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to add the remaining \$30,000 referenced by Mr. Geisel at the October 30 Finance and Administration Committee of the Whole into the debt service fund. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to put off replacement of conference room chairs and remove the line item in the amount of \$27,000.

Councilmember Hurt made a motion, seconded by Councilmember McGuinness, to amend the motion by reducing the amount to \$3,000 to allow for repairs to conference room chairs, rather than replacement. A voice vote was taken with an affirmative result (Councilmember Logan voted “No”) and the motion to amend was declared passed.

A voice vote was taken on the main motion, as amended, to remove \$24,000 from the budget for replacement of conference room chairs, leaving \$3,000 for repairs, with an affirmative result (Councilmembers Logan, Flachsbarth and Tilman voted “No”). The motion, as amended, was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to reduce the amount budgeted for Civic Orchestra from \$15,000 to \$10,000. A voice vote was taken with a negative result (Councilmembers DeCampi, Ohley and McGuinness voted “Aye”) and the motion was declared failed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to reduce the line item for Community Guide to Livability from \$4,500 to \$2,000. A voice

vote was taken with an affirmative result (Councilmembers Tilman, Flachsbart and Logan voted “No”) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to reduce the line item amount for West Newsmagazine from \$10,000 to \$7,500. A voice vote was taken with an affirmative result (Councilmembers Logan and Flachsbart voted “No”) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to reduce the line item amount for Out & About from \$2,200 to \$1,500. A voice vote was taken with an affirmative result (Councilmembers Tilman, Flachsbart and Logan voted “No”) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to remove the line item for Economic Development Summit in the amount of \$1,000. A voice vote was taken with an affirmative result (Councilmembers Flachsbart, Logan and Hurt voted “No”) and the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Hurt, to remove the \$15,000 line item for public art competition with the plan to consider it every other year, rather than annually. A voice vote was taken with an affirmative result (Councilmembers Tilman, Logan and Flachsbart voted “No”) whereupon the motion was declared passed.

Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to remove the \$3,000 line item for Volunteer Services until a plan is prepared and goes through a committee. Councilmember Flachsbart suggested leaving the line item in the budget with a stipulation that no money be spent on it until a plan is approved by Council. A voice vote was taken with a unanimous negative result and the motion to eliminate the \$3,000 line item was declared failed. City Administrator Geisel advised the Committee that staff would develop a plan for the volunteer program which would be forwarded to the Finance and Administration Committee for review and recommendation.

[Council Committee Member Ben Keathley arrived at 6:24 p.m.]

Discussion ensued pertaining to increasing the amount that could potentially be set aside for future debt service, even more than Councilmember McGuinness’ original request of \$1 million. Mayor Nation suggested that based on prior budgetary documents, \$2 million could be transferred to debt service funds.

[Chairperson DeCampi announced a recess at 6:33 p.m. to re-convene after the City Council meeting.]

[Chairperson DeCampi re-convened the meeting at 7:59 p.m.]

Further discussion ensued pertaining to what amount to set aside for future debt service. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to transfer \$1.5 million from General Fund Fund Reserves, over the 40% reserve policy value, to the debt service fund. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Discussion ensued regarding the five-year plan. Councilmember Flachsbart made a motion to instruct the Finance and Administration Committee to review the five-year plan in early 2018 to determine whether revisions are needed and make sure it is properly publicized. Councilmember Ohley indicated that she believed that the planned strategic planning would help to establish Community priorities and assist in updating the five-year financial plan. Several Councilmembers indicated that the City has a plan and a priority is payment of annual debt service. Mr. Geisel reminded the Committee that the direction given last spring was to engage the Finance and Administration Citizens Advisory Committee to review the assumptions and help prepare the five-year plan before it comes back to the Finance and Administration Committee for review. The motion to instruct the Finance and Administration Committee to review the five-year plan failed due to lack of a second.

City Administrator Geisel further reminded the Committee that at the last Finance and Administration Committee of the Whole, the City Council adopted a debt priority to set aside funds in the debt service for City Hall to fully offset the final year's scheduled debt payment and then to prioritize the Parks Fund debt service in an effort to achieve annual level debt service at the 2018 debt service payment level, through 2025.

Adjournment

The meeting was adjourned at 8:27 p.m.

Respectfully submitted:

Mike Geisel
City Administrator

Vickie Hass
City Clerk

APPROVED: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, November 23, 2017** – City Hall Closed -Thanksgiving
- B. Friday, November 24, 2017** – City Hall Closed – Day After Thanksgiving
- C. Monday, November 27, 2017** – F&A Committee Meeting (5:30pm)
- D. Monday, November 27, 2017** – Planning Commission (7pm)
- E. Monday, December 4, 2017** – Next City Council meeting (7pm)
- F. Thursday, December 7, 2017** – Planning and Public Works (5:45pm)

APPOINTMENTS

Mayor Nation has offered the following statutory re-appointments for Council's consideration and consent.

Re-Appointments – Police Personnel Board

- Howard Curtis
- John Walters

As you are aware, the Mayor appoints members of Statutory committees and the City Council is responsible for review and consent.

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



MEMORANDUM

DATE: November 7, 2017
TO: Michael O. Geisel, City Administrator
FROM: Vickie Hass, City Clerk *vjh*
SUBJECT: Police Personnel Board Re-Appointments

Mayor Nation intends to nominate the following individuals for re-appointment at the November 20, 2017 City Council meeting:

Police Personnel Board

Howard Curtis
715 Stonebluff Court
Chesterfield, MO 63017
636-262-2334 (cell)
314-744-3892 (work)
Ward II
Three-year term expires 10/17/20

John Walters
15204 Kempwood Drive
Chesterfield, MO 63017
636-536-3855
john_f_walters@yahoo.com
Ward III
Three-year term expires 9/3/20

These re-appointments have the support of the applicable ward Councilmembers.
Please list these re-appointments on the November 20 City Council agenda.

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee met on Thursday, November 9, 2017. At that meeting, the Committee acted on several agenda items, which resulted in the following action items for the November 20, 2017 City Council meeting.

Bill No. 3169 - P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment) (First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL

As detailed in the report from Director of Planning and Development Services, the PPW Committee recommends approval of the petition with a green sheet amendment relative to cross access and maintenance of the drive aisle. An ordinance repealing City of Chesterfield Ordinance number 2841 to modify development conditions for a 2.93 acre tract of land, more or less, zoned C8, Planned Commercial District located southeast of the intersection of Chesterfield Airport Road and Long Road. (P.Z.11-2017 Steve W. Wallace Automotive & Trailer II, LLC {ordinance amendment} 17U140441, 17U140450, 17U140461 & 17U140472).

Green Sheet Amendment provided.

2018 Snow Removal Recoupment for Private Streets (Roll Call) PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL

The Committee recommended to continue and fund the annual Snow Removal Reimbursement program for private streets for the 2017-2018 winter season. If approved by City Council, it requires a 2018 budget transfer from the General Fund – Fund Reserves to Account 001-072-5254 in the amount of \$163,021 to fund the Snow Removal Recoupment Program for Private Streets for the 2017 - 2018 winter season.

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, December 7, 2017 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services
James Eckrich, Director of Public Works/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 9, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 9, 2017 in Conference Room 101.

In attendance were: Chair Guy Tilman (Ward II), Councilmember Dan Hurt (Ward III), and Councilmember Tom DeCampi (Ward IV) as proxy for Councilmember Ohley.

Also in attendance were: Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Cecilia Dvorak, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 4, 2017 Committee Meeting Summary

Councilmember Hurt made a motion to approve the Meeting Summary of October 4, 2017. The motion was seconded by Councilmember Tilman and passed by a voice vote of 3-0.

II. UNFINISHED BUSINESS – None

III. NEW BUSINESS

A. P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment): A request to amend Ordinance 2841 to amend the development conditions in a "C-8" Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472) (Ward 4)

STAFF REPORT

Cecilia Dvorak, Project Planner, presented the request for an ordinance amendment to an existing "C-8" Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road. The public hearing for this petition was held on August 28, 2017 at which time two issues were raised regarding the need to further reduce

the open space and agency comments from the Fire District. These issues were resolved and the Planning Commission recommended approval of the request on October 23, 2017 by a vote of 9-0.

DISCUSSION

Circulation

There was discussion regarding circulation within the site. Ms. Dvorak confirmed that the circulation will remain the same as it is currently. Cars will enter the site from Long Road and will drive to the back through the cross access easement to enter the bays. Cars will then exit through a one-way drive onto Long Road.

Access Easement

Ms. Dvorak stated that due to a complaint from an adjoining business owner with regard to the drive access easement being blocked in the past, it was agreed that by striping and adding signage along the cross access easement, users of the site will be more inclined to keep that area clear. Staff has included such language in the Attachment A. Councilmember Hurt inquired as to what type of remediation there would be if the access is blocked in the future. Justin Wyse, Director of Planning & Development Services, stated that the Police could be contacted; however, since this is private property, he would need to consult with the City Attorney in order to determine whether the Police could enforce the Ordinance.

PLANNING COMMISSION REPORT

Merrell Hansen, Planning Commission Chair, stated the Planning Commission thoroughly reviewed the plan and had discussed similar concerns but ultimately approved the request 9-0.

Mr. Wyse stated the Planning Commission also discussed the use itself; what the impact would be for six bays versus three bays; and whether the additional bays would compound the problem of blocking the access.

Petitioner's Comments

Mr. George Stock, Stock & Associates, stated that when Northwest Automotive moved to the subject site, they recognized the fact that the existing three bays at the site did not accommodate full automotive service. The request for an additional three bays is not to increase the intensity of the business, but to better cater to the current customer base. The subject building was built for a high-volume oil lube facility with a quick 15-minute oil change turnover, whereas the current business of servicing a vehicle takes approximately one hour. By having additional bays, the cars that are now sitting in the parking lot can be in the bays being serviced. Mr. Stock then addressed the issue of the drive access easement being blocked stating that the Petitioner believes that striping the area, providing signage, and having the additional bays will all help in preventing the driveway from being blocked.

After some discussion regarding the appropriate language to ensure that future blockage of the access would be in violation of the Ordinance, Councilmember Hurt made a motion to amend Attachment A, F. 2. to read as follows: **The cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all time. Any blockage of this easement at any time shall constitute a violation of this Ordinance.** The motion was seconded by Councilmember Tilman and passed by a voice vote of 3-0.

Councilmember Hurt made a motion to forward P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment), as amended, to City Council with a

recommendation to approve. The motion was seconded by Councilmember Tilman and **passed** by a voice vote of 3-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the November 20, 2017 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC (Ordinance Amendment).]

B. "AG" Agricultural District Regulations

STAFF REPORT

Justin Wyse, Director of Planning & Development Services, stated that Staff is requesting authorization to review permitted uses and development criteria within the "AG" Agricultural District regulations in an effort to encourage property owners to change to a zoning designation in compliance with the Comprehensive Plan. There are numerous areas that are designated as "Agricultural/Flood Plain/ Conservation" on the Future Land Use Map within the Comprehensive Plan. However, many of these areas are zoned either "M-3" Planned Industrial District or "NU" Non-Urban District. Staff would like to devise a way to provide some incentive to property owners to zone through a designation that is compliant with the City's Comprehensive Plan. After such a review, Staff will then present any potential changes.

DISCUSSION

Chair Tilman suggested that during the review process it would be beneficial to obtain feedback from the affected property owners. He recommended discussing the history of the current zoning and how a change in zoning would affect them. General discussion was held regarding the purpose of this request, with the Committee ultimately understanding that they would have the opportunity to consider any recommendation for improvement at a later date.

Councilmember Hurt made a motion to direct Staff to review uses and development criteria for the "AG" Agricultural District regulations. The motion was seconded by Councilmember Tilman and **passed** by a voice vote of 3-0.

C. Power of Review Process

Requests for Power of Review

Councilmember Hurt stated that the UDC currently allows only the Councilmember of the Ward in which a development resides or the Mayor to request Power of Review. Since there are several areas in the City that impact the whole City, he recommended that any two councilmembers have the ability to request Power of Review in addition to the councilmembers in the affected ward and/or the Mayor.

DISCUSSION

Chair Tilman concurred with Councilmember Hurt and stated there are, indeed, specific areas within the City that do impact everyone such as the Chesterfield Mall, the Valley and the commercial area at 141 and Olive Boulevard. He, too, would be in favor of allowing other councilmembers to have the ability to call Power of Review.

Councilmember DeCampi stated that he did not see the need to even call Power of Review and cited that most other municipalities do not have that ability. The feedback he has received from the business community is that the City's process is very onerous and this just adds one more layer to that process. There are instances where Power of Review may be beneficial, but overall, it creates more difficulty for the business community. Planning Commission Chair Merrell Hansen pointed out that City Council always has the ability to override the Planning Commission. Chair Tilman stated that if there is no Power of Review and a petitioner received a "no" vote at Council for something that has been approved at the Planning Commission level, it could create problems. The petitioner will either walk away or have to start the process all over again.

Councilmember Hurt made a motion to forward to City Council an amendment to Chapter 31, Article 02, Sec. 31-02-20 A. 1. of the UDC to read as follows: Either Councilmember of the Ward where a development is proposed or the Mayor or two or more Councilmembers from any Ward may request that the conditional use permit or plan for a development be reviewed and approved by the entire City Council. The motion was seconded by Councilmember Tilman.

Discussion after the Motion

There was further discussion on the purpose of Power of Review and its advantages and disadvantages. Planning Commission Chair Merrell Hansen stated that she is in favor of Power of Review as it provides an additional means for checks and balances.

The above motion **passed** by a voice vote of 2-1 with Councilmember DeCampi voting nay.

Time Limit for Calling Power of Review

Councilmember Hurt stated that the UDC also dictates that requests for Power of Review must be called within 24 hours after the Planning Commission decision. He does not want to slow down the process, but in some instances, a councilmember may not be present at the Planning Commission meeting and felt that 72 or 96 hours would be more appropriate.

Justin Wyse, Director of Planning & Development Services, stated that Planning Commission meetings are typically held on a Monday evening. If 72 hours is allowed, that would mean that Power of Review could be called on the Thursday after the Planning Commission meeting. Staff would only have one day to contact the applicant and have them prepare a resubmittal by Friday in order for that information to be included in the Planning and Public Works packet on the following Monday morning. Planning Commission results are always sent out within 24 hours. If there is a project that has the potential for Power of Review, Mr. Wyse stated that he informs the councilmembers in that ward to alert them of the project.

Chair Tilman stated that allowing more than 72 hours, would present a problem for Staff and suggested that 48 hours be allowed. Councilmember Hurt stated that he would prefer 72 hours and then suggested that it could always be modified. Chair Tilman pointed out that in the past it was longer than 24 hours but could not recall the actual time allowed. The change to allow 24 hours was initiated in an attempt to reduce the time.

Councilmember Hurt made a motion to forward to City Council an amendment to Chapter 31, Article 02, Sec. 31-02-20 A. 2. to read that Request for Power of Review must be made no later than seventy two (72) hours after decision of the Planning Commission. The motion was seconded by Councilmember Tilman and **passed by a voice vote of 2-1 with Councilmember DeCampi voting nay.**

D. Sign Discussion (Councilmember Tilman)

Justin Wyse, Director of Planning & Development Services, stated that Staff has been reviewing several ordinances including the Sign Ordinance and provided the following areas of concern that Staff will be considering:

1. Content neutrality – make sure the City is fully compliant in not violating First Amendment rights.
2. Differentiation between:
 - What is a sign
 - Usage of lighting
 - Architecture elements as a whole
3. Sign package process
4. New technologies

DISCUSSION

As part of the review process, Chair Tilman recommended scheduling work sessions that would include members of Council, the Architectural Review Board, the Planning Commission and the public in order to incorporate diverse viewpoints.

Until the review process is completed, Councilmember Hurt asked that Mr. Wyse inform the Council of any sign requests that are noncompliant with the City's current Code.

E. Driveway Apron Snow Removal Program

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, reported that the program was implemented on a trial basis in 2014 in order to assist residents who are not physically capable of removing snow that is plowed from the street and pushed onto the portion of the driveway located in the public right of way. The program is still in the trial phase and is to be assessed annually so that Council can determine whether the program should continue on a permanent basis.

Since 2014, this program has only been utilized four times. Due to relatively light snowfalls last year, Staff does not have enough information to recommend whether this program should be continued on a permanent basis. Therefore, Staff is recommending that the program be continued for one additional year on a trial basis. After the 2017/2018 winter season, this program will again be reviewed and a recommendation will be made as to whether the program should be continued.

Councilmember Hurt made a motion to extend the Driveway Apron Snow Removal Program for one additional year on a trial basis. The motion was seconded by Councilmember Tilman.

DISCUSSION

In response to questions, Mr. Eckrich stated that program will be evaluated from an economic perspective, but will also focus on safety, practicality, and any other problems incurred during application of the program. This matter does not require additional action from City Council, and will be continued another year on a trial basis if approved by the PPW Committee..

The above motion **passed** by a voice vote of 3-0.

F. 2018 Snow Removal Recoupment for Private Streets

STAFF REPORT

Jim Eckrich, Director of Public Works/City Engineer, stated this item needs to be funded annually as it is not included in the budget. The potential payout under the current policy is \$163,021, therefore, Staff is requesting that this expenditure be allocated for in the 2018 budget.

Councilmember Hurt made a motion to forward to City Council a recommendation of a 2018 transfer from the General Fund/Fund Reserves, over the 40% policy, in the amount of \$163,021 to fund the Snow Removal Recoupment Program for private streets. The motion was seconded by Chair Tilman.

DISCUSSION

Chair Tilman stated he still has the same concern relative to gated, private streets being excluded from the program even though the gates remain open during the day. He understands that in order for them to be included in the program, the definition of a private, gated community would have to be changed within state statutes.

The above motion passed by a voice vote of 3-0.

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on 2018 Snow Removal Recoupment for Private Street.]

IV. OTHER - None.

V. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services *JW*

Date: November 14, 2017 *See Bill #3169*

CC Date: **November 20, 2017**

RE: **P.Z. 11-2017 Steve W Wallace Automotive & Trailer II, LLC**
(Ordinance Amendment): A request to amend Ordinance 2841 to amend the development conditions in a "C-8" Planned Commercial District, for a 2.93 acre tract of land located southeast of the intersection of Chesterfield Airport Road and Long Road (17U140441, 17U140450, 17U140461 & 17U140472).

Summary

Automotive & Trailer II, LLC has submitted a request for an ordinance amendment to an existing "C-8" Planned Commercial District. The request is for a 2.93 acre parcel located on the southeast corner of Chesterfield Airport Road and Long Road.

The public hearing was held on August 28, 2017, at which time two (2) issues were raised regarding the need to further reduce the open space, and regarding Fire District agency comments.

Planning Commission recommended approval of the request on October 23, 2017 by a vote of 9 – 0.

At the November 9, 2017 Planning and Public Works Committee meeting, a motion was passed by a vote of 3-0 to amend Section F.2 of the Attachment A regarding Access/Access Management. These amendments are reflected in the attached Green Sheet.

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

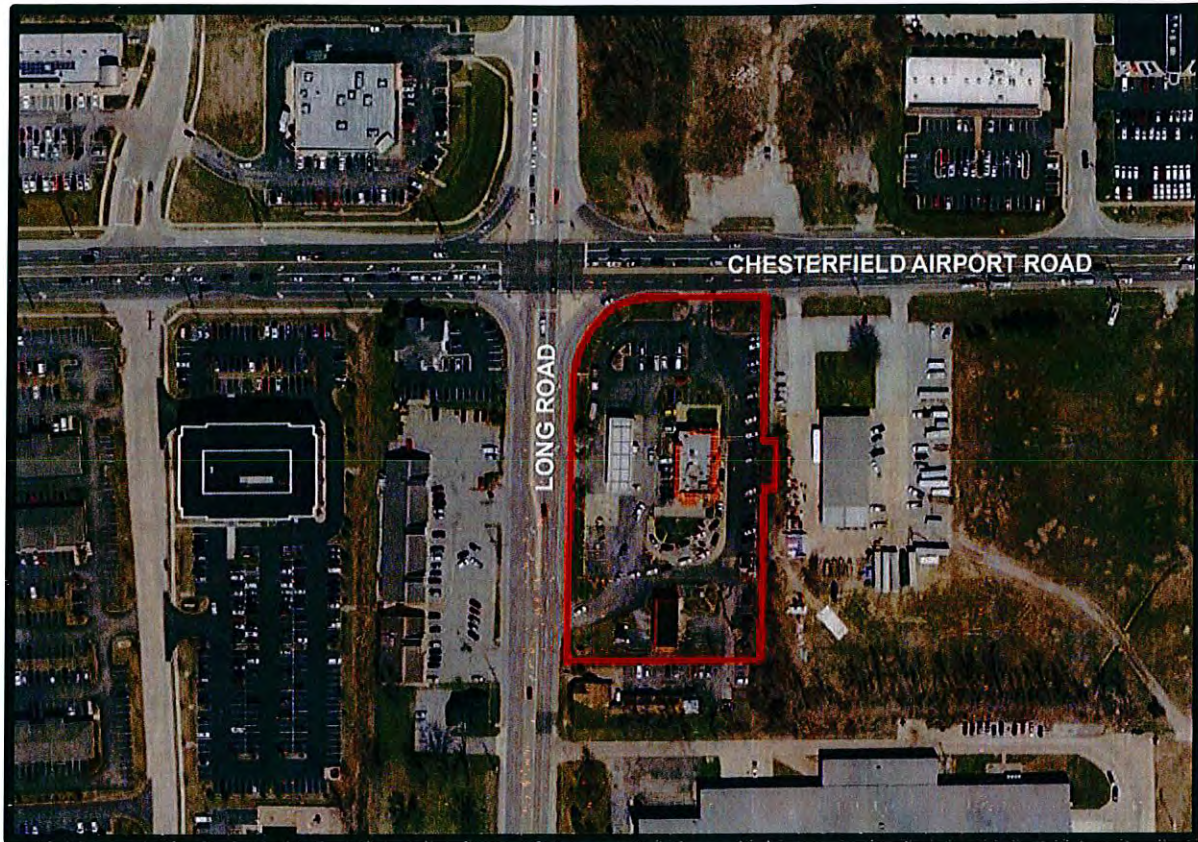


Figure 1. Aerial Photograph

Memorandum

Department of Public Works



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

FROM: James A. Eckrich, P.E. *[Signature]*
Public Works Director / City Engineer

DATE: October 31, 2017

RE: Snow Removal Recoupment Program for Private Streets
2018 Funding Authorization

In accordance with Public Works Policy 21, the Chesterfield City Council should establish funding for the Snow Removal Recoupment Program for Private Streets (Program) during the 2017/2018 winter season. This Program is submitted to the Planning and Public Works Committee (PPW Committee) each fall in order that a funding level can be set. The amount recommended by the PPW Committee will be forwarded to City Council, who can then approved a corresponding transfer from General Fund – Fund Reserves (above the 40% Policy).

The current Program is detailed in Public Works Policy 21 (most recent revision approved March 30, 2017), which dictates that non-gated private subdivisions can recoup costs for eligible snow removal expenses (street only) up to \$4,500 per centerline mile, or \$40 per residential unit, whichever is greater. Further, the Policy provides that during a “severe season”, defined as a season during which the City of Chesterfield receives thirty or more inches of snow, City Council will *consider* supplemental funding to allow reimbursements at the 80th percentile.

There are currently 51 subdivisions which participate in the Program. During a regular snow season (not “severe” by definition) the City’s maximum financial obligation to these subdivisions is \$163,021. Accordingly, it is my recommendation that the City of Chesterfield City Council authorize a 2018 transfer from the General Fund – Fund Reserves to Account 001-072-5254 in the amount of \$163,021. The actual expenditure reimbursed to the subdivisions will be determined in the spring of 2018, after receipt of all of the reimbursement requests.

*Forward to PPW
for recommendation
to Council,
mege
10/31/2017*

Action Recommended

The Planning and Public Works Committee should consider funding the Snow Removal Recoupment Program for Private Streets for the 2017/2018 winter season. Should the Committee concur with Staff's recommendation, it should vote to recommend a 2018 budget transfer from the General Fund - Fund Reserves to Account 001-072-5254 in the amount of \$163,021. If approved, the matter would then be forwarded to the full City Council for approval.

Once approved, notice of the Program funding will be provided to eligible private subdivisions. Should you have questions or require additional information, please let me know.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PUBLIC SERVICES

NO. 21

SUBJECT Street Snow Removal Recoupment
Program - Eligible Cost Formula

INDEX PW

DATE
ISSUED 8/16/1999

DATE
REVISED 03/20/2017

POLICY

Owners of un-gated, improved and platted private streets in subdivided developments are eligible for reimbursement of expenses incurred for snow removal.

This program is based upon private streets located within non-gated, single family residential developments, and condominium developments. It does not include commercial subdivisions or apartments. Within these developments, City staff will distinguish between private streets, alleys, and parking areas.

The funding formula is intended to provide reimbursement for reasonable and customary expenses for snow removal and deicing efforts on private streets, for participating subdivisions during a typical winter season.

Reimbursements will be limited based on a formula of \$40 per residential unit or \$4,500 per centerline mile of private street, whichever is larger.

The Snow Removal Reimbursement Program will be presented to the Planning and Public Works Committee each fall to determine the amount to be funded for the upcoming winter season. The recommended allocation will subsequently be submitted to the full City Council for authorization.

Once the winter season has concluded, the City Staff shall determine if the season qualifies as a "severe season", defined as a season during which the City of Chesterfield receives thirty or more inches of snow, as measured by the National Oceanic and Atmospheric Administration (NOAA). If a "severe season" has occurred, City Staff will provide City Council information as to the amount of supplemental funding necessary to provide for reimbursement at the 80th percentile value for each category of reimbursement.

City Council would subsequently decide what level of supplemental funding would be provided through a Fund Transfer from the General Fund – Fund Reserves, if any.

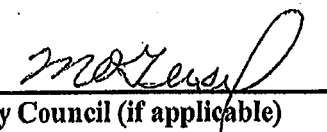
RECOMMENDED BY:

 2/15/2017 PPW Committee 3/9/2017
Department Head/Council Committee (if applicable) Date/

APPROVED BY:

City Administrator

Date


City Council (if applicable)

3/20/2017
Date

2016 - 2017 Snow Removal Reimbursement Program for Private Streets

Subdivision	Units	Eligible Miles	Eligible \$ Calculation			Original Request (\$)	City Reimburse (\$)
			\$4,500.00 per mile	\$40.00 per unit	Eligible (\$)		
Arrowhead Estates	24	1.36	\$6,120.00	\$960.00	\$6,120.00	\$3,981.00	\$3,981.00
Baxter Lane & Est. of Baxter Ln.	35	0.7	\$3,150.00	\$1,400.00	\$3,150.00	\$550.00	\$550.00
Baxter Ridge Condominiums	128	1.69	\$7,155.00	\$5,120.00	\$7,155.00	\$2,215.00	\$2,215.00
Baxter Village Condominiums	30	0.17	\$765.00	\$1,200.00	\$1,200.00	\$0.00	\$0.00
Baywood Village Condominiums	161	0.97	\$4,365.00	\$6,440.00	\$6,440.00	\$5,040.00	\$5,040.00
Brandywine Condominiums	173	0.64	\$2,880.00	\$6,920.00	\$6,920.00	\$2,056.25	\$2,056.25
Cambridge Cove	42	0.25	\$1,125.00	\$1,680.00	\$1,680.00	\$2,200.00	\$1,680.00
Chesterfield Pines	3	0.057	\$256.50	\$120.00	\$256.50	\$626.00	\$256.50
Chesterfield Pointe Homeowners	65	0.43	\$1,935.00	\$2,200.00	\$2,200.00	\$1,900.00	\$1,900.00
Chesterfield Village Townhomes	193	0.99	\$4,455.00	\$7,720.00	\$7,720.00	\$5,388.75	\$5,388.75
Clarkson Grove Condominiums	72	0.33	\$1,485.00	\$2,880.00	\$2,880.00	\$3,910.00	\$2,880.00
Clarkson Grove III	8	0.03	\$135.00	\$320.00	\$320.00	\$0.00	\$0.00
Commons of Broadmoor	216	1.13	\$5,085.00	\$8,640.00	\$8,640.00	\$8,640.00	\$8,640.00
Conway Cove	54	0.12	\$540.00	\$2,160.00	\$2,160.00	\$2,475.00	\$2,160.00
Crave Coeur Crossing	84	0.3	\$1,350.00	\$3,360.00	\$3,360.00	\$510.00	\$510.00
Forest (The Forest Subdivision)	98	0.7	\$3,150.00	\$3,920.00	\$3,920.00	\$4,080.00	\$3,920.00
Forum West Section I	69	0.145	\$652.50	\$2,760.00	\$2,760.00	\$3,815.00	\$2,760.00
Forum West Section II	77	0.06	\$270.00	\$3,080.00	\$3,080.00	\$3,815.00	\$3,080.00
Four Seasons	281	2.38	\$10,710.00	\$11,240.00	\$11,240.00	\$4,125.00	\$4,125.00
Fox Hill Farms	18	0.63	\$2,835.00	\$720.00	\$2,835.00	\$2,115.00	\$2,115.00
Justus Pointe Condominium Assoc.	8	0.05	\$225.00	\$320.00	\$320.00	\$800.00	\$320.00
Manors of Broadmoor	87	0.52	\$2,340.00	\$3,480.00	\$3,480.00	\$3,937.50	\$3,480.00
Manors at Village Green	69	0.25	\$1,125.00	\$2,760.00	\$2,760.00	\$2,415.00	\$2,415.00
Monarch Trace	96	0.08	\$360.00	\$3,840.00	\$3,840.00	\$2,700.00	\$2,700.00
Oak Subdivision	103	0.75	\$3,375.00	\$4,120.00	\$4,120.00	\$2,118.00	\$2,118.00
Packland Place	18	0.95	\$4,275.00	\$720.00	\$4,275.00	\$2,090.00	\$2,090.00
Parkway Townhouses at Village Green	54	0.35	\$1,575.00	\$2,160.00	\$2,160.00	\$2,680.00	\$2,160.00
Sugarwood	10	0.53	\$2,385.00	\$400.00	\$2,385.00	\$0.00	\$0.00
Sycamore Homeowners	45	0.4	\$1,800.00	\$1,800.00	\$1,800.00	\$800.00	\$800.00
Terraces at Woods Mill Cove	88	0.48	\$2,160.00	\$3,520.00	\$3,520.00	\$2,527.00	\$2,527.00
Thousand Oaks - Townes Homes	193	0.48	\$2,160.00	\$7,720.00	\$7,720.00	\$2,540.00	\$2,540.00
Village Green Condominiums	33	0.2	\$900.00	\$1,320.00	\$1,320.00	\$1,782.00	\$1,320.00
Village Green Residential	25	0.25	\$1,125.00	\$1,040.00	\$1,125.00	\$580.00	\$580.00
Village of Old Baxter Square	8	0.06	\$261.25	\$320.00	\$320.00	\$320.00	\$320.00
Villas at Westmeade	32	0.23	\$1,035.00	\$1,280.00	\$1,280.00	\$5,470.00	\$1,280.00
Walden Pond	32	0.38	\$1,710.00	\$1,280.00	\$1,710.00	\$420.00	\$420.00
Walnut Hill Farms	12	0.62	\$2,790.00	\$480.00	\$2,790.00	\$1,460.00	\$1,460.00
Wellesley Place	55	0.54	\$2,430.00	\$2,200.00	\$2,430.00	\$1,339.37	\$1,339.37
West Hills Townes Homes	75	1	\$4,500.00	\$3,000.00	\$4,500.00	\$4,862.50	\$4,500.00
Whitegate Farm Estates (Condos)	16	0.06	\$270.00	\$640.00	\$640.00	\$269.79	\$269.79
Whitegate Farm Estates Homeowners	20	0.21	\$945.00	\$920.00	\$945.00	\$862.00	\$862.00
Wildhorse Creek Forest	16	1.00	\$4,500.00	\$640.00	\$4,500.00	\$2,525.00	\$2,525.00
Wildhorse Creek Heights/Riverscene Estates	11	0.62	\$2,790.00	\$440.00	\$2,790.00	\$4,905.00	\$2,790.00
Wildhorse Ridge	5	0.23	\$1,035.00	\$200.00	\$1,035.00	\$1,680.00	\$1,035.00
Windsor Manor Condominiums	44	0.19	\$855.00	\$1,760.00	\$1,760.00	\$3,365.50	\$1,760.00
Woodcliff Place	4	0.04	\$180.00	\$160.00	\$180.00	\$0.00	\$0.00
Woodfield Homes	66	0.52	\$2,340.00	\$2,640.00	\$2,640.00	\$4,200.00	\$2,640.00
Woodlake Condominiums	84	0.4	\$1,800.00	\$3,360.00	\$3,360.00	\$1,540.00	\$1,540.00
Woodlake Village Condominiums	70	0.48	\$2,160.00	\$2,800.00	\$2,800.00	\$6,640.00	\$2,800.00
Woods Glade Condominiums	51	0.37	\$1,665.00	\$2,040.00	\$2,040.00	\$9,700.00	\$2,040.00
Woods Glen Condominiums	111	0.26	\$1,170.00	\$4,440.00	\$4,440.00	\$1,600.00	\$1,600.00
					\$163,021.50	\$133,570.66	105,488.66

8/16/2017

FINANCE AND ADMINISTRATION COMMITTEE

The next meeting of the Finance and Administration Committee is scheduled for Monday, January 29th, 2018.

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

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 Monday'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 Monday's meeting.

CITY ADMINISTRATOR'S REPORT

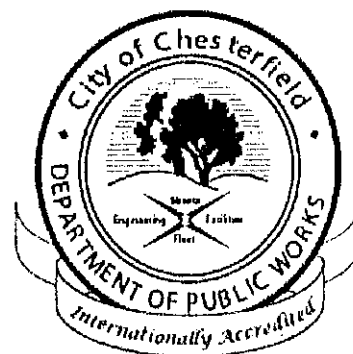
2018 Sanitary Sewer Lateral Investigation and Repair Contract

The Department of Public Works sought bids for plumbing services associated with the City's Sewer Lateral Program. As you are aware, this is an insurance program funded by an annual \$28 fee on a property owner's tax bill. These funds are segregated into a restricted fund, the Sewer Lateral Fund, specifically to cover expenses related to the repair of private sewer laterals. As more fully described in the enclosed memo from Director of Public Works\City Engineer – Jim Eckrich, I join with him in recommending that City Council accept the low bid as submitted by TOPE Contracting and to authorize the City Administrator to execute the contract documents necessary to secure the services of Tope Contracting for 2018. These services are performed on an as-needed basis as residents submit applications to the City for needed repairs. Please note that the bid is a multi-year proposal and includes optional extensions through 2021, which will be individually approved by Council each year if exercised.

If you have any questions prior to Monday's meeting, please contact Mr. Eckrich or me.

Memorandum

Department of Public Works



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

FROM: James A. Eckrich, P.E. *JA*
Public Works Director / City Engineer

DATE: November 8, 2017

RE: 2018 Sanitary Sewer Lateral Investigation and Repair Contract

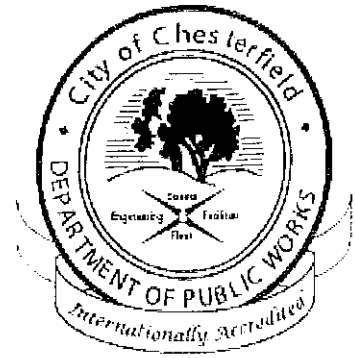
The Public Works Department opened bids for 2018 Sanitary Sewer Lateral Investigation and Repairs on Tuesday, November 7, 2017. A total of two bids were received, as shown on the attached bid tabulation, with Tope Incorporated submitting the lowest and best bid. Please note that the bid is based upon fictitious quantities which are utilized solely to determine the low bidder. The actual quantities of investigations and repairs will solely be based upon the number of qualified applications received, the scope of sewer lateral repairs necessary to correct the eligible deficiencies, and the work necessary to restore the disturbed property. In the last five years, the costs of the sewer lateral program have varied from \$437,308 to \$528,544.

Tope Incorporated has satisfactorily performed video investigation and repair work in the past, and in fact is the contractor currently being utilized by the City of Chesterfield for this purpose. City Staff is confident that Tope Incorporated has the experience, equipment and personnel necessary to complete the work to our standards. Please note that the contract contains three optional one year extensions which may be exercised by the City if the contractor performs satisfactorily and agrees to maintain the 2018 unit prices with no more than a three percent annual increase, to be negotiated between the contractor and Staff.

Accordingly, I recommend that City Council accept the bid submitted by Tope, Incorporated and authorize the City Administrator to execute the contract documents necessary to secure the services of Tope Contracting for 2018, and any eligible extensions through 2021.

All costs paid to Tope Incorporated as part of this program will be paid from the Sewer Lateral Repair Fund. As you know, a \$28 per year assessment is collected from each single family residential property within Chesterfield and used to fund this program. The status of the Sewer Lateral Program was presented to the Planning and Public Works Committee earlier this year. At that time the Committee approved the elimination of the transfer from the Sewer Lateral Fund to the General Fund to cover staff costs. The Program will be reviewed by the Committee again in the summer of 2018 to determine whether additional modifications are warranted.

MEMORANDUM



Date: November 7, 2017

To: Jim Eckrich, Public Works Director/City Engineer

From: Matt Dooley, Project Manager 

Re: 2018 Sanitary Sewer Lateral Investigation & Repairs, 2018-PW-01

The Department of Public Works opened bids for this project on Tuesday, November 7, 2017. A total of 2 bids were received, as can be seen on the attached bid tabulation. Please note that this is a one year contract that may be extended up to 3 times at the written approval of both the City and Contractor. Along with the extension, the contractor may request an increase of any unit price up to 3%.

Since I cannot know how many repairs will be needed each year, I do not have an annual project cost. The quantities represented on the bid tabulation are estimated and provided for the purpose of determining the low bidder. Actual quantities may vary significantly. The cost of each repair will be dependent upon the length and depth of the excavation, the amount of site restoration that will be necessary, and whether or not pavement removal and replacement will be required.

Tope, Inc. has satisfactorily performed video investigation and repair work associated with our program in the past. I am very comfortable that Tope, Inc has the experience, equipment and personnel to complete the work in an acceptable manner.

Therefore, I recommend that the low bid submitted by Tope, Inc. be accepted.

All repairs will be funded out of the Sewer Lateral Repair Fund. As you know, \$28 per year is collected from each residential property within Chesterfield, which is used to fund this program. This revenue can only be used for sewer lateral repairs.



Bid Tabulation
2018 Sanitary Sewer Lateral Investigation & Repair
2018-PW-01
November 7, 2017

Item No.	Description	Unit	Qty.	TOPE INC		BI-STATE UTILITIES	
				Unit Price	Extended Price	Unit Price	Extended Price
1.	Video Camera Investigation	Lump Sum	110	\$155.00	\$17,050.00	\$135.00	\$14,850.00
2.	Electronically Locate Sewer Lateral	Lump Sum	110	\$10.00	\$1,100.00	\$5.00	\$550.00
3.	Written Summary Report	Lump Sum	110	\$10.00	\$1,100.00	\$5.00	\$550.00
4.	Additional Cleaning of Sewer Lateral	Lump Sum	40	\$100.00	\$4,000.00	\$65.00	\$2,600.00
5.	Sewer Lateral Repair Trench Depth:						
	≤ 6 Feet	L.F.	150	\$45.00	\$6,750.00	\$205.00	\$30,750.00
	> than 6 Feet but ≤ 8 Feet	L.F.	110	\$60.00	\$6,600.00	\$210.00	\$23,100.00
	> than 8 Feet but ≤ 10 Feet	L.F.	420	\$285.00	\$119,700.00	\$270.00	\$113,400.00
	> than 10 Feet but ≤ 12 Feet	L.F.	320	\$290.00	\$92,800.00	\$280.00	\$89,600.00
	> than 12 Feet but ≤ 14 Feet	L.F.	180	\$325.00	\$58,500.00	\$300.00	\$54,000.00
	> than 14 Feet but ≤ 16 Feet	L.F.	10	\$347.00	\$3,470.00	\$550.00	\$5,500.00
	> than 16 Feet	L.F.	70	\$55.00	\$3,850.00	\$650.00	\$45,500.00
6.	Clean-out Access	Lump Sum	100	\$110.00	\$11,000.00	\$145.00	\$14,500.00
7.	P.C.C. Pavement Removal & Replacement	Sq. Yd.	15	\$65.00	\$975.00	\$100.00	\$1,500.00
8.	Asphalt Pavement Removal & Replacement	Sq. Yd.	20	\$65.00	\$1,300.00	\$135.00	\$2,700.00
9.	Paved Approach Removal & Replacement	Sq. Yd.	15	\$45.00	\$675.00	\$135.00	\$2,025.00
10.	P.C.C. Sidewalk Removal & Replacement	Sq. Yd.	30	\$90.00	\$2,700.00	\$135.00	\$4,050.00
11.	Sewer Lateral Lining System:						
	≤ 25 Feet	L.F.	120	\$125.00	\$15,000.00	\$150.00	\$18,000.00
	> than 25 Feet but ≤ 50 Feet	L.F.	20	\$135.00	\$2,700.00	\$160.00	\$3,200.00
	> than 50 Feet	L.F.	10	\$135.00	\$1,350.00	\$170.00	\$1,700.00
TOTAL BID					\$350,620.00		\$428,075.00

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3169** – ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2841 TO MODIFY DEVELOPMENT CONDITIONS FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL DISTRICT LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND LONG ROAD. (P.Z. 11-2017 STEVE W WALLACE AUTOMOTIVE & TRAILER II, LLC {ORDINANCE AMENDMENT} 17U140441, 17U140450, 17U140461 & 17U140472). Green Sheet provided.
(ORDINANCE AMENDMENT) PLANNING COMMISSION RECOMMENDS APPROVAL (FIRST READING)

BILL NO. 3169

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2841 TO MODIFY DEVELOPMENT CONDITIONS FOR A 2.93 ACRE TRACT OF LAND, MORE OR LESS, ZONED C8, PLANNED COMMERCIAL DISTRICT LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND LONG ROAD. (P.Z. 11-2017 STEVE W WALLACE AUTOMOTIVE & TRAILER II, LLC {ORDINANCE AMENDMENT} 17U140441, 17U140450, 17U140461 & 17U140472).

WHEREAS, Automotive and Trailer II, LLC, has requested an ordinance amendment to modify development conditions and add land uses for a 2.93 acre tract of land, more or less, located southeast of the intersection of Chesterfield Airport Road and Long Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on August 28, 2017; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the ordinance amendment; 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 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 2841 is hereby repealed and those conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof for Steve W Wallace and as described as follows:

A TRACT OF LAND BEING PART OF LOT 4 OF A SUBDIVISION OF THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD 100.00 FEET WIDE, SAID POINT BEING DISTANCE NORTH $88^{\circ}13'03''$ EAST 302.10 FEET FROM THE CENTERLINE OF LONG ROAD, 60.00 FEET WIDE, AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF F. WILLIAM HUMAN JR. AS RECORDED IN DEED BOOK 7208 PAGE 2056 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH $00^{\circ}02'41''$ WEST A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTH LINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE CONTINUING ALONG SAID EAST LINE SOUTH $00^{\circ}02'41''$ WEST A DISTANCE OF 188.25 FEET TO A POINT IN THE NORTH LINE OF PROPERTY CONVEYED TO WILLIAM AND ANNA MAY GAHLE AS RECORDED IN DEED BOOK 6413 PAGE 2610 OF THE ST. LOUIS COUNTY RECORDS AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE ALONG SAID NORTH LINE NORTH $88^{\circ}13'03''$ EAST A DISTANCE OF 19.30 FEET TO THE NORTHEAST CORNER OF SAID GAHLE PROPERTY; THENCE ALONG THE EAST LINE OF SAID GAHLE PROPERTY SOUTH $00^{\circ}02'41''$ WEST A DISTANCE OF 62.00 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY SOUTH $88^{\circ}13'03''$ WEST A DISTANCE OF 15.40 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO SANDRA B. HUNSAKER AS RECORDED IN DEED BOOK 8603 PAGE 1511 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH $00^{\circ}02'41''$ WEST A DISTANCE OF 220.19 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE SOUTH $88^{\circ}13'03''$ WEST A DISTANCE OF 276.00 FEET TO THE EAST LINE OF SAID LONG ROAD; THENCE ALONG SAID EAST LINE NORTH $00^{\circ}02'41''$ EAST A DISTANCE OF 371.33 FEET TO THE SOUTH LINE OF A TRACT CONVEYED TO ST. LOUIS COUNTY, MISSOURI BY DEED RECORDED IN BOOK 9390 PAGE 1287 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE SOUTH $89^{\circ}57'19''$ EAST A DISTANCE OF 2.99 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, THE CHORD OF WHICH BEARS NORTH $28^{\circ}42'04''$ EAST 115.05 FEET, AN ARC DISTANCE OF 120.00 FEET TO A POINT IN THE SOUTH LINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID SOUTH LINE NORTH $88^{\circ}13'03''$ EAST A DISTANCE OF 2.20 FEET TO A POINT IN THE WEST LINE OF SAID F. WILLIAM HUMAN JR. PROPERTY; THENCE CONTINUING ALONG SAID WEST LINE SOUTH $00^{\circ}02'41''$ WEST A DISTANCE OF 188.25 FEET TO A POINT IN THE NORTH LINE OF SAID PROPERTY CONVEYED TO WILLIAM AND ANNA MAY GAHLE; THENCE ALONG SAID NORTH LINE NORTH

88°13'03" EAST A DISTANCE OF 211.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 88,270 SQUARE FEET OR 2.03 ACRES MORE OR LESS.

AND

A TRACT OF LAND BEING PART OF LOT 4 OF A SUBDIVISION OF THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD, 100.00 FEET WIDE, SAID PROPERTY BEING DISTANCE NORTH 88°13'03" EAST 302.10 FEET FROM THE CENTERLINE OF LONG ROAD, 60.00 FEET WIDE, AND ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY OF F. WILLIAM HUMAN JR. AS RECORDED IN DEED BOOK 7208 PAGE 2056 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH 00°02'41" WEST A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTH LINE OF SAID CHESTERFIELD AIRPORT ROAD AND BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°02'41" WEST A DISTANCE OF 188.25 FEET TO A POINT IN THE NORTH LINE OF PROPERTY CONVEYED TO WILLIAM AND ANNA MAY GAEHLE AS RECORDED IN DEED BOOK 6413 PAGE 2610 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE SOUTH 88°13'03" WEST A DISTANCE OF 211.70 FEET; THENCE NORTH 00°02'41" EAST A DISTANCE OF 188.25 FEET TO A POINT IN THE SOUTH LINE OF SAID CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID SOUTH LINE NORTH 88°13'03" EAST A DISTANCE OF 211.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,853 SQUARE FEET OR 0.9 ACRES MORE OR LESS.

AND

A TRACT OF LAND BEING LOT 2 OF "STEVE W. WALLACE SUBDIVISION", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 345, PAGE 701 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS AND BEING PART OF U.S. SURVEY 126 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF "STEVE W. WALLACE SUBDIVISION", A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 345, PAGE 701 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 2 SOUTH 88 DEGREES 13 MINUTES 03 SECONDS WEST, 258.99 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE EASTERN LINE OF LONG ROAD; THENCE ALONG THE WESTERN LINE OF LOT 2, BEING THE EASTERN LINE OF LONG ROAD NORTH 00 DEGREES 02 MINUTES 41 SECONDS EAST, 43.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERN LINE OF SAID LOT 2 THE FOLLOWING: SOUTH 89 DEGREES 57 MINUTES 19 SECONDS EAST, 20.86 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.50 FEET AND AN ARC LENGTH OF 48.95 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52 DEGREES 53 MINUTES 37 SECONDS EAST, 82.45 FEET TO A POINT; THENCE SOUTH 89 DEGREES 57 MINUTES 19 SECONDS EAST, 126.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EASTERN LINE OF SAID LOT 2 SOUTH 00 DEGREES 02 MINUTES 41 SECONDS WEST, 100.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,428 SQUARE FEET OR 0.49 ACRES MORE OR LESS.

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 Automotive and Trailer II, LLC in P.Z. 11-2017, 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 28th day of August 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 _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 11/20/2017

AMENDMENTS:

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3-0:

Section F. Access/Access Management
Amend language as follows:

2. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times. Any blockage of this easement at any time shall constitute a violation of this ordinance.

Green Sheet

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 C8 District shall be as follows:
 - a. Filling station and convenience store with pump stations;
 - b. Restaurant-fast food;
 - c. Oil change facility; and,
 - d. Vehicle repair and service facility.
2. The above uses in the C8 District shall be restricted as follows:
 - a. All uses within this C8 Planned Commercial District shall be contained within a total of two (2) single-story buildings.
 - b. The canopy structure associated with the Filling station and convenience store with pump stations shall not exceed 5,600 square feet in area and contain a total of six (6) fuel pumps.
 - c. The Convenience store/restaurant-fast food co-use shall not exceed 6,000 square feet in overall size. The restaurant-fast food portion of this co-use shall not exceed sixty (60) seats.
 - d. The Oil change facility and Vehicle repair and service facility uses shall be limited to six (6) bays and shall not exceed 3,250 square feet.
 - e. There shall be no outdoor display and/or selling of merchandise within the limits of the C8 Planned Commercial District.
 - f. Outdoor storage of derelict, wrecked or dismantled vehicles is prohibited.
 - g. Unscreened outdoor storage is prohibited.
3. Hours of Operation.
 - a. Hours of operation for this C8 District shall not be restricted.

4. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Unified Development Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Building Requirements

- a. A minimum of twenty-seven percent (27%) open space is required for this development.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, flag poles, or trash enclosure will be located within the following setbacks:

- a. Ninety (90) feet from the right-of-way of Chesterfield Airport Road.
- b. Twenty (20) feet from the eastern boundary of this C8 District.
- c. Fifteen (15) feet from the southern boundary of this C8 District.
- d. Forty (40) feet from the right-of-way of Long Road.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Twenty (20) feet from the right-of-way of Chesterfield Airport Road.
- b. Five (5) feet from the eastern boundary of this C8 District.
- c. Ten (10) feet from the southern boundary of this C8 District.
- d. Fifteen (15) feet from the right-of-way of Long Road.

D. SIGN REQUIREMENTS

1. Except as otherwise permitted by this ordinance, signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. No more than two (2) freestanding project identification monument signs shall be permitted within the limits of this C8 District development. The height of one (1) such sign shall not exceed twelve (12) feet with a maximum of one hundred (100) square feet, and the height of the other sign shall not exceed eight (8) feet with a maximum of fifty (50) square feet, for a total of one hundred and fifty (150) square feet as approved by the Planning Commission on the Site Development Plan. A third sign for pricing is permitted and shall be no larger than twenty (20) square feet. The pricing sign may be included in the monument identification sign not to exceed one hundred (100) square feet or be used as a part of two (2) completely separate signs, one at eighty (80) square feet and one at twenty (20) square feet, for a total of one hundred and fifty (150) square feet for the approved uses, including twenty (20) square feet for the permitted price sign.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.
4. No advertising signs or temporary signs (including balloons, banners, festoons of lights, strings of pennants, clusters of flags, twirlers or propellers, flares, spot lights and other similar devices of carnival nature) shall be permitted in this development.

E. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas shall be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

F. ACCESS/ACCESS MANAGEMENT

1. Cross access to adjacent properties shall be required as directed by the City of Chesterfield.
2. Cross access to adjacent property to the south shall be striped and signage shall be placed to ensure it remains clear at all times.
3. Driveway accesses are subject to City of Chesterfield, St. Louis County Department of Traffic and Highways and the Missouri Department of Transportation.

G. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Sidewalk adjacent to Chesterfield Airport Road and Long Road shall be as directed by the City of Chesterfield.
2. Improve the southeast quadrant of the Chesterfield Airport Road and Long Road intersection to St. Louis County ADA standards as directed by the St. Louis County Department of Highways and Traffic.
3. 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.
4. No private features, such as signage or lighting shall be allowed within the Missouri Department of Transportation's right-of-way.

H. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.
2. Provide a sight distance evaluation report, as required by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic or Missouri Department of Transportation, for the proposed entrance onto Chesterfield Airport Road and Long Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic or Missouri Department of Transportation.

I. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the 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 after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

J. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. This development will require a NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) acre or more. A copy of the permit application must be submitted to the City of Chesterfield prior to the issuance of a grading permit or approval of improvement plans.

K. SANITARY SEWER

Metropolitan St. Louis Sewer District approval will be required if the petitioner wishes to re-subdivide the parcels. Properties shall have access to the public sanitary sewer. Private laterals shall not cross property lines or be shared by multiple properties.

L. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

M. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.
4. Prior to record plat approval, 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 out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance 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.

- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the Planning Commission may extend the period to commence construction for two (2) additional years.

IV. TRUST FUND CONTRIBUTION

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Vehicle Repair	\$2,278.87/parking space
Loading Space	\$3,729.09/parking space

If 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.

As this development is located within a trust fund area established by St. 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.

Road improvement Traffic Generation Assessment contributions shall be deposited with 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 or prior to the issuance of building permits in the case where no S.U.P. is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

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 St. 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 contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to the Treasurer, St. Louis County.

C. STORM WATER

The storm water 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 storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,907.99 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Transportation or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

D. SANITARY SEWER

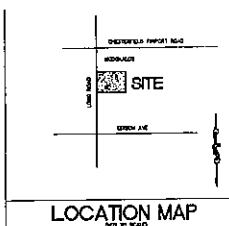
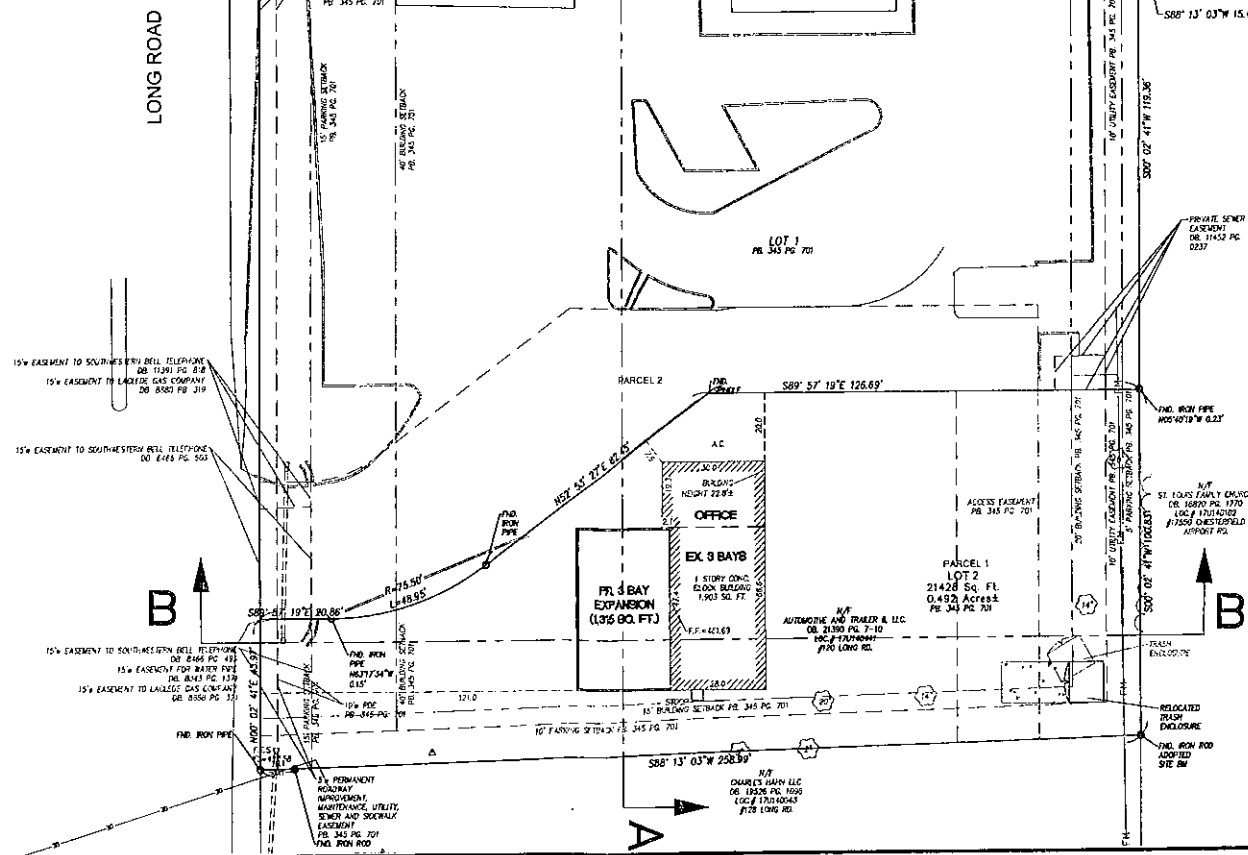
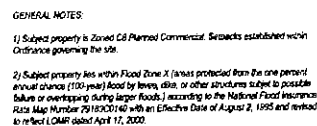
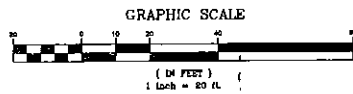
The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

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. 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.



(1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Tide Insurance Company, Commitment No. 15-00070, with an effective date of December 18, 2014 at 8:00 a.m. for research of easements and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.

(7) Title to the estate in interest in the land described as referred to in the above comments and covered herein is here simply as "Parcel A" and "Easement Rights are to Parcel B," and those therein to the effect in said third revised version.

AUTOMOTIVE AND TRAILER E

(7) Title Commented No. 15-00070 with Schedule B-Section 2 unresponsive

(8) Item Nos. 4, Easement granted to St. Louis County Water Company by the Instrument recorded in Book 836J page 1968 "NOT SHOWING" does not affect a third property.

(9) Item Nos. 5, Subject to Easement granted to Southwestern Bell Telephone Company by the instrument recorded in Book 844S page 419 "SHOWING" Book 816S page 303, "SHOWING" and Book 1131I page 418 "SHOWING"

(10) Item No. 6, Subject to Easement granted to St. Louis County Water Company by the Instrument recorded in Book 836J page 1971 "SHOWING"

(11) Item No. 7, Subject to Easement granted to Lucille Gas Company by the instrument recorded in Book 808S page 319, and Books 888B page 211, "SHOWING"

(12) Item No. 8, Terms, provisions and conditions contained within the Easement Agreement dated November 19, 1997 recorded on December 20, 1997, Book 1115H page 2694, amended by the instrument recorded in Book 1142D page 1287, "SHOWING"

(13) Item No. 9, Terms and provisions of Ordinance No. 5531 by the St. Louis County Council, a copy of which is recorded in Book 7186 page 942 "NOT SHOWING" does not affect subject property.

(14) Item No. 10, Subject to Terms and provisions of the Development Plan, according to the plat thereof recorded in Plat Book 34J page 632 "NOT SHOWING" And a survey related thereto.

(15) Item No. 11, Subject to Building rules, easements, covenants and restrictions established by the plat recorded in Plat Book 34J page 632 "NOT SHOWING"

(16) Item No. 12, Reservations at in the title of the subject property, for a term of Twenty (20) years contained within Special Warranty Deed dated December 15th, 1997 recorded on December 18th, 1997 in Book 1139H page 1505, "NOT SHOWING" Not a survey related item and does not affect subject property

(17) Item No. 13, Subject presently lies within the boundaries of the Chesterfield-Morrisville District and may be subject to additional rights, claims or interests in favor of said district for which no conclusive notice is involved in the chain of title.

(18) Item No. 14-16 "NOT SHOWING" Not surveyed related

PROPERTY DESCRIPTION

Parcel No. 1:
Lot 2 of the Slaves W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat filed and recorded in plat Book 345 page 701 in the Recorder's Office of St. Louis County, Missouri

Parcel No. 2:
Non-Exclusive easement for vehicular and pedestrian ingress and egress created by the Easement Agreement, dated November 19, 1997 (recorded on December 23, 1997) in Book 11358 page 294, as amended by the Addendum recorded on Book 11433 page 1237 over a portion of the Subdividing described property to-wit:

Lot 1 of the Slaves W. Wallace Subdivision, a subdivision in the County of St. Louis, according to the plat filed and recorded in plat Book 345 page 701 in the Recorder's Office of St. Louis County, Missouri

ST. LOUIS COUNTY BENCHMARK

MONUMENT # 12171 (HIGH 19 ELEV. = 480.08)
STANDARD 60# ALUMINUM USGS STAMPED SL-38
SITUATED IN A GRASSY AREA NORTHWEST OF THE
INTERSECTION OF CHESTNUTFIELD AIRPORT RD. AND CAFFREY
DRIVE S. E. OF THE PARKING FOR RETAIL SHOP CENTER
APPROX. 0.1 MILES EAST OF LONG RD; ROUGHLY 80' WEST
OF THE CENTERLINE OF CAFFREY RD; 43' NORTH
THE CENTERLINE CHESTNUTFIELD AIRPORT RD; AND 80' EAST OF
A FIVE INCH DWT.

SITE BENCHMARK
ELEV=457.00
FOUND FROM ROD AT THE S.E. CORNER OF THE SITE AS
SHOWN HEREON

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Plan for Text Amendment from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By DANIEL EHLMANN, Missouri, P.L.S. No. 2215

ABBREVIATIONS

C.O.	- CLEANOUT
DB	- DEAD BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FRD	- FROD
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PL	- PLAT BOOK
PS	- PAGE
P.O.R.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMERCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SD	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(F&W)	- RIGHT-OF-WAY WIDTH
N.B.	- N.B. BOX

ZONING TEXT AMENDMENT

NORTHWEST TIRE & AUTO EXPANSION

120 LONG RD.
CHESTERFIELD, MO



GEORGE M. BUCK #25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER 000096

REVISIONS:	
1	CITY COMMENTS 07 27 2018
2	CITY COMMENTS 09 05 2018

DRAWN BY Z.P.S.	CHECKED BY G.M.S.
--------------------	----------------------

DATE:	JOB NO:
3/22/17	215-5495
W.S.O. P #	BASE MAP #
S.I.C. INST #	INST S.U.P. #

MON. P.	
---------	--

**PRELIMINARY SITE
PLAN**

SHEET NO: C1