City of Chesterfield

F&A COMMITTEE-OF-THE-WHOLE BUDGET WORKSHOP
Chesterfield City Hall – Conference Rm. 101
690 Chesterfield Parkway West
Monday, November 16, 2015
5:30PM

1. **Call to Order** – Councilmember Barry Flachsbart, F&A Committee Chairperson

2. **Presentation re: Proposed FY2015 Budget** – City Administrator Michael Herring/Finance Director Craig White

3. **Questions/Comments/Discussion** – Chairperson Flachsbart

4. **Recommendation to approve** – Chairperson Flachsbart

5. **Next step: PUBLIC HEARING – PROPOSED FY2016 BUDGET – Monday, December 7, 2015**

6. **Adjourn**

City of Chesterfield

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, November 16, 2015
7:00PM

I. **CALL TO ORDER** – Mayor Bob Nation

II. **PLEDGE OF ALLEGIANCE** – Mayor Bob Nation

III. **MOMENT OF SILENT PRAYER** – Mayor Bob Nation

IV. **ROLL CALL** –City Clerk Vickie Hass

V. **APPROVAL OF MINUTES** – Mayor Bob Nation

A. **City Council Meeting Minutes** – October 19, 2015

VI. **INTRODUCTORY REMARKS** – Mayor Bob Nation

A. **Proclamation** – Rockwood Drug-Free Coalition

B. **Next City Council Meeting** – Monday, December 7

VII. **COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

VIII. **APPOINTMENT** – Mayor Bob Nation

A. Councilmember - Ward I

IX. COUNCIL COMMITTEE REPORTS

A. **Planning and Public Works Committee** – Chairperson Connie Fults, Ward IV

1. **Bill No. 3059** - P.Z. 09-2015, Friendship Village of West County (15239, 15249 and 15255 Olive Blvd.) **(FIRST READING)**

2. Proposal to Fund **Emerald Ash Borer** Strategy **(VOICE VOTE)**

3. **Bill No. 3060** - Boundary Adjustment Plat - Chesterfield Village, Lots A and B **(FIRST AND SECOND READINGS)**

4. **Bill No. 3061** - Lot Split - Long Road Crossing, Lot A **(FIRST AND SECOND READINGS)**

5. **Bill No. 3062** - Approves Installation of Fire Hydrants **(FIRST AND SECOND READINGS)**

6. **Next meeting** - Thursday, November 19, 2015 (5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR – Michael G. Herring

A. **Liquor License Requests –**

1. **Absolute BBQ** - 17407 Chesterfield Airport Rd.

2. **Parkway Fuels, Inc.** - 909 E Chesterfield Parkway

B.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. **BILL NO. 3062** APPROVES THE INSTALLATION OF TWENTY-FIVE FIRE HYDRANTS IN THE ARBORS AT KEHRS MILL SUBDIVISION, THE BUR OAKS SUBDIVISION, AND THE SCHOETTLER GROVE SUBDIVISION WITHIN THE CITY OF CHESTERFIELD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

A. BILL NO. 3059 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-4" RESIDENTIAL DISTRICT FOR A 2.13 ACRE TRACT OF LAND LOCATED ON THE NORTHEAST CORNER OF OLIVE BOULEVARD AND BRAEFIELD DRIVE **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

B. BILL NO. 3060 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS A AND B OF CHESTERFIELD VILLAGE FOR A 3.6 ACRE TRACT OF LAND ZONED "UC" URBAN CORE DISTRICT AND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

C. BILL NO. 3061 PROVIDES FOR THE APPROVAL OF A LOT SPLIT FOR LONG ROAD CROSSING LOT A, FOR A 2.9 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED WEST OF LONG ROAD CROSSING DRIVE, NORTH OF CHESTERFIELD AIRPORT ROAD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES 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; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.

AGENDA REVIEW

Given the relatively light agenda and the commitment to providing as much time, as possible, for a thorough discussion of the proposed FY2016 Budget (see above), there will be NO AGENDA REVIEW meeting. With this in mind, please let me know, after reviewing the items to discuss during Monday's regular City Council meeting, if you have any questions.

BUDGET WORKSHOP – PROPOSED FY2016 BUDGET – 5:30PM

As a reminder, the F&A Committee-of-the-Whole Budget Workshop, chaired by F&A Committee Chairperson Barry Flachsbart, will take place on Monday, November 16, 2015. Binders containing the proposed FY2016 Budget were distributed to each of you on October 7. The discussion on November 16 will, as has been our custom, follow the order by which the proposed budget was organized within the budget binder. My memo, dated October 7 and included within the inner sleeve of the budget binder, has hopefully provided you with a thorough explanation/understanding of both our projections for 12/31/15 and our collective recommendations for FY2016. I am very proud to confirm that we are in EXCELLENT SHAPE, fiscally!

Attached please find a copy of the F&A Committee MINUTES, from the October 26 Committee meeting. The only item discussed at that meeting which is being forwarded for consideration by City Council, is the following:

Item #6 - Recommendation re: Raise Pool Amount to be Included in FY2016 Budget

This item will be discussed and City Council needs to vote on the Committee's recommendation, during Monday's "Budget Workshop".

Please know that this budget document was prepared and reflects the active participation and input from all members of your Management Team. Should you have any questions, prior to Monday's meeting, please feel free to contact any of them, or me.

MEMORANDUM

TO: Members – F&A Committee

FROM: Michael G. Herring, City Administrator

DATE: November 2, 2015

SUBJECT: Minutes – 10-26-15

The Finance and Administration Committee met on October 26, 2015. Those in attendance included: Chairperson Barry Flachsbart, Ward I; Council Committee Member Elliot Grissom, Ward II; Council Committee Member Dan Hurt, Ward III; Council Committee Member Bruce DeGroot, Ward IV; City Administrator Mike Herring; Finance Director Craig White; Director of Public Services Mike Geisel; and Interim City Attorney Harry O'Rourke. Those also in attendance included: Councilmember Bridget Nations, Ward II; Councilmember Mike Casey, Ward III; Councilmember Connie Fults, Ward IV; Chief of Police Ray Johnson; and Management Analyst James Mello Jr.

Chairperson Barry Flachsbart called the meeting to order at 5:30 p.m.

1. Approval of Minutes from July 27, 2015

Chairperson Flachsbart asked if there were any comments or changes to the July 27, 2015 F&A Committee Minutes. Hearing none, Councilmember Grissom motioned to approve the Minutes. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result 3-0, and the motion was approved. (Committee Member DeGroot had not yet arrived.)

(Councilmember Fults joined the meeting, at this point.)

2. Requests for Funding Regarding Community Contributions

Craig White, Finance Director, summarized the proposal. The City has historically allocated funds to assist local organizations in providing events or programming that benefit Chesterfield residents. The City had budgeted $6,000 for such purposes in FY2015. The first, and only two FY2015 applications, came from the West County Family YMCA, for "Senior Sizzler" trips, and the Children's Illustrated Art Museum for their "Twas the Night Before Christmas" exhibit at the Chesterfield Mall. Mr. Herring noted that City Council had delegated to this Committee the ability to decide if, in fact, these funding requests will be approved.

Councilmember Grissom motioned to approve both of the community contribution funding requests. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result 3-0, and the motion was approved. (Committee Member DeGroot had not yet arrived.)

3. Discussion of St. Louis County Municipal League Membership

Michael Herring, City Administrator, presented an invoice for St. Louis County Municipal League annual membership dues and provided information regarding the historical cost of membership to the organization, as well as comparable information for the Missouri Municipal League.

Councilmember Flachsbart expressed concerns about supporting an entity that directly opposes Chesterfield in key legislative efforts.

Mr. Herring noted that he understood Councilmember Flachsbart's concerns but had recently learned of the League's efforts, driven by Chesterfield's sales tax lawsuit, to endorse plans that would actually benefit the City. He also noted that the County Municipal League also has direct ties to the Municipal Parks Grant Commission, which has provided funding for numerous Chesterfield projects.

A brief discussion ensued about the consequences, both for and against, membership in the St. Louis County Municipal League.

Councilmember Grissom motioned to table the matter of paying dues to the St. Louis County Municipal League until the next meeting. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result 3-0, and the motion was approved. (Committee Member DeGroot had not yet arrived.)

4. Discussion of Creating a "Transparency Portal"

Councilmember DeGroot entered the meeting.

Mr. White indicated that the term "Transparency Portal" was used in many different ways but generally referred to either the information about an organization available on their website or interactive budget/financial tools. Mr. White discussed a comparison of the information available on local municipal websites which showed that Chesterfield ranked among the top cities, in terms of the quality/quantity of financial available provided via the City's website.

He went on to discuss the Monarch Fire Protection District's "Transparency Portal." Mr. White noted that United For Missouri's Future, a political organization, actually paid another company to design and maintain the portals of three entities, none of which are municipalities. He then cited other area municipalities that had reviewed Monarch's "Transparency Portal" and determined that it was not in the best interest of their residents.

Lastly, the interactive budget/financial webpages, currently utilized by Hazelwood and Creve Coeur were discussed. It was noted that this tool typically costs around $9,000 and does not provide any budget information that is not already on the City's website.

Councilmember Casey indicated that he had researched Monarch's "Transparency Portal" and pointed out that, although designed to make an organization more understandable, could provide information in a manner that is inaccurate or confusing to the user.

Councilmember Flachsbart expressed a reluctance to pay for information that was already accessible on the City's website but was supportive of increasing the amount of information available online. He suggested that Chesterfield add information that other cities have on their website as long as it would not require significant Staff time.

Only one of the City's in Mr. White's website comparison provided salary information on their website. After a brief discussion among the Councilmembers it was decided that a listing of job positions and pay ranges was appropriate, rather than individual salaries. This was consistent with the other City that had salary information available online.

Councilmember Fults suggested that Staff add a "financial snapshot" to the City's website with a summary of useful financial information, which would be of interest to most people.

A general consensus among Councilmembers and Staff was that few, if any, questions have been received from residents requesting information not already available on the website.

Councilmember Flachsbart made a motion to add the following information to the City's website:

- Check Registers
- Monthly Financial Reports
- Financial Snapshot
- Revenue and Expense Pie Charts
- Positions and Pay Ranges

Councilmember Hurt seconded the motion. A voice vote was taken and the motion was approved by a vote of 3-1. Councilmember Grissom voted against the motion.

5. Update on Out-of-State Vehicle Taxes

Mr. White provided the background of the Out-of-State Vehicle Sales Tax. Vehicle sales differs from retail sales in that the sales tax is based on the purchaser's place of residence, rather than the point of sale. Historically, this tax has extended to Missouri residents that purchase vehicles in other states. A recent court decision invalidated the out-of-state sales tax which the Missouri legislature then temporarily reinstated through November, 2016. Missouri cities have until then to obtain voter approval for the tax. There are ongoing efforts by both the County and State Municipal Leagues to develop a coordinated effort for cities to pass this tax. Failure to do so would hurt Missouri businesses and the City of Chesterfield would lose approximately $170,000, according to projections prepared by the Dept. of Revenue. This would not be a "new tax" but rather a continuation of the existing/historical practice.

Mr. Herring specified that this could be voted on at either of the 3 planned elections between now and the date of the tax expiration in November 2016, but noted that the County Municipal League was attempting to coordinate having the issue placed on ballots throughout the County, for the April, 2016 election.

The consensus of the Councilmembers present was to contact the County Municipal League to determine when other municipalities planned to put it on their ballot to leverage the informational push that would come at that time to best inform residents. As noted above, this is believed to be April 2016. Mr. Herring noted that he would determine the date by which such a ballot issue needed to be approved by City Council, in order to appear on that April ballot.

Councilmember Flachsbart made a motion to direct Staff to coordinate with other municipalities and the business community and to place the issue on the most logical upcoming ballot, pending council approval of the ordinance to do so. A voice vote was taken, and with a unanimous result, the motion was approved by a vote of 4-0.

6. Continued Discussion Regarding Annual Merit Increases

Mike Geisel, Director of Public Services, briefly summarized Staff's previous presentations on the issue. He reiterated that Staff had spent considerable time reviewing the pay plan and had consistently determined that the 3% merit based raise pool was the best plan for the City as it is consistent with historical CPI, allows for accurate long-term financial planning, and has allowed the City to maintain a healthy ratio of personnel expenditures to total expenditures.

Councilmember Hurt stated that the information he had previously requested of Staff had been provided and he thanked them for doing so. He then initiated a general discussion regarding the advantages and disadvantages of including overtime pay and merit increases into the same budget item each year. The general consensus of the Councilmembers present was that these two items should remain separate, though Councilmember Hurt disagreed.

Many of the Committee members present felt that the merit pay increase, historically 3%, should be reduced in response to the recent low CPI.

(Councilmember Casey left the meeting at this time due to another commitment.)

Both Mr. Herring and Mr. Geisel thanked the Committee for the opportunity to participate in the merit pay rate decision process. Mr. Herring specifically noted that this issue had never been studied in such detail and the information gathered, during this discussion, would serve the City well, for many years to come.

Councilmember Flachsbart motioned for the FY2016 Budget to include 2.5% merit pay raise pool, rather than 3% as used in years past. Mr. Herring noted that the proposed FY2016 Budget, distributed to the elected officials in early-October, contained a 3% raise pool and that, this motion, if approved, would be forwarded for consideration by City Council, at the November 16 Budget Workshop. Councilmember Grissom seconded the motion. A voice vote was taken and the motion was approved by a vote of 3-1. Councilmember Hurt voted against the motion.

7. Adjournment

There being no additional business to discuss, the meeting was adjourned at 7:00 PM.

City of Chesterfield

Finance Director
636-537-4726

MEMO

√ MGH
10/23/15

DATE: October 23, 2015

TO: Michael G. Herring, City Administrator

FROM: Craig D. White, Finance Director CDW

RE: Transparency Portal

Software companies have recently been promoting tools that make budgetary, year-to-date and other financial data available in an interactive format, often referring to these tools as "Transparency Portals." Virtually all governmental entities make certain financial data available on their website, which may be referred to as a "transparency portal" or number of other names. As you know, the City of Chesterfield has always been committed to transparency. Per your direction, I have compiled the following comparison of data available on local municipal websites.

The attached schedule shows how the data available on the City of Chesterfield's website compares to the websites of other area municipalities in 14 categories, including annual budgets, court costs, and employee salaries. In this comparison of 20 area municipalities, **Chesterfield is among the top in information provided**. In a few instances, other cities provide information that Chesterfield does not: check registers (provided by 2 cities), monthly financial reports (provided by 6 cities), and salary data (provided by 1 city).

I expanded the search to include the Monarch Fire Protection District (FPD). Not all of the characteristics included in the municipal comparison, such as a directory of businesses or city code, were applicable to the FPD due to the nature of their entity. Other information available on Chesterfield's website, such as bid information, was not available on their website. However, the FPD's portal does provide users with some resources and data that are not available on the City's website. This includes the ability for users to (1) search for expenditures by keyword, date, amount, etc., (2) to review a listing of transactions with each of the District's vendors, and (3) to review employee salary data. **I did not identify any local municipality that provides that level of detail.**

The FPD's "Transparency Portal" was designed by United For Missouri's Future, a not-for-profit 501(c)(3) organization "committed to educating and enlightening citizens about the impact state and federal economic policies on the state." This organization currently supports Transparency Portals for only three entities (Liberty School District, Mehlville Fire Protection District, and Monarch FPD) and does so at no charge. Links to these "Financial Portals" are featured prominently on United For Missouri's Future's website. I could find no other municipality within Metro St. Louis, that used this software.

I frequently receive sales calls from software providers that offer similar tools and was surprised to learn that Monarch receives this service for free. In the process of completing my research, I discovered that the Board President of "United for Missouri's Future" is a state lobbyist and the Executive Director is a former member of the Missouri House of Representatives. In reviewing this entity's financial data, I found it hard to explain how/why software such as used by the Monarch FPD, could be provided at NO COST. Substantially all of the Company's revenue comes from unidentified contributions. It appears that they contract with a separate Company for the actual site design and maintenance, but I could not determine this exact cost.

Most cities DO NOT utilize a special portal or tools provided by an external software company. Creve Coeur has contracted with OpenGov to provide an interactive tool which allows the user to create charts and graphs that break down budgeted and year-to-date expenditures by fund, division, and type. Creve Coeur pays $8,900 for this service which is consistent with price estimates I have received from various sales people. Hazelwood recently launched a comparable tool that they refer to as "Open Budget Hazelwood." **The budget data provided by these tools is virtually identical to the data in Chesterfield's annual budget which can be found on the City's website.** No area cities, including Creve Coeur and Hazelwood, provide the level of vendor information or identify the specific individual expenditures that Monarch does. I reviewed memos prepared for **the City of Wildwood's Administration and Public Works Committee in which they evaluated Monarch's portal and determined that it was not appropriate for them as "similar data can already be produced from the City's accounting system programs."**

As you consistently remind us, we are always looking for ways to improve the services offered to our constituents. I am committed to ensuring that we provide financial data in the most transparent way possible and will continue review any/all related suggestions from staff, the F&A Committee, and others. Please let me know if you have any questions.

ST. LOUIS COUNTY MUNICIPALITIES WITH ONLINE ACCESS TO:

	Annual Budget	Bid Info	Business Directory	CAFR	Check Registers	City Code	Expend / Vendor Searches	Fines & Court Costs	Minutes & Agendas	Monthly or Quarterly Financial Report	P&Z Permits & Forms	Public Notices & Calendar	Salaries	Tax Info
Ballwin	X	X	X		X	X		X	X		X	X		
Brentwood	X	X	X	X	X	X		X	X	X	X	X	X	X
Bridgeton		X		X		X		X	X		X	X		
Chesterfield	X	X	X	X		X		X	X		X	X		X
Clayton	X	X	X	X		X		X	X	X	X	X		X
Creve Coeur	X	X		X		X			X	X	X	X		X
Des Peres	X	X	X	X		X		X	X		X	X		X
Ellisville	X	X	X	X		X		X	X		X	X		
Fenton	X	X		X		X		X	X		X	X		X
Ferguson	X			X		X		X	X		X	X		
Florissant	X	X	X			X			X	X		X		
Hazelwood	X	X		X		X			X	X	X	X		
Kirkwood	X			X				X	X	X	X	X		
Manchester	X	X				X			X		X	X		
Maryland Heights	X	X		X		X		X	X		X	X		X
Overland	X	X		X		X		X	X		X	X		
Richmond Heights	X	X		X		X		X	X		X	X		X
University City	X	X		X		X		X	X	X		X		X
Webster Groves	X	X	X	X		X		X	X		X	X		X
Wildwood	X	X	X	X		X			X		X	X		X
	95%	90%	45%	85%	10%	95%	0%	75%	100%	35%	90%	100%	5%	55%
Monarch FPD	X		N/A	X	X*	N/A	X	N/A	X		N/A	X	X	N/A

City of Chesterfield

Finance Director
636-537-4726

MEMO

DATE: October 22, 2015

TO: Michael G. Herring, City Administrator

FROM: Craig D. White, Finance Director

RE: Election to Maintain Out-of-State Vehicle Taxes

✓MGH
10/22/15

As you know, a recent court decision invalidated local sales taxes on vehicles purchased out-of-state. The Missouri legislature has **temporarily reinstated** this tax for all jurisdictions with local sales taxes but stipulates that each entity must place the question of retaining the use tax on out-of-state vehicle purchases on the ballot **by November 2016.** If the jurisdiction fails to place the question on the ballot or if it fails, out-of-state vehicle tax collections will cease.

Chesterfield residents currently pay city sales tax and Missouri highway use tax (equal to state sales tax) on vehicles bought out of state when we license them. All tax is paid in Missouri, not in the state where the vehicle is purchased. Under the court ruling Chesterfield residents that purchase a car out-of-state or from an individual will no longer pay city sales tax. They won't pay sales tax in the state where they made the purchase, either. But if a Chesterfield resident purchases a vehicle from a Missouri car dealer, they must still pay local sales tax. This means that with tax, the same car sold at the same price will cost more if purchased locally than if it is purchased from out-of-state dealers. This encourages Chesterfield residents to do business out-of-state which **puts Missouri dealers at a disadvantage**.

The State of Missouri estimates that **Chesterfield will lose <u>over $170,000</u> if a local use tax for vehicle sales is not passed**. Chesterfield currently uses these tax dollars for basic services like street maintenance and police protection. Nearly half of all Missouri cities with populations of 2,000 or more already have a use tax in place. Residents won't pay this tax unless they purchase a vehicle out of state or from an individual. **This is not a "double tax".** The Local Use Tax applies only on transactions where no sales tax was already applied. If you paid tax when you made the purchase, you don't pay it a second time.

In short, passing a vehicle use tax would benefit the City of Chesterfield and Missouri businesses by simply keeping the tax rate on out-of-state vehicles the same. For this reason, **I recommend putting this issue on the next F&A Committee Agenda for discussion**. The St. Louis County Municipal League is planning a coordinated effort to pass this proposal which the City can place on the April, August, or November 2016 ballot. I have attached sample ballot language developed by the City of O'Fallon with assistance from the Missouri Municipal League.

BILL NO. ________ ORDINANCE NO.________

Sponsored by: Mayor Hennessy

AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF O'FALLON, MISSOURI, FOR THEIR APPROVAL AT THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON THE 5TH DAY OF APRIL, 2016, A PROPOSITION TO AUTHORIZE THE CITY TO CONTINUE APPLYING AND COLLECTING THE LOCAL SALES TAX ON THE TITLING OF MOTOR VEHICLES, TRAILERS, BOATS, AND OUTBOARD MOTORS THAT WERE PURCHASED FROM A SOURCE OTHER THAN A LICENSED MISSOURI DEALER

WHEREAS, as provided for under the provisions of Section 32.087 RSMo., the City Council believes it is in the best interests of the residents of the city that it propose to the qualified voters of the city to authorize the city to continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri Dealer; and

WHEREAS, rejection of this measure will result in a reduction of local revenue to provide for vital services for the City of O'Fallon; and

WHEREAS, it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers; and

WHEREAS, pursuant to Section 32.087 RSMo., the City must submit to the qualified voters of the City, the question of continuing or repealing the application of the local sales tax to the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer; and

WHEREAS, the City Council believes that such a proposition be placed on the ballot at the April 5, 2016, General Municipal Election.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION NO. 1. That as required by the provisions of RSMo., Section 32.087, there shall be submitted to the qualified voters of the City of O'Fallon, Missouri, for their approval, at the general municipal election to be held on April 5, 2016, the ballot submission, which shall contain substantially the following language:

PROPOSITION V

Shall the City of O'Fallon, Missouri continue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a licensed Missouri dealer? Rejection of this measure will result in a reduction of local revenue to provide for vital services for the City of O'Fallon, Missouri and it will place Missouri dealers of motor vehicles, outboard motors, boats, and trailers at a competitive disadvantage to non-Missouri dealers of motor vehicles, outboard motors, boats, and trailers?

Yes O **No O**

INSTRUCTIONS TO VOTERS: If you are in favor of the Proposition, fill in the circle opposite the word "Yes". If you are opposed to the Proposition, fill in the circle opposite the word "No".

SECTION NO. 2. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the St. Charles County Election Authority, and shall notify it that the City is calling for an election within the City at the general municipal election to be held on the 5th day of April, 2016, specifying the purpose of the election, the date of the election, the legal notice to be published, and the sample ballot language as set forth in Section 1 of this Ordinance.

SECTION NO. 3. Effective Date.

This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION NO. 4. Savings.

Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

SECTION NO. 5. Severability.

If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the City Council that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer valid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS _____ DAY OF __________, 2015.

____
Presiding Officer

Attest:

____
Pamela L. Clement, City Clerk

APPROVED BY THE MAYOR ON THIS _____ DAY OF ___________, 2015.

Bill Hennessy, Mayor

Attest:

Pamela L. Clement, City Clerk

Approved as to Form:

Kevin M. O'Keefe, City Attorney

MEMO

City of Chesterfield

DATE: August 17, 2015

TO: Michael G. Herring, City Administrator

FROM: Craig D. White, Finance Director CDW

CC: Mike Geisel, Director of Public Services
Ray Johnson, Chief of Police

RE: Raise Pool Recommendation

✓ MGH 8/18/15

As you recall, Mike Geisel, Director of Public Services, and I discussed the City's raise pool during the July 27th F&A Committee meeting. At that time, we recommended that City Council continue its practice of using 3% to calculate the merit raise pool. Mr. Geisel explained that this system has worked so well because, in short, 3% corresponds with the modern average CPI. This has allowed the City to increase salary expenditures over time at a rate that is consistent with inflation, while keeping our salary expenditure ratio below that of our peers. Using 3% for the raise pool has also created predictability in long-term budgeting by removing the cyclical fluctuations and backward looking nature that an index, such as CPI, would create.

The F&A Committee directed Staff to examine other calculations for the merit raise pool. In doing so, we projected the 2016 raise pool using several different calculation methods and used historical indices to examine each over a 20 year period. **After performing this exhaustive analysis, Staff's recommendation remains that City Council continue its practice of using 3% to calculate the merit raise pool.** As a reminder, this method has resulted in average salary increases below that of CPI over the past five years (8.0% vs. 8.4%). The following pages contain a brief explanation of the table below, additional information about each method over a 20 year period, and an appendix describing each of the raise pool calculation methods.

	2016 Budget				20 Year	
Method	**Total Salaries**	**Raise Pool**	**% of Total Expenses**	**Employee Salary / Hour**	**Total Salaries**	**Employee Average**
Years to MP	$ 13,358,895	$ 173,313	0.6%	$ 0.37	$ 403,860,676	$ 88,566
ECI + 1%	$ 13,406,863	$ 221,281	0.7%	$ 0.47	$ 394,962,126	$ 86,615
CPI +1%	$ 13,254,907	$ 69,325	0.2%	$ 0.15	$ 388,502,182	$ 85,198
ECI x MP	$ 13,338,097	$ 152,515	0.5%	$ 0.32	$ 369,790,722	$ 81,094
3% x MP	**$ 13,393,225**	**$ 207,643**	**0.7%**	**$ 0.44**	**$ 365,527,672**	**$ 80,160**
3% x Sal	$ 13,382,248	$ 196,666	0.6%	$ 0.41	$ 362,269,694	$ 79,445
CPI x MP	$ 13,185,582	$ -	0.0%	$ -	$ 346,569,701	$ 76,002

NOTE:
(1) 2016 CPI = 0.0%
(2) 2016 ECI = 2.2%
(3) CPI and ECI used in 20 year study based on actual annual rates from 1995-2014

The table on page 1 summarizes how each of the raise pool calculation methods would impact the 2016 budget and total salary expenditures over 20 years. The 2016 raise pool calculations range from $0 (based on CPI which is currently negative) to $221,281. It is worth pointing out that this entire $221,281 spread is less than 0.7% of the City's 2015 General and Parks Sales Tax Fund budgets and does not account for savings from turnover. Over the past 5 years, the City has averaged savings of $110,951 from the salary spread between exiting employees and their replacements.

The Employment Cost Index (ECI) has been identified by Staff as an alternative to CPI for the annual raise pool as it specifically measures the change in the cost of labor. In essence, it represents the average raises, across industries, over a period of time. From a practical standpoint, this is a better index for establishing the City's raise pool because it represents actual changes in US workforce salaries. To clarify, staff has only identified ECI as favorable to CPI for the raise pool, not the annual pay grade adjustments, and has found both to be inferior to the current 3% method.

The "Years To Midpoint Method" is an alternative raise pool calculation which was designed to bring average performing employees to their position's midpoint in a set number of years. Staff has determined 8 years to be the appropriate time frame based on historical employee tenure data.

There were several challenges in creating the 20 year data which uses the actual salaries and midpoints of the City's current employee roster. To address the unknown changes in CPI and ECI over the next 20 years, we used the actual indices from the last 20 years. This showed how each method varied during different economic cycles and emphasized the budgetary advantage of using a set number like 3%.

The 20 year calculations do not account for future turnover in personnel. As a result, the calculations show little difference in long-term salary expenditures between the 3% times midpoint method and 3% times each employee's salary. In practice, using employees' salaries would cause a significant increase or decrease depending on the portion of employees above or below their midpoint. Staff recommends continued use of the midpoint, rather than individual salaries, as it brings employees up to their midpoint, or the position's value, at a greater rate than it brings higher paid employees to their position's max pay. It also ensures that employees in the same position, that receive the same performance score, will receive the same raises.

Of the options noted in the table on page 1, ONLY the current method of 3% times the midpoint provides the predictability that is necessary for accurate long-term budgeting. In addition, this method has PROVEN to be successful for the City and it ranks 5th, in total salary expenditures over a 20 year period, of the 7 methods examined. The least costly raise pool calculation method, which is based on CPI, does not allow average employees to move toward their position's midpoint in a reasonable timeframe and is subject to significant volatility. As such, staff recommends that City Council continues use of the 3% times midpoint method for calculating the raise pool.

The attached "20 Year Comparison of Alternative Raise Pool Calculations" shows the impact of each calculation on individual employees and the City's total salary expenditures over a 20 year period. Each calculation method and the related assumptions are defined in the following appendix.

20 Year Comparison Of Alternative Raise Pool Calculation Methods

FACTORS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20
CPI	3.06%	3.10%	2.42%	1.66%	2.13%	2.41%	0.00%	1.47%
ECI	3.00%	2.60%	2.30%	2.90%	3.50%	3.40%	2.30%	2.00%
INDIVIDUAL EMPLOYEE (At pay grade minimum on day 1 in Year 1)								
Min	40,000	41,240	42,237	42,938	43,854	49,218	55,359	61,154
MP	50,000	51,550	52,796	53,673	54,818	61,523	69,199	76,442
Max	60,000	61,860	63,356	64,407	65,782	73,827	83,039	91,731
Salary Raise								
3% x MP	1,500	1,546	1,584	1,610	1,645	1,846	2,076	2,293
3% x Salary	1,200	1,236	1,273	1,311	1,351	1,566	1,815	2,104
CPI x MP	1,528	1,598	1,277	891	1,170	1,484	-	1,120
CPI +1% x MP	2,028	2,134	1,840	1,469	1,786	2,291	793	2,267
Years to MP	2,472	2,605	2,410	2,130	2,429	3,058	1,730	1,325
ECI x MP	1,500	1,340	1,214	1,557	1,919	2,092	1,592	1,529
ECI +1% x MP	2,000	1,856	1,742	2,093	2,467	2,707	2,284	2,293
Adjusted Salary								
3% x MP	41,500	43,046	44,630	46,241	47,885	56,749	66,758	77,842
3% x Salary	41,200	42,436	43,709	45,020	46,371	53,757	62,319	72,244
CPI x MP	41,528	43,126	44,402	45,293	46,463	53,339	61,250	68,654
CPI +1% x MP	42,028	44,162	46,002	47,471	49,258	59,769	72,376	85,452
Years to MP	42,472	45,077	47,488	49,617	52,047	66,103	83,000	91,731
ECI x MP	41,500	42,840	44,055	45,611	47,530	58,166	69,840	76,428
ECI+1%xMP	42,000	43,856	45,598	47,691	50,158	63,749	78,759	89,042
ALL EMPLOYEES (Assumes no Turnover)								
Total Salary								
3% x MP	13,600,868	14,029,712	14,468,926	14,913,076	15,366,361	17,812,805	20,573,116	23,571,822
3% x Salary	13,578,915	13,986,282	14,402,865	14,823,715	15,259,483	17,629,162	20,335,358	23,334,043
CPI x MP	13,608,445	14,051,545	14,405,596	14,652,544	14,976,987	16,883,743	19,077,526	21,130,595
CPI +1% x MP	13,742,891	14,334,624	14,844,867	15,252,360	15,747,713	18,662,448	22,158,462	25,784,350
Years to MP	13,916,251	14,677,164	15,359,645	15,931,174	16,586,584	20,037,132	23,026,619	25,436,998
ECI x MP	13,600,868	13,972,533	14,309,264	14,740,883	15,271,410	18,175,378	21,322,446	23,149,434
ECI+1%xMP	13,735,471	14,250,084	14,730,615	15,295,258	15,953,737	19,456,357	22,892,348	25,406,205
Average Salary Change								
3% x MP	3.15%	3.15%	3.13%	3.07%	3.04%	2.95%	2.80%	2.61%
3% x Salary	2.98%	3.00%	2.98%	2.92%	2.94%	2.92%	2.59%	2.63%
CPI x MP	3.21%	3.26%	2.52%	1.71%	2.21%	2.50%	0.00%	1.49%
CPI +1% x MP	4.23%	4.31%	3.56%	2.75%	3.25%	3.52%	1.00%	2.50%
Years to MP	5.54%	5.47%	4.65%	3.72%	4.11%	3.57%	0.00%	1.47%
ECI x MP	3.15%	2.73%	2.41%	3.02%	3.60%	3.25%	1.96%	1.87%
ECI+1%xMP	4.17%	3.75%	3.37%	3.83%	4.31%	3.65%	1.31%	1.68%
Budgeted Raise Pool								
3% x MP	415,286	428,844	439,215	444,150	453,284	510,135	560,300	598,957
3% x Salary	393,333	407,367	416,583	420,849	435,768	500,794	513,672	598,329
CPI x MP	422,863	443,100	354,051	246,949	324,442	411,438	-	310,563
CPI +1% x MP	557,309	591,732	510,244	407,493	495,353	635,280	219,872	628,669
Years to MP	730,669	760,913	682,481	571,529	655,409	691,372	-	367,295
ECI x MP	415,286	371,665	336,731	431,619	530,528	571,367	409,135	423,950
ECI+1%xMP	549,889	514,613	480,531	564,643	658,479	685,511	296,732	420,812
Percentage Above MP								
3% x MP	34.21%	34.21%	35.09%	39.04%	41.67%	60.96%	85.53%	100.00%
3% x Salary	33.77%	33.33%	35.09%	37.72%	40.35%	50.88%	64.91%	86.84%
CPI x MP	34.21%	34.21%	34.21%	34.21%	34.65%	35.09%	37.28%	37.72%
CPI +1% x MP	37.28%	37.28%	37.28%	37.72%	37.72%	39.47%	42.11%	46.49%
Years to MP	39.47%	49.56%	58.77%	73.68%	85.53%	100.00%	100.00%	100.00%
ECI x MP	34.21%	32.89%	32.89%	37.28%	39.91%	75.88%	100.00%	100.00%
ECI+1%xMP	37.28%	37.72%	40.35%	50.00%	61.40%	100.00%	100.00%	100.00%

APPENDIX

Alternative Raise Pool Calculations

I. 3% x MP
   a. 3% x Each Employee's MP
   b. Current Practice

II. 3% x Salary
   a. 3% x Each Employee's Salary

III. CPI x MP
   a. CPI x Each Employee's MP
   b. If CPI is negative there are no raises but salaries are not reduced

IV. CPI + 1% x MP
   a. CPI + 1% x Each Employee's MP
   b. If CPI is negative there are no raises but salaries are not reduced

V. Years to Midpoint Method
   a. Formula designed to bring average performing employees to their position's midpoint in a set number of years
   b. In order to achieve this the raise pool would be based on:
      i. Each employee's salary times the 12 month CPI Change PLUS
      ii. The difference between an employee's pay grade midpoint and minimum divided by the set number of years to the midpoint
   c. Full Equation
      i. [Salary x CPI] + [Midpoint x 20% / (Years to midpoint)]

VI. ECI x MP
   a. 12 Month ECI Change x Each Employee's MP

VII. ECI + 1% x MP
   a. 12 Month ECI Change + 1% x Each Employee's MP

Assumptions

- Factors
  - CPI & ECI – This represents the actual change in CPI & ECI for each of the last 20 years. It is important to show these variables during the same time frame as there is a degree of correlation.
- Individual Employee
  - This is a fictional employee who is at their position's min pay on day 1 of year 1.
- All Employees
  - Based on actual salaries and midpoints of current employee roster
  - Calculations do not account for employee turnover

Abbreviations / Definitions

- Consumer Price Index (CPI) – 12 month change in Midwest Consumer Price Index for All Urban Consumers
  - Based on June CPI
  - Source: The U.S. Bureau of Labor Statistics
- Employment Cost Index (ECI) – State and Local Government
  - Measures the change in the cost of labor, free from the influence of employment shifts among occupations and industries.
  - Source: The U.S. Bureau of Labor Statistics
- Midpoint (MP) – Position's midpoint at time of raise pool calculation
- New Hire Savings
  - Savings from new hires coming at positions minimum and not receiving a raise for first year of service
    - Outgoing employee's salary MINUS position's entry level pay
  - 5 Year average (2010 – 2014)
    - Projected annual increase based on current five year average times ECI

Comparisons

- Individual Employee
  - Salary Raise – Employee's annual raise based on the applicable raise pool calculation
  - Adjusted Salary – Employee's salary after receiving the annual raise
- All Employees
  - Total Salary – Total of each employee's salary at the end of a given year
  - Average Salary Change – The average percentage change in salary dollars from one year to the next
  - Budgeted Raise Pool – The total annual raise pool based on a given calculation method
  - Percentage above MP – The percentage of employees over their position's midpoint during a given year

MEMORANDUM

City of Chesterfield

DATE: July 20, 2015

TO: Michael G. Herring, City Administrator

FROM: Craig D. White, Finance Director

SUBJECT: Compensation Adjustment Cover Memo

The attached information has been prepared as requested at the June F&A Committee meeting. It is designed to facilitate a greater understanding of the City's salary expenditures and specifically addresses the relationship between **budgeted** full time salary expenditures, **budgeted** full time positions, and **actual** full time salary expenditures. In addition, a listing of annual salary expenditures for all City positions and the Pay Plan Memo presented last September have been included.

The following is a brief description of the attached information. Staff will present this information and answer any questions during the July 27th F&A Committee Meeting.

SALARY DATA

The Salary Data schedule shows the relationship between **budgeted** full time salary expenditures, **budgeted** full time positions, and **actual** full time salary expenditures.

Budgeted Salary Expenditures

Budgeted full time salary expenditures are directly related to the change in budgeted full time positions and merit based compensation adjustments. This relationship is shown mathematically in the first section of the Salary Data schedule. An audit "reasonableness test" is provided showing how the change in budgeted full time positions ties to budgeted salary expenditures within a reasonable range. Small differences occur due to turnover, the start date for new positions, etc.

Actual Salary Expenditures

Actual full time salary expenditures will not correlate directly with either budgeted full time salary expenditures or budgeted full time positions. This is primarily due to the duration in which budgeted positions are vacant during the course of a given year. As shown in the full time equivalents calculation, budgeted and actual full time equivalents vary by 2-8 positions each year. Another way of looking at this is, assuming an average annual salary of $54,000, the actual expenditures will differ from budgeted expenditures by $108,000 to $432,000 or 1-3.5% of $12,000,000 salary expenditure budget.

The same "reasonableness test" used on the budget numbers has been performed to show the linkage between actual salary expenditures and employee hours. Note that the 4.4% change in budgeted fulltime positions matched the change in actual salary expenditures in 2013. This match is merely coincidental and would actually result in a greater difference, if used in the actual salary expenditure reasonableness test, than the 1.8% change in hours. This is because the change in budgeted personnel is just one of several noted factors impacting salary expenditures each year.

Full Time Equivalent Comparison

The Full time equivalent comparison shows budgeted positions compared to actual full time equivalents based on hours worked during the year. Full time equivalents will always be less than the budgeted positions due to vacant positions. This spread will vary each year due to the timing and duration of vacancies.

Hourly Salaries

Hourly salaries have been recalculated for full time employees. The annual increase is less than the budgeted 3% compensation adjustments because recent new positions have been at lower pay grades and replacement employees come in at the bottom of their position's pay grade. As a result, the increase in the City's hourly wages has been below CPI over the 2010-2014 timeframe.

SALARY EXPENDITURES BY POSITION

Data related to each of the City's positions is attached. The positions have not been specifically identified by title but rather identified by the City's internal number for each position. Total salary expenditures for positions that are filled by more than one employee, like Police Officers, are shown in the aggregate. Total salary expenditures for each position are divided by the total number of paid hours associated with each position to determine the hourly rate for the position. This provides a clear picture of how the annual salaries for each position have changed from 2010 to 2014.

Full time equivalents for each position are also provided. This represents the annualized number of employees filling a position during the course of a given year.

APPENDIX A - SALARY DATA – GENERAL LEDGER RECONCILIATION

The information discussed above primarily came from the general ledger, which is accounted for on the accrual basis, and the payroll register, which is cash basis. There are several differences that needed to be reconciled to produce comparable information. These reconciliations are provided with the attached data and I can walk you through the data should you have any questions about the process or source information.

APPENDIX B - PAY PLAN MECHANICS MEMO

The Pay Plan Mechanics Memo, which was originally provided and presented to the F&A Committee last fall, has been attached for your reference. It provides an overview of the pay plan and the annual compensation adjustments.

City of Chesterfield
Salary Data

	A	B	C	D	E	F	G	H	I	J	K	
						PY B	E x F	(F+G) x 3% / 2	F + G + H	I - B	J / B	
Year	Budgeted Salary Increase	Budgeted FT Salary Expenditures	Change	Bud # of FT	Change	PY Budgeted FT Salary Expenditures	+ / - Change in Budgeted FT	Budgeted 3% Increase	Projected Salary Budget	Difference From Actual Salary Budget		
2010	0.00%	$ 11,576,622		222								
2011	3.00%	10,768,321	-7.0%	203	-8.6%	$ 11,576,622	$ (990,792)	$ 158,787	$ 10,744,617	$ (23,704)	-0.22%	
2012	3.00%	11,183,289	3.9%	206	1.5%	10,768,321	159,138	163,912	11,091,371	(91,918)	-0.82%	
2013	3.00%	11,798,588	5.5%	215	4.4%	11,183,289	488,590	175,078	11,846,957	48,369	0.41%	
2014	3.00%	12,694,688	7.6%	223	3.7%	11,798,588	439,017	183,564	12,421,169	(273,518)	-2.15%	(2)
	2.40%	11,604,302		213.8								

Year	Budgeted Salary Increase	Actual FT Salary Expenditures	Change	Hours	Change		PY Actual FT Salary Expenditures	+ / - Change in Hours	Budgeted 3% Increase	Projected Salary Expenditures	Difference From Actual Salary Expenditures		
2010	0.00%	$ 11,429,770		456,862									
2011	3.00%	10,394,933	-9.1%	408,808	-10.5%	(4)	$ 11,214,031	$ (1,179,517)	$ 150,518	$ 10,185,032	$ (209,901)	-2.02%	(4)
2012	3.00%	11,042,413	6.2%	424,907	3.9%		10,394,933	409,355	162,064	10,966,353	(76,060)	-0.69%	
2013	3.00%	11,532,926	4.4%	432,657	1.8%		11,042,413	201,407	168,657	11,412,477	(120,449)	-1.04%	
2014	3.00%	12,440,490	7.9%	460,634	6.5%		11,532,926	745,751	184,180	12,462,857	22,367	0.18%	
	2.40%	11,368,107											

FULL TIME EQUIVALENT COMPARISON - BUDGET VS ACTUAL

Year	FTE	Bud # of FT	Difference	
2010	218	222	**(3.7)**	-1.7%
2011	197	203	**(6.4)**	-3.1%
2012	204	206	**(2.4)**	-1.2%
2013	207	215	**(8.1)**	-3.8%
2014	221	223	**(2.2)**	-1.0%

	HOURLY SALARIES - FULL TIME EMPLOYEES				Change in CPI	
	Salary / Hour	Annual Change		Base Change	Annual	Base
Base Year	$ 25.02					
	25.43	$ 0.41	1.6%	1.6%	3.2%	3.2%
	25.99	0.56	2.2%	3.9%	2.0%	5.3%
	26.66	0.67	2.6%	6.5%	1.4%	6.8%
	27.01	0.35	1.3%	**8.0%**	1.5%	**8.4%**

NOTE:

1) Generally the actual increase in budgeted salary dollars will exceed the estimate above because there is a higher percentage of employees below the midpoint. Thus the 3% increase will be slightly higher than the estimate which is based on actual salary dollars.
2) The difference in the 2014 projection versus budget is $273,518 or 2.15%. This is much higher than other years because of the addition of 3 unbudgeted police positions during 2013. The salary tied to these positions is approximately $150,000 which would reduces this difference to $123,518 or 0.97% which is inline with the other years.
3) Plus severance hours.
4) Hours adjusted for extra pay period (80 hours x 203 budgeted employees = 16,240 hours)

HOURS RECONCILIATION

The reconciliation below shows the adjustments necessary to bring the hours from the payroll registers into correspondence with the accrual basis salary expenditure data.

HOURS RECONCILIATION

	Hours	+ / - Accrual	Sever.	OT	OT Adj	Police Holiday Pay	Hours Paid	Vac Termed	Net Hours	**Hrs / 2080** FTE	
2010	458,961	(88)	8,360	(5,301)	(318)	(4,752)	456,862	(2,782)	454,081	218	(3)
2011	435,868	661	-	(7,132)	400	(4,748)	425,048	(343)	424,706	197	(4)
2012	431,858	2,714	-	(4,825)	(16)	(4,824)	424,907	(1,383)	423,524	204	
2013	441,703	1,532	-	(6,167)	(42)	(4,368)	432,657	(2,304)	430,354	207	
2014	471,269	2,356	-	(6,987)	116	(6,120)	460,634	(1,378)	459,256	221	

	Annual Salary Expenditure by Position - Cash Basis					Full Time Equivalents				
	11,576,086	11,202,310	11,375,452	11,870,380	12,871,359	220.7	201.8	207.6	212.4	226.6
	0.9%	-3.2%	1.5%	4.4%	8.4%	-0.3%	-8.5%	-0.9%	2.3%	6.7%
	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
1100	43,000	48,000	48,000	47,750	48,000	-	-	-	-	-
1101	16,000	10,250	12,000	12,250	12,000	-	-	-	-	-
1104	-	-	24,563	53,081	86,288	-	-	0.8	1.6	2.4
1106	229,008	224,047	246,359	253,010	261,879	6.8	6.3	7.0	7.0	7.0
1191	54,843	-	-	-	-	1.7	-	-	-	-
1201	41,763	43,779	42,985	43,593	44,660	1.0	1.0	1.0	1.0	1.0
1206	36,451	42,452	44,946	46,516	47,574	0.9	1.0	1.0	1.0	1.0
1234	36,742	38,986	41,503	42,310	43,457	1.0	1.0	1.0	1.0	1.0
1241	44,792	47,110	46,767	48,747	50,632	1.0	1.0	1.0	1.0	1.0
1253	-	-	-	-	34,865	-	-	-	-	0.8
1262	53,693	64,605	64,686	67,269	74,161	1.7	2.0	2.0	2.0	2.0
1262	26,832	-	-	-	-	0.8	-	-	-	-
1263	42,677	45,782	45,458	46,136	46,853	1.0	1.0	1.0	1.0	1.0
1264	-	-	-	-	-	-	-	-	-	-
1271	81,290	42,576	42,397	43,736	-	1.9	1.0	1.0	1.0	-
1301	124,558	93,077	91,538	51,626	53,740	2.8	2.0	1.9	1.0	1.0
1302	35,839	39,197	41,957	6,457	-	1.0	1.0	1.0	0.2	-
1303	62,396	66,320	62,523	64,288	66,737	1.1	1.1	1.0	1.0	1.0
1305	69,067	73,523	118,435	119,566	89,370	1.0	1.0	1.8	1.7	1.5
1306	90,351	83,176	-	-	58,931	1.0	0.9	-	-	0.6
1307	32,628	33,880	32,888	65,580	71,799	1.1	1.0	1.0	2.0	2.0
1308	54,622	57,300	52,028	50,676	55,081	1.0	1.0	0.9	1.0	1.0
1400	61,579	65,016	67,358	22,188	-	1.0	1.0	1.0	0.3	-
1401	71,415	75,339	80,395	84,364	88,131	1.0	1.0	1.0	1.0	1.0
1402	32,067	34,262	36,108	55,615	69,026	1.0	1.0	1.0	1.0	1.0
1403	46,001	48,537	48,840	25,925	-	1.0	1.0	1.0	0.5	-
1404	56,117	59,152	58,262	60,283	63,311	1.0	1.0	1.0	1.0	1.0
1405	-	-	-	-	31,228	-	-	-	-	0.6
1502	162,038	172,540	174,879	187,054	190,726	1.0	1.0	1.0	1.0	1.0
1503	140,017	103,194	103,483	106,624	109,672	1.8	1.0	1.0	1.0	1.0
2200	3,633,601	3,689,060	3,673,654	3,755,623	4,136,894	67.4	64.7	64.8	64.6	69.9
2201	-	-	48,064	121,040	340,664	-	-	1.0	2.5	6.4
2203	668,735	676,497	677,866	706,053	645,728	9.8	9.4	9.4	9.4	8.4
2206	582,478	550,464	551,459	519,758	508,448	7.9	7.0	7.0	6.4	6.0
2209	349,385	192,146	190,809	197,471	204,597	3.9	2.1	2.0	2.0	2.0
2212	121,761	127,855	127,046	131,275	136,207	1.0	1.0	1.0	1.0	1.0
2300	89,615	36,052	40,225	42,061	44,169	2.3	1.0	1.0	1.0	1.0
2302	85,363	48,860	68,278	83,297	99,470	1.8	1.0	1.4	1.7	2.0
2304	226,143	191,815	139,287	110,447	126,789	3.9	3.0	2.1	1.7	1.9
2306	83,478	88,385	88,883	92,296	96,338	1.0	1.0	1.0	1.0	1.0
2307	43,404	45,782	46,558	48,748	51,258	1.0	1.0	1.0	1.0	1.0
3100	191,949	147,282	243,033	238,481	306,032	5.6	4.1	6.9	6.5	8.2
3101	755,332	806,215	757,314	794,343	759,848	19.2	19.4	18.2	18.3	16.9
3103	198,772	213,318	205,438	216,722	255,459	4.1	4.1	4.0	4.1	4.9
3105	183,473	145,352	158,057	180,007	193,701	5.2	4.0	4.4	4.8	5.1
3106	149,506	158,841	157,290	166,101	173,670	3.1	3.1	3.0	3.1	3.1
3107	-	-	-	(110)	-	-	-	-	-	-
3109	55,587	59,683	56,006	59,495	61,163	1.0	1.1	1.0	1.0	1.0
3110	61,805	67,582	65,546	68,026	70,168	1.0	1.0	1.0	1.0	1.0
3111	39,703	53,293	52,674	54,487	56,992	0.8	1.0	1.0	1.0	1.0
3112	83,766	88,588	88,379	91,247	94,248	1.0	1.0	1.0	1.0	1.0
3201	62,580	65,922	65,743	68,736	72,864	1.0	1.0	1.0	1.0	1.0
3202	90,641	92,221	100,323	141,764	133,286	2.1	2.0	2.2	3.0	2.7
3202	-	-	-	-	10,356	-	-	-	-	0.2
3204	115,443	122,471	120,405	124,002	126,713	2.0	2.1	2.0	2.0	2.0
3205	-	-	-	56,313	66,035	-	-	-	0.9	1.0
3205	58,615	62,033	32,471	-	-	1.0	1.0	0.5	-	-
3206	82,211	86,619	85,998	46,300	-	1.0	1.0	1.0	0.6	-
3207	185,069	134,917	99,544	74,680	77,235	2.9	2.0	1.4	1.0	1.0
3209	97,939	103,402	94,352	91,325	97,081	1.0	1.0	0.9	1.0	1.0
3210	-	-	-	20,721	66,041	-	-	-	0.3	1.0
3210	-	-	29,947	66,179	134,119	-	-	0.5	1.0	2.0
3212	120,714	127,769	128,913	133,701	137,912	1.0	1.0	1.0	1.0	1.0
3214	64,880	68,280	68,065	70,322	72,471	1.0	1.0	1.0	1.0	1.0
3216	72,473	76,507	76,649	75,731	29	1.0	1.0	1.0	1.0	-

City of Chesterfield
Salary Expenditures By Position

	Annual Salary Expenditure by Position - Cash Basis				
	11,576,086	11,202,310	11,375,452	11,870,380	12,871,359
	0.9%	-3.2%	1.5%	4.4%	8.4%
	2010	2011	2012	2013	2014
3272	32,231	33,834	33,993	35,877	38,653
3300	52,155	9,317	84,334	88,784	93,382
3302	41,368	43,607	43,506	45,134	46,746
3305	220,545	240,045	299,292	398,869	484,578
3306	195,924	211,079	201,587	218,012	227,618
3308	43,839	8,163	50,339	94,065	98,687
3308	45,207	48,045	34,075	-	-
3310	69,267	73,531	74,129	77,870	81,538
3311	332,662	358,261	336,926	337,723	352,190
3313	47,822	50,614	50,859	52,981	54,982
3315	72,346	76,729	77,209	80,326	83,264
3324	-	-	-	-	156
3331	65,629	59,770	70,912	140,864	177,088
3350	26,107	50,000	51,654	48,590	51,052
3390	-	-	-	-	429
3394	-	-	-	-	56
3395	-	-	-	-	522
Admi	-	-	-	-	26,317
Crim	30,776	-	-	-	-

	Full Time Equivalents				
	220.7	201.8	207.6	212.4	226.6
	-0.3%	-8.5%	-0.9%	2.3%	6.7%
	2010	2011	2012	2013	2014
3272	1.0	1.0	1.0	1.0	1.0
3300	0.6	0.1	1.0	1.0	1.0
3302	1.0	1.0	1.0	1.0	1.0
3305	6.3	6.6	8.3	10.9	12.9
3306	4.1	4.2	4.0	4.1	4.1
3308	1.0	0.2	1.2	2.0	2.0
3308	1.0	1.0	0.7	-	-
3310	1.0	1.0	1.0	1.0	1.0
3311	9.1	9.2	8.6	8.2	8.3
3313	1.0	1.0	1.0	1.0	1.0
3315	1.0	1.0	1.0	1.0	1.0
3324	-	-	-	-	0.0
3331	2.0	1.8	2.0	3.7	4.5
3350	0.8	1.1	1.1	1.0	1.0
3390	-	-	-	-	-
3394	-	-	-	-	-
3395	-	-	-	-	-
Admi	-	-	-	-	0.8
Crim	0.8	-	-	-	-

City of Chesterfield
Salary Expenditures By Position

	Annual Salary Expenditure Per Hour					Percentage Change in Annual Salary Expenditure Per Hour				
	25.22	25.70	26.34	26.87	27.31	1.1%	1.9%	2.5%	2.0%	1.6%
	1.1%	1.9%	2.5%	2.0%	1.6%					
	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
1100	-	-	-	-	-	-	-	-	-	-
1101	-	-	-	-	-	-	-	-	-	-
1104	-	-	14.95	16.07	17.40	-	-	-	7.4%	8.3%
1106	16.16	16.41	16.86	17.42	18.00	3.8%	1.5%	2.8%	3.3%	3.4%
1191	15.87	-	-	-	-	1.8%	-100.0%	-	-	-
1201	19.54	19.76	20.20	20.56	21.05	1.8%	1.1%	2.2%	1.8%	2.3%
1206	19.41	19.65	21.61	22.36	22.87	1.7%	1.3%	9.9%	3.5%	2.3%
1234	17.66	18.05	19.95	20.50	20.99	5.6%	2.2%	10.6%	2.7%	2.4%
1241	21.13	21.37	22.06	22.99	23.88	1.4%	1.2%	3.2%	4.2%	3.9%
1253	-	-	-	-	20.95	-	-	-	-	-
1262	14.89	14.95	15.55	16.14	17.58	-8.5%	0.4%	4.0%	3.8%	9.0%
1262	15.81	-	-	-	-	1.5%	-100.0%	-	-	-
1263	20.35	20.76	21.40	21.98	22.53	1.7%	2.0%	3.1%	2.7%	2.5%
1264	-	-	-	-	-	-	-	-	-	-
1271	20.23	19.71	20.38	21.14	-	1.3%	-2.6%	3.4%	3.7%	-100.0%
1301	21.41	22.03	23.04	24.82	25.84	1.9%	2.9%	4.6%	7.7%	4.1%
1302	16.64	17.30	19.44	19.76	-	1.8%	3.9%	12.4%	1.7%	-100.0%
1303	27.55	28.05	29.22	30.32	30.90	2.3%	1.8%	4.2%	3.8%	1.9%
1305	33.21	34.04	31.53	33.36	29.02	3.6%	2.5%	-7.4%	5.8%	-13.0%
1306	43.44	43.93	-	-	45.19	3.2%	1.1%	-100.0%	-	-
1307	14.92	15.09	15.52	16.03	17.19	0.8%	1.2%	2.8%	3.2%	7.3%
1308	26.26	26.53	26.41	25.21	26.48	1.4%	1.0%	-0.5%	-4.5%	5.0%
1400	29.61	30.10	32.38	33.17	-	1.4%	1.7%	7.6%	2.4%	-100.0%
1401	34.33	34.88	38.65	40.56	42.37	1.8%	1.6%	10.8%	4.9%	4.5%
1402	15.42	15.86	17.36	26.74	33.19	2.8%	2.9%	9.4%	54.0%	24.1%
1403	22.11	22.47	23.46	23.90	-	1.7%	1.7%	4.4%	1.9%	-100.0%
1404	26.78	27.18	27.96	28.94	30.30	1.6%	1.5%	2.8%	3.5%	4.7%
1405	-	-	-	-	25.51	-	-	-	-	-
1502	76.43	78.43	82.49	88.23	89.97	0.3%	2.6%	5.2%	7.0%	2.0%
1503	37.52	47.77	49.75	51.26	52.73	4.8%	27.3%	4.1%	3.0%	2.9%
2200	25.92	26.40	27.27	27.96	28.46	1.4%	1.9%	3.3%	2.5%	1.8%
2201	-	-	22.40	23.60	25.48	-	-	-	5.4%	8.0%
2203	32.77	33.33	34.65	36.02	36.96	2.1%	1.7%	4.0%	4.0%	2.6%
2206	35.49	36.16	37.69	39.12	40.59	1.6%	1.9%	4.2%	3.8%	3.8%
2209	43.02	42.28	45.43	47.02	48.44	1.3%	-1.7%	7.5%	3.5%	3.0%
2212	57.43	58.12	59.93	61.92	64.25	1.5%	1.2%	3.1%	3.3%	3.8%
2300	18.43	16.68	19.34	20.22	21.20	-2.7%	-9.5%	15.9%	4.6%	4.8%
2302	22.33	22.62	22.90	23.12	23.96	1.2%	1.3%	1.2%	1.0%	3.6%
2304	28.05	29.60	31.69	31.81	31.82	5.8%	5.5%	7.1%	0.3%	0.1%
2306	40.13	40.92	42.73	44.54	46.32	1.6%	2.0%	4.4%	4.2%	4.0%
2307	20.36	20.74	21.80	22.91	24.00	2.3%	1.9%	5.1%	5.1%	4.8%
3100	16.44	16.66	17.02	17.55	17.96	1.0%	1.3%	2.1%	3.1%	2.3%
3101	18.87	19.22	19.99	20.84	21.68	2.0%	1.9%	4.1%	4.2%	4.0%
3103	23.46	23.95	24.51	25.40	25.15	1.3%	2.1%	2.4%	3.6%	-1.0%
3105	17.06	16.80	17.41	17.88	18.40	-8.4%	-1.5%	3.6%	2.7%	2.9%
3106	23.34	23.88	24.82	25.93	26.98	1.3%	2.3%	3.9%	4.5%	4.0%
3107	-	-	-	-	-	-	-	-	-	-
3109	25.62	26.14	26.51	27.69	28.62	1.7%	2.1%	1.4%	4.4%	3.4%
3110	29.55	30.79	31.38	32.55	33.73	7.3%	4.2%	1.9%	3.7%	3.6%
3111	24.10	24.67	25.29	26.20	27.26	-	2.4%	2.5%	3.6%	4.1%
3112	40.27	41.01	42.49	43.87	45.14	1.6%	1.8%	3.6%	3.2%	2.9%
3201	30.09	30.52	31.61	33.05	34.37	2.8%	1.4%	3.6%	4.6%	4.0%
3202	20.99	21.35	21.99	22.64	23.44	-3.8%	1.7%	3.0%	3.0%	3.5%
3202	-	-	-	-	22.56	-	-	-	-	-
3204	27.09	27.52	28.31	29.24	29.91	0.7%	1.6%	2.9%	3.3%	2.3%
3205	-	-	-	30.02	31.75	-	-	-	-	5.8%
3205	27.73	28.00	28.57	-	-	2.0%	1.0%	2.0%	-100.0%	-
3206	39.52	40.10	41.35	40.02	-	1.4%	1.5%	3.1%	-3.2%	-100.0%
3207	30.64	31.23	33.94	35.90	37.13	0.6%	1.9%	8.7%	5.8%	3.4%
3209	47.09	47.87	48.98	43.91	46.67	1.6%	1.7%	2.3%	-10.4%	6.3%
3210	-	-	-	30.83	31.75	-	-	-	-	3.0%
3210	-	-	31.20	31.94	32.36	-	-	-	2.4%	1.3%
3212	56.94	58.08	60.81	63.07	65.05	1.5%	2.0%	4.7%	3.7%	3.1%
3214	30.60	31.04	32.11	33.17	34.18	1.6%	1.4%	3.4%	3.3%	3.1%
3216	34.84	35.42	36.85	37.67	-	1.8%	1.7%	4.0%	2.2%	-100.0%

City of Chesterfield
Salary Expenditures By Position

	Annual Salary Expenditure Per Hour					Percentage Change in Annual Salary Expenditure Per Hour				
	25.22	25.70	26.34	26.87	27.31	1.1%	1.9%	2.5%	2.0%	1.6%
	1.1%	1.9%	2.5%	2.0%	1.6%					
	2010	2011	2012	2013	2014	2010	2011	2012	2013	2014
3272	15.42	15.64	16.32	17.13	18.38	0.2%	1.4%	4.3%	5.0%	7.3%
3300	41.93	38.82	40.55	42.68	44.90	0.0%	-7.4%	4.4%	5.3%	5.2%
3302	19.89	20.19	20.92	21.70	22.47	1.7%	1.5%	3.6%	3.7%	3.6%
3305	16.78	16.93	17.24	17.59	18.00	1.6%	0.9%	1.8%	2.0%	2.3%
3306	22.93	23.47	24.08	25.39	26.39	1.8%	2.4%	2.6%	5.5%	3.9%
3308	21.08	21.08	21.01	22.61	23.92	1.4%	0.0%	-0.3%	7.6%	5.8%
3308	21.67	22.07	22.62	-	-	1.6%	1.9%	2.5%	-100.0%	-
3310	33.30	34.04	35.64	37.44	39.20	1.7%	2.2%	4.7%	5.0%	4.7%
3311	17.51	17.94	18.80	19.74	20.51	2.5%	2.5%	4.8%	5.0%	3.9%
3313	22.99	23.43	24.45	25.47	26.43	1.8%	1.9%	4.3%	4.2%	3.8%
3315	34.78	35.52	37.12	38.62	40.03	1.3%	2.1%	4.5%	4.0%	3.7%
3324	-	-	-	-	12.00	-	-	-	-	-
3331	15.70	15.57	16.95	18.22	18.94	2.6%	-0.8%	8.8%	7.5%	4.0%
3350	16.51	20.76	22.93	23.36	24.54	-	25.7%	10.4%	1.9%	5.1%
3390	-	-	-	-	-	-	-	-	-	-
3394	-	-	-	-	-	-	-	-	-	-
3395	-	-	-	-	-	-100.0%	-	-	-	-
Admi	-	-	-	-	15.10	-	-	-	-	-
Crim	18.55	-	-	-	-	1.5%	-100.0%	-	-	-

City of Chesterfield

Salary Data - General Ledger Reconciliation

	2010 Actual Amount	2011 Actual Amount	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount
GENERAL LEDGER					
001	$ 10,385,026.52	$ 9,442,547.71	$ 9,824,963.18	$ 10,116,979.30	$ 10,654,587.04
114	-	-	-	28,698.96	236,380.90
119	1,282,660.01	1,224,706.85	1,444,508.93	1,628,352.70	1,834,173.18
120	137,903.34	139,574.69	145,300.65	163,062.43	172,885.99
Payroll Expense - Accrual Basis	**11,805,589.87**	**10,806,829.25**	**11,414,772.76**	**11,937,093.39**	**12,898,027.11**
PY Accrual - 001	342,530.00	377,866.00	358,032.92	409,273.58	465,958.01
CY Accrual - 001	(377,866.00)	(358,032.92)	(409,273.58)	(465,958.01)	(524,605.41)
PY Accrual - 114	-	-	-	-	7,354.55
CY Accrual - 114	-	-	-	(7,354.55)	(6,472.04)
PY Accrual - 119	45,123.00	50,597.00	50,047.94	61,406.53	71,988.81
CY Accrual - 119	(50,597.00)	(50,047.94)	(61,406.53)	(71,988.81)	(91,718.09)
PY Accrual - 120	4,686.00	5,236.00	5,582.05	6,192.06	6,365.39
CY Accrual - 120	(5,236.00)	(5,582.05)	(6,192.06)	(6,365.39)	(9,096.67)
Payroll Expense - Cash Basis	$ 11,764,229.87	$ 10,826,865.34	$ 11,351,563.50	$ 11,862,298.80	$ 12,817,801.66
PAYROLL REPORTS					
Salary Paid	$ 11,576,085.98	$ 11,202,310.12	$ 11,375,451.96	$ 11,870,379.66	$ 12,871,359.11
Subsequent year pay period incl	-	(412,588.91)	(432,413.00)	(445,924.61)	(484,860.25)
Pay period included in PY	-		412,588.91	432,413.00	445,924.61
Severance	185,780.20	29,958.77	-	-	-
Payroll Expense - Cash Basis	$ 11,761,866.18	$ 10,819,679.98	$ 11,355,627.87	$ 11,856,868.05	$ 12,832,423.47
Cash Basis Reconciliation	$ 2,363.69	$ 7,185.36	$ (4,064.37)	$ 5,430.75	$ (14,621.81)
	0.02%	0.07%	-0.04%	0.05%	-0.11%
RECONCILIATION TO SALARY DATA REPORT					
Payroll Expense (Noted above)	$ 11,805,589.87	$ 10,806,829.25	$ 11,414,772.76	$ 11,937,093.39	$ 12,898,027.11
Less: Police Holiday Pay	(125,412.86)	(128,822.76)	(135,970.73)	(122,710.51)	(148,261.53)
Less: OT	(190,906.62)	(225,323.30)	(176,388.86)	(221,456.92)	(249,275.49)
Less: Council	(59,500.00)	(57,750.00)	(60,000.00)	(60,000.00)	(60,000.00)
Net Payroll Expense	11,429,770.39	10,394,933.19	11,042,413.17	11,532,925.96	12,440,490.09
Salary Data Report	11,429,770.00	10,394,933.00	11,042,413.00	11,532,926.00	12,440,490.00
Difference	$ 0.39	$ 0.19	$ 0.17	$ (0.04)	$ 0.09

City of Chesterfield

Salary Data - General Ledger Reconciliation

	Description	2010 Actual Amount	2011 Actual Amount	2012 Actual Amount	2013 Actual Amount	2014 Actual Amount
001-011-5114	Salaries elected officials	$ 59,500.00	$ 57,750.00	$ 60,000.00	$ 60,000.00	$ 60,000.00
001-031-5111	Salaries regular/full-time	146,594.33	95,700.68	128,594.09	131,456.16	138,502.70
001-034-5111	Salaries regular/full-time	386,090.00	333,255.81	308,652.24	308,237.77	344,714.88
001-037-5111	Salaries regular/full-time	173,555.87	175,759.52	188,026.30	227,696.38	249,182.37
001-037-5113	Salaries overtime	693.50	615.31	241.76	127.55	429.15
001-038-5111	Salaries regular/full-time	121,375.10	123,571.24	133,521.34	133,583.87	135,475.99
001-038-5113	Salaries overtime	10,098.56	11,026.53	4,420.98	3,277.35	3,659.97
001-041-5111	Salaries regular/full-time	5,556,168.00	5,143,093.09	5,404,105.25	5,692,360.97	6,010,187.15
001-041-5113	Salaries overtime	105,236.72	128,471.60	123,083.60	124,079.74	135,237.23
001-041-5115	Police holiday pay	125,412.86	128,822.76	135,970.73	-	-
001-051-5111	Salaries regular/full-time	199,255.26	208,929.82	220,694.44	234,492.06	239,259.05
001-052-5111	Salaries regular/full-time	151,900.86	99,771.27	103,877.39	107,068.26	127,583.64
001-061-5111	Salaries regular/full-time	516,625.21	422,606.85	407,413.64	403,178.07	616,800.06
001-061-5113	Salaries overtime	1,554.30	1,449.67	1,766.87	1,849.75	2,234.61
001-062-5111	Salaries regular/full-time	544,363.58	361,069.37	376,727.42	350,037.97	-
001-062-5113	Salaries overtime	2,773.27	3,787.94	2,275.91	2,143.00	-
001-071-5111	Salaries regular/full-time	511,230.22	475,611.27	455,468.65	493,306.56	686,140.34
001-071-5113	Salaries overtime	1,402.79	639.50	3,050.07	1,143.80	2,322.02
001-072-5111	Salaries regular/full-time	1,189,178.94	1,121,656.42	1,232,029.23	1,262,885.90	1,294,450.44
001-072-5113	Salaries overtime	32,662.05	30,926.00	17,785.32	36,391.37	41,419.23
001-073-5111	Salaries regular/full-time	246,608.86	249,571.51	254,738.00	266,423.52	274,556.44
001-073-5113	Salaries overtime	10,073.89	11,961.77	3,624.08	11,437.21	10,014.69
001-076-5111	Salaries regular/full-time	290,754.30	254,882.05	257,445.18	263,320.95	280,180.18
001-076-5113	Salaries overtime	1,918.05	1,617.73	1,450.69	2,481.09	2,236.90
114-041-5111	Salaries regular/full-time	-	-	-	28,698.96	231,721.59
114-041-5113	Salaries overtime	-	-	-	-	4,659.31
119-084-5111	Salaries regular/full-time	1,215,845.71	1,145,637.07	1,379,672.58	1,541,013.97	1,734,818.09
119-084-5113	Salaries overtime	24,493.49	28,071.14	12,991.87	38,526.06	47,062.38
119-087-5111	Salaries regular/full-time	42,320.81	44,242.53	46,146.77	48,812.67	52,292.71
119-087-5113	Salaries overtime	-	6,756.11	5,697.71	-	-
120-079-5111	Salaries regular/full-time	137,903.34	139,574.69	145,300.65	163,062.43	172,885.99
		$ 11,805,589.87	$ 10,806,829.25	$ 11,414,772.76	$ 11,937,093.39	$ 12,898,027.11

City of Chesterfield

MEMO

DATE: September 15, 2014

TO: Michael Herring, City Administrator

FROM: Craig D. White, Finance Director

RE: Pay Plan Mechanics

At your direction, I have prepared the following memo describing the City's pay plan. It includes a general overview of the plan, the mechanics of the plan at each stage of employment, and the plan's impact on Chesterfield's finances.

GENERAL OVERVIEW

The City currently has 222 total full-time employees, each of whom, with the exception of the City Administrator, is assigned a pay grade based on his/her position. As you know, the City Administrator has been excluded from the pay plan, since it is ultimately his job to administrator/manage the plan and/or to forward recommendations for changes to City Council. These pay grades, which consist of a minimum, midpoint and maximum, were defined by consultants, previously hired by the City, and are based on market comparisons. Every specific job title has a defined minimum and maximum compensation. By design, the midpoint of each pay grade is the "market value" for the specific job function. Each job function has an associated labor market from which the City is to attract potential employees. The labor market may differ between job functions depending upon whom is competing for that specific skill set and which employers seek employees with similar responsibilities. Each year, in order to stay competitive and to make sure that the City's pay grades keep pace with inflation, as recommended by the City's consultants, Staff obtains and reviews the Midwest Region's CPI for "Urban Wage Earners", in June, and then adjusts all pay ranges, with that in mind, as of the following January 1. Those adjustments only impact an employee who is at the starting pay for his/her pay range and or those located at the top of any given pay range. There are currently 31 pay grades occupied by at least one full-time employee. Due to this volume, this memo will focus on the mechanics of the pay plan and across the board results rather than a position by position analysis.

NEW HIRES

As part of the annual budget process, Staff evaluates the personnel needs of the City and, if appropriate based on these needs and available funds, will request a budget appropriation for new personnel. If new positions are approved by City Council, the annual budget will include each position's salary and benefits. Generally, when the City hires an employee for a new or vacated position, they are hired at the minimum pay for that position. During 2014, the City has hired 20 new/replacement employees, 18 of which started at the minimum. FYI, with the concurrence of the City Administrator, employees may be hired up to the mid-point for a given pay grade; however, every effort is made to hire employees, at the starting salary for their pay grade. Employees are not eligible for a compensation adjustment and do not accrue benefits as part of the defined contribution plan until after they have completed one full year of service.

COMPENSATION ADJUSTMENTS

After one full year of service, employees are eligible for a compensation adjustment. The supervisor, with review by the department head, completes a merit evaluation and provides a numerical performance rating. The employee's performance score, along with additional input/information for consideration from their supervisor, will determine their percentage salary adjustment, which is based on the midpoint of their pay grade. As indicated previously, the mid-point is the market rate for any given job function. For instance, if it is determined that the employee's merit performance rating warrants a 3% increase, their salary will be increased by 3% of the midpoint for that specific job function. Note that the adjustment is based on the midpoint rather than the employee's actual salary. This means that employees' salaries at the bottom of the salary structure will climb towards the midpoint faster than they will increase once above the midpoint. As employees' tenure increases, their rate of compensation increases are slowed. At the extreme end, an employee may reach the top of their pay grade, and they no longer qualify for annual merit increases. As of August 27, 2014, there were three employees at the top of their pay grades.

If approved by the Council, the budget will include a salary adjustment percentage that is uniformly applicable to the entire organization – in 2014 the amount budgeted for salary increases was 3%. Each June, department heads perform evaluations for all City employees (similar to those prepared after one year) and assign a rating. In 2014, each department was able to distribute merit increases equal to 3% of the department's cumulative midpoint (the sum of each employee's midpoint in a given department). This means that for each employee that receives a 4% increase there will be another that receives a 2% increase in order to maintain this equilibrium, since there is only a budgeted amount of 3% to work with. It is also important to emphasize that the budget provides 3% of the midpoint salaries, otherwise stated 3% of the market value for the jobs, and not 3% of the actual salaries. In those areas where employee tenure is substantial and employees actual salaries are at or above the midpoint, the actual raise pool available to those employees based on their current compensation is less than 3%.

After employees have completed their initial probationary year and received their first merit review as of their employment anniversary, subsequent performance reviews occur annually on July 1st.

WHY THE PLAN WORKS

The City's pay plan works for several reasons. One of which is the routine savings that arise from employee turnover and is best illustrated by a recent example from the Finance Department. During the summer, a Senior Accounting Clerk left to pursue other opportunities. After a number of individuals applied and interviewed for the position a current City employee from Customer Service was selected for the position which was downgraded to an Accounts Payable Clerk based on the qualifications we were pursuing. The analysis to the right compares the actual salaries after this turnover occurred to what they would have been if the Senior Accounting Clerk had stayed. The City will save at least $5,064 (6.5%) in salary dollars over the next year, which is representative of a typical turnover scenario. In addition, the City saves money from the 8% retirement plan contributions that would otherwise have been made, which the new employee is not eligible for during the first year. While the pay scale is adjusted annually for CPI and employees receive merit based compensation adjustments, total compensation increases at a significantly slower rate due to turnover.

IF NO TURNOVER

Salary	Senior Acct Clerk	Customer Service Rep	Total
7/1/14-12/31/14	22,218	16,318	38,536
1/1/15-6/30/15	22,618	16,318	38,936
	44,836	32,635	77,471

ACTUAL

Salary	Acct Clerk	New Customer Service Rep	Total
7/1/14-12/31/14	20,177	15,704	35,881
1/1/15-6/30/15	20,540	15,987	36,526
	40,716	31,691	72,407
SAVINGS - $	4,120	945	5,064
SAVINGS - %	9.2%	2.9%	6.5%

NOTE:

(1) The salaries above are adjusted for individuals at the bottom of their pay grade, including the Senior Accounting Clerk who was promoted effective July 1, to reflect the January 1, 2015 salary increase of 1.8% based on CPI.

(2) This does not reflect fringe benefits, many of which are derived from salary amounts, which would increase the savings.

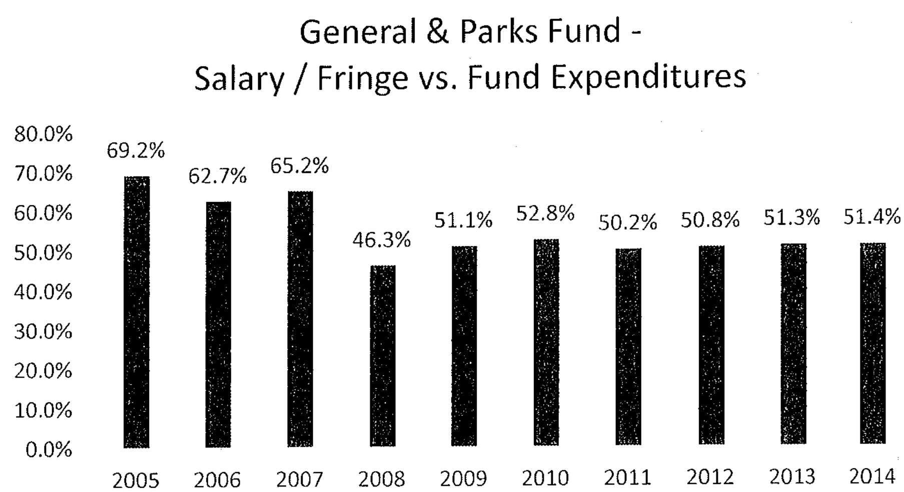
(3) The customer service rep position was actually vacated for almost 2 months which resulted in savings that are not reflected above.

This scenario is a primary reason why the City's compensation, including fringe benefits, per employee has increased only 15.6% from 2005-2014, whereas CPI increased by 21.7%. This is particularly impressive considering healthcare costs per employee have increased over 40% during this time period. The City's healthy turnover rate is evidenced by the fact that 54% of employees have been with the

City for less than 5 years and 73% of employees' salaries are below their position's midpoint.

The 2014 budget was prepared based on the assumption that all eligible employees would receive, on average, a 3% merit increase based on the job midpoint values. THE CITY DOES NOT GRANT ACROSS THE BOARD RAISES. Despite the merit increases, the City is on target to finish 2014 favorably to the 0.88% budgeted increase in compensation per employee from 2013, which is favorable to the July CPI, of 1.8%.

All of the factors discussed enable the City to maintain a consistent percentage of salaries and fringe benefits to total general fund and parks sales tax fund expenditures. During FY2014, the City budgeted 4 new positions however the expenditure ratio remained steady as illustrated in the graph below.



The management staff who are responsible for reviewing employee performance and recommending compensation increases are diligent and responsible. As evidenced by the healthy rate of turnover and the actual compensation increases which are tied to performance reviews; annual salary increases are not an entitlement that is routine. The actual merit increases reflect a critical assessment of each employee's performance and there are significant differences in the merit awards provided. Likewise, Chesterfield employment provides a valued work experience which have created opportunities for many employees to advance their careers with other agencies. Such turnover creates additional opportunities for new employees, reduces the City's compensation expenses, and provides for new energy, expertise and talents.

As discussed throughout this memo, the City's pay plan works due to annual turnover. That said, it is mutually beneficial for the City, as an employer, and employees to have a competitive pay plan. The salary adjustments along with other benefits make Chesterfield an attractive place for management and high performing employees to pursue long-term careers and provide consistent leadership, direction, and supervision. This has been achieved in a fiscally prudent manner by following the pay plan approved by the City Council.

City of Chesterfield

RECORD OF PROCEEDING

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

OCTOBER 19, 2015

The meeting was called to order at 7:03 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 Bridget Nations	
Councilmember G. Elliot Grissom	
Councilmember Mike Casey	
Councilmember Dan Hurt	
Councilmember Bruce DeGroot	
Councilmember Connie Fults	

APPROVAL OF MINUTES

The minutes of the October 7, 2015 City Council meeting were submitted for approval. Councilmember Grissom made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, November 2, at 7 p.m. [NOTE: This meeting has subsequently been cancelled and a Special City Council meeting has been scheduled for Wednesday, November 4, 2015, at 5:30pm.]

COMMUNICATIONS AND PETITIONS

Ms. Laura Lueking, 15021 Conway Road, voiced some concern about the Site Development Plan re: Highland on Conway (Delmar Gardens III SDP) pertaining to height restrictions.

Mr. Robin Harris, 14570 Bexhill Court, expressed appreciation for fiscal responsibility shown by Mayor Bob Nation and suggested the City of Chesterfield investigate some type of transparency portal regarding employee salaries and pay increases.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Public Health & Safety Committee

Councilmember Elliot Grissom, Chairperson of the Public Health & Safety Committee, reported that Bill No. 3054 (Amends Ordinance No. 283 re: "Community Service") will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Grissom reported that Bill No. 3055 (Authorizes City Administrator to Sign MoDOT "Work Zone Enforcement" Grant application) will be considered for adoption under the "Legislation" portion of the agenda.

Planning/Public Works Committee

Councilmember Connie Fults, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3056 (P.Z. 06-2015 – Chesterfield Airport Road [AutoZone]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults reported that Bill No. 3057 (Authorizes the City Administrator to Execute a Congestion Mitigation and Air Quality Program Agreement with MoDOT [CNG Fueling Station/Fleet Conversion]) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Fults made a motion, seconded by Councilmember DeGroot, to approve T.S.P. 52-2015, Sprint (18614 Olive Street Road). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults reported that Bill No. 3058 (Authorizes the City Administrator to Execute a Contract with Missouri American Water Company re: Water Main Relocation [Greentrails Drive South]) will be read for the first time under the "Legislation" portion of the agenda.

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, to approve Site Development Plan re: Highland on Conway (Delmar Gardens III SDP). Councilmember Hurt asked the Developer for clarification on height limitations. The Developer confirmed that they are in compliance. City Attorney O'Rourke noted that, due to a vote to recommend denial, by the Planning Commission, approval of this item will require an affirmative vote of five City Councilmembers. A roll call vote was taken with the following results: Ayes – Casey, Fults, Flachsbart, Hurt, DeGroot, Nations and Grissom. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Fults announced that the next meeting of this Committee, scheduled for Thursday, October 22, at 5:30 p.m., has been canceled.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Staff recently sought bids for the purchase of a brush chipper to replace a similar piece of equipment that was purchased in 2006. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Vermeer Midwest, in an amount not to exceed $41,457, including trade-in. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Councilmember DeGroot made a motion, seconded by Councilmember Casey, to remove from the table the Mayor's nomination of Ms. Barbara McGuinness, to fill the vacancy on City Council, from Ward 1, caused by the recent death of former Councilmember Nancy Greenwood and that a vote on this nomination be scheduled for the November 16 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

LEGISLATION

BILL NO. 3054 AMENDS ORDINANCE 283 OF THE CITY OF CHESTERFIELD BY REPEALING SAID ORDINANCE RELATING TO ALTERNATIVE COMMUNITY SERVICE AND SUBSTITUTING A NEW ORDINANCE IN LIEU THEREOF **(SECOND READING; PUBLIC HEALTH & SAFETY COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Grissom made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3054. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3054 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3054 with the following results: Ayes – Fults, Nations, Hurt, Casey, Flachsbart, Grissom and DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3054 approved, passed it and it became **ORDINANCE NO. 2870.**

BILL NO. 3055 AUTHORIZES THE CITY ADMINISTRATOR TO ENTER INTO AN ON-CALL WORK ZONE ENFORCEMENT AGREEMENT WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT) TO ALLOW COOPERATION BETWEEN THE CHESTERFIELD POLICE DEPARTMENT AND MoDOT FOR THE ON-CALL WORK ZONE ENFORCEMENT PROGRAM **(SECOND READING; PUBLIC HEALTH & SAFETY COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Grissom made a motion, seconded by Councilmember Casey, for the second reading of Bill No. 3055. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3055 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3055 with the following results: Ayes – Casey, Flachsbart, Fults, DeGroot, Hurt, Grissom and Nations. Nays – None. Whereupon Mayor Nation declared Bill No. 3055 approved, passed it and it became **ORDINANCE NO. 2871.**

BILL NO. 3057 AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A CONGESTION MITIGATION AND AIR QUALITY PROGRAM AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR THE INCREMENTAL PURCHASE OF TRUCKS PRIMARILY FUELED BY COMPRESSED NATUAL GAS AND CONSTRUCTION OF A COMPRESSED NATURAL GAS FUELING STATION IN CHESTERFIELD VALLEY **(FIRST READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3057. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3057 was read for the first time.

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, to suspend the rules and consider this legislation for second reading approval. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3057. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3057 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3057 with the following results: Ayes – DeGroot, Fults, Casey, Nations, Flachsbart, Grissom and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3057 approved, passed it and it became **ORDINANCE NO. 2872.**

BILL NO. 3058 AUTHORIZES THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT FOR WATER FACILITY RELOCATION AND LICENSE TO UTILIZE EASEMENT WITH THE MISSOURI AMERICAN WATER COMPANY REGARDING UTILITY RELOCATION FOR THE RECONSTRUCTION OF GREENTRAILS DRIVE SOUTH FROM WHITE ROAD TO LADUE ROAD **(FIRST READING; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3058. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3058 was read for the first time.

Councilmember Flachsbart made a motion, seconded by Councilmember Casey, to suspend the rules and consider this legislation for second reading approval. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3058. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3058 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3058 with the following results: Ayes – Flachsbart, Fults, Hurt, Grissom, Casey, Nations and DeGroot. Nays – None. Whereupon Mayor Nation declared Bill No. 3058 approved, passed it and it became **ORDINANCE NO. 2873.**

LEGISLATION – PLANNING COMMISSION

BILL NO. 3056 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.77 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD WEST OF ITS INTERSECTION WITH ARNAGE BOULEVARD **(SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3056. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3056 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3056 with the following results: Ayes – Hurt, Flachsbart, Grissom, Nations, Fults, DeGroot and Casey. Nays – None. Whereupon Mayor Nation declared Bill No. 3056 approved, passed it and it became **ORDINANCE NO. 2874.**

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:28 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

<u>UPCOMING MEETINGS/EVENTS</u>

Thursday, November 19	Planning & Public Works Committee (5:30pm)
Monday, November 23	Planning Commission (7pm)
Monday, December 7	Next City Council meeting (7pm)

PROCLAMATION – ROCKWOOD DRUG-FREE COALITION

At Monday's meeting, Mayor Nation plans to present the attached PROCLAMATION to Ms. Renee Heney and Mr. Earl Barge, raising awareness of the risks associated with marijuana use among young people and to urge a vigorous/united effort to disseminate the facts regarding this on-going problem.

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

City of Chesterfield

PROCLAMATION

WHEREAS, *Long-term, regular use of marijuana among teens impacts brain development and may permanently lower IQ (ref: 2015 National Institute on Drug Abuse); and students who use marijuana before the age of 13 tend to get lower grades and are three times more likely to drop out of high school (ref: CADCA 2010 Drug and Alcohol Use and Academic Performance Report); and,*

WHEREAS, *the average age of first marijuana use in the Rockwood School District is 13 years old, and by 12th grade, 42% of Rockwood youth have used marijuana (ref: 2014 Missouri Student Survey); and*

WHEREAS, *37.9% of youth in St. Louis County say marijuana is easy to get, and 16.3% say that smoking marijuana presents "no risk at all" (ref: June 2015 St. Louis County Behavioral Health Epidemiology Profile from 2014 Missouri Student Survey); and*

WHEREAS, *92% of people using publicly-funded treatment for marijuana report that they wereunder age 18 when they began using marijuana (ref: 2011 Status Report on Missouri's Substance Abuse and Mental Health Problems); and;*

WHEREAS, *current research has demonstrated that the earlier marijuana use begins, the more likely the user will become dependent on it and/or other types of drugs later in life (ref: 2015 National Institute on Drug Abuse).*

NOW, THEREFORE, I, BOB NATION, MAYOR OF THE CITY OF CHESTERFIELD, DO HEREBY PROCLAIM THAT RECREATIONAL USE OF MARIJUANA IS HARMFUL TO YOUTH, AND PROTECTING YOUTH FROM THESE HARMFUL EFFECTS AND CONSEQUENCES SERVES THE WELL-BEING OF OUR COMMUNITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND CAUSED THE OFFICIAL SEAL OF THE CITY OF CHESTERFIELD TO BE AFFIXED THIS 16th DAY OF NOVEMBER, 2015.

Bob Nation

Bob Nation, Mayor

ATTEST:

Vickie J. Hass

Vickie Hass, City Clerk

APPOINTMENT

At the direction of City Council and at the request of Mayor Nation, the Mayor's nomination of Ms. Barbara McGuinness has been placed on Monday's AGENDA, for consideration by City Council. I have enclosed a copy of her resume, for your review.

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

VACANCY ON CITY COUNCIL

Due to the passing of Councilmember Nancy Greenwood, there is currently a vacancy on City Council, from Ward I. According to City Attorney Harry O'Rourke, **State Law provides that any such vacancy could be filled by the Mayor, who has exclusive authority to nominate someone for this position. However, the Mayor's nominee must be approved by a MAJORITY of City Council.**

PLEASE NOTE that a **SPECIAL ELECTION will be scheduled, for April, 2016, to fill the remaining one year of Councilmember Greenwood's term.** As a result, the qualifying period for the next City election is December 15, 2015 – January 19, 2016 will now apply to both City Council seats, from Ward I, in addition to one year, from Wards II, III and IV.

If you have any questions, please let me know.

Barbara McGuinness
95 River Bend Drive
Chesterfield, MO. 63017
314-434-7326-H
314-381-2384-W
velvetfreeze@yahoo.com

A Founder of the City of Chesterfield

Chairman of the campaign to incorporate and board member of Citizens For Chesterfield, the group of citizens who believed that the people of Chesterfield could govern themselves. Personally filed the necessary citizen petitions which forced St. Louis County to put issue on the ballot. Developed and implemented messaging based around local control of planning and zoning, police protection, parks and control of our own tax dollars.

Finance Chair, Chesterfield Transition Committee

Negotiated the 2 million dollar line of credit from Mark Twain Bank which the new City used while waiting for the revenue stream to develop.

Chairman, Chesterfield Inaugural Commission

Developed and led 2 days of festivities culminating in the oath of office to the newly appointed city officials at Chesterfield Mall. Produced the dedication ceremonies for the original City Hall (922 Roosevelt Parkway), the first Police Facility in the Valley, and the first 3 annual swearing-in ceremonies for newly elected officials.

Chairman and member, Chesterfield Planning and Zoning Commission.

Worked with Mayor/City Council, and MGH to stand up the new Planning Department. Developed and implemented processes by which the Commission would conduct its business. Wrote Commission reports to City Council until staff was hired. Organized extensive public input and reseach (with new Planning Director) to produce the City's first Comprehensive Plan and 6 subsequent annual revisions. Presided over numerous lengthy and sometimes raucus Public Hearings. Appointed members to Planning Commission subcommittees and attended all meetings of same. Attended all meetings of Council P and Z Committee and full City Council. Vetted original and subsequent members under consideration by Mayor/Council.

Member, Mayor's Flood Recovery Task Force.

Was actually on the levee when it broke along with MGH and other officials/staff. Initiated efforts to put this unbrella group together which brought all affected stakeholders throughout the City and region to the table to work to stand up Chesterfield Valley. Also organized efforts to feed and water all volunteers, as well as police and fire personnel for free in the 6 month clean-up process.

Chairman, St Louis County Boundary Commission

Chairman, Selective Service System Local Draft Board #20

Chairman, Trustees, River Bend Estates Plats 1-6. Review site development plans for new homes as the R-1, one-acre per lot subdivision transitions from older, smaller stock to much larger houses.

Graduate, Leadership St. Louis (Focus St Louis)

Elector, Electoral College

Who's Who In America

Dwight Davis Planning Award - American Planning Association

Chesterfield Citizen of the Year - Chamber of Commerce

Key to the City - Chesterfield Mayor/Council

Mayor's End Hunger Award - US Conference of Mayors

Distinguished Service Award - Chesterfield Chamber of Commerce

Community Service Award - Service International

Excellence in Community Development Award - Progress 64 West

Leader/team player.

Cancer survivor.

Worked years for St Louis County Prosecuting Attorney Bob McCulloch

Own (with husband)....the Velvet Freeze Ice Cream Company. Manufacture and sell ice cream. Been very busy reinventing the biz having survived 2 riots (our business is on West Florissant)

2 children, 7 grandchildren.

RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Dir. of Public Services, the Planning/Public Works Committee met on Thursday, November 5.

The following items will be discussed at Monday's meeting and are forwarded for your review/consideration:

III-A **Bill No. 3059** - P.Z. 09-2015, Friendship Village of West County (15239, 15249 and 15255 Olive Blvd.) **(FIRST READING)**

III-B Proposal to Fund **Emerald Ash Borer** Strategy **(VOICE VOTE)**

---- **Bill No. 3060** - Boundary Adjustment Plat - Chesterfield Village, Lots A and B **(FIRST AND SECOND READINGS)**

---- **Bill No. 3061** - Lot Split - Long Road Crossing, Lot A **(FIRST AND SECOND READINGS)**

---- **Next meeting** - Thursday, November 19, 2015 (5:30pm)

As always, if you have any questions or would additional information, regarding any of the items listed above, please contact Chairperson Connie Fults, any other member of this Committee, Mr. Geisel or me, PRIOR to Monday's Council meeting.

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Director of Public Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, November 5, 2015

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, November 5, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III). **Councilmember Flachsbart** (Ward I) arrived at 5:35 p.m.

Also in attendance were: Harry O'Rourke, Interim City Attorney; Planning Commission Chair Stanley Proctor; Mike Geisel, Director of Public Services; Jim Eckrich, Public Works Director/City Engineer; Tom McCarthy, Parks, Recreation & Arts Director; Mindy Mohrman, City Arborist/Urban Forester; Purvi Patel, Project Planner; and Kathy Juergens, Recording Secretary.

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

* TO BE DISCUSSED AT THE 11/16 CITY COUNCIL MTG

I. APPROVAL OF MEETING SUMMARY

A. Approval of the October 8, 2015 Committee Meeting Summary

Councilmember Nations made a motion to approve the Meeting Summary of October 8, 2015. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3-0.**

II. OLD BUSINESS

A. Snow Removal Reimbursements for Private Streets

STAFF REPORT

Interim City Attorney Harry O'Rourke stated he was directed to review the City's current policy of reimbursing subdivisions for a portion of their snow removal costs to determine whether that benefit could be extended to include subdivisions that have private, gated access. He noted that the State Constitution prohibits the use of public money for private purposes. However, there is an exception that private benefits can occur, but the benefits that accrue to the private interest need to be *incidental to* the public purpose and not the *main benefit*. Mr. O'Rourke stated that in his opinion it would be questionable whether extending this service to gated subdivisions would withstand a judicial review if challenged.

(Councilmember Flachsbart joined the meeting at this point.)

Discussion

Councilmember Hurt expressed his opinion that expanding the policy would be defensible and recommended expanding the snow removal reimbursement policy to include private, gated subdivisions.

Chair Fults asked for information about the costs involved if the policy were to include private, gated subdivisions and whether it would decrease the amounts reimbursed to non-gated subdivisions.

Mr. Geisel explained that the policy was developed for subdivisions with open access for all and excludes subdivisions with gated streets. The policy also includes language that reimbursement will be provided *to the extent funds are available.* It was pointed out that the City budgets $160,000 annually for snow removal reimbursement. Mr. Geisel stated that the number of streets would increase substantially if gated streets are included in the policy, which in turn could decrease the amount of money reimbursed to subdivisions with non-gated streets unless the total reimbursement is increased.

Chair Fults expressed concern that an expanded policy may be legally challenged by subdivisions with non-gated streets if their reimbursement costs are dramatically affected. Further discussion included the possibility of expanding the allocation in order to include gated streets.

Councilmember Flachsbart suggested changing the policy to define a specific percentage of time a gated street would need to be open to the public in order to qualify for the snow removal reimbursement. Chair Fults felt specifying a particular percentage of time for gated streets to be open could prove contentious. Mr. O'Rourke pointed out that in order to survive a legal challenge, any requirement must not be found to be arbitrary and unreasonable.

If Council elects to expand the Policy to include gated streets, Mr. O'Rourke recommended that the focus be kept on the public purpose that would be served. To that extent, Chair Fults suggested that the policy include language stating that all residential streets are to be uniform, safe, and passable during the winter season.

It was then agreed to have Staff provide more information regarding the total length of private streets – both gated and non-gated – and the potential reimbursement costs at the next Committee meeting.

III. NEW BUSINESS

A. **P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd)**: A request for a zoning map amendment from a "NU" Non-Urban District to a "R-4" Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive (18S640272, 18S640326 & 18S640162).

STAFF REPORT

Purvi Patel, Project Planner, stated that the subject site is comprised of the following three parcels:

- 15239 Olive Blvd (0.83 acres). This parcel was previously occupied by American Family Insurance, but is currently vacant. The applicant plans on demolishing this structure in the near future.
- 15249 Olive Blvd (0.81 acres). The single-family home on this site was demolished in April 2015.

- 15255 Olive Blvd (0.49 acres). The single-family home is vacant with plans for demolition in the near future.

The Petitioner's ultimate goal is to include these three parcels into the existing Friendship Village campus, which would be accomplished through a Conditional Use Permit. The Petitioner intends to submit a Conditional Use Permit Application if the current request is approved.

Staff has reviewed the request for compliance with the Comprehensive Plan and the zoning regulations of the City and it has been found to be in conformance. Since this is a conventional zoning district, there will be no preliminary plan or Attachment A with this legislation. If approved, the parcels will have to adhere to the established regulations of the "R-4" District and all other applicable city code requirements. At the time a Conditional Use Permit Application is submitted, conditions could be listed in the Permit.

The Public Hearing for this petition was held on October 26, 2015 and at that same meeting, the Planning Commission unanimously recommended approval of the zoning change. There was a speaker at the Public Hearing representing other residents, who requested a sidewalk be provided on Olive Boulevard along the frontage of the subject site. The residents were informed that sidewalks would be required and that Staff would review the matter at the time a Site Plan or Conditional Use Permit Application is submitted. The Petitioner has been working with MoDOT with respect to the sidewalk requirement as the right-of-way is maintained by MoDOT.

PLANNING COMMISSION REPORT
Mr. Stanley Proctor, Planning Commission Chair, stated no issues were raised by Planning Commission during the Public Hearing.

Discussion

Utilities
Councilmember Hurt suggested pursuing the possibility of having the utilities located underground in this area as they constitute a visual pollution along Olive. Mr. Geisel stated that everything within the site is below ground, but the distribution feeder lines are above ground.

Sidewalks
Chair Fults asked what recourse the City has to ensure the construction of a sidewalk in the event the Petitioner runs into issues with MoDOT not allowing sidewalks within its right-of-way. Mr. Geisel replied that the City could require sidewalks on the Petitioner's property, outside of the right-of-way, which could be accomplished during the Site Plan stage.

For the record, Chair Fults stated she wants to see sidewalks on the Site Plan as they were specifically requested by the residents and she will vote against approving a site plan if it does not include sidewalks. Mr. Geisel reminded her that the City also has the option of including sidewalk requirements as a condition of the Conditional Use Permit.

Councilmember Flachsbart noted his agreement with requiring sidewalks in this area.

The Petitioner stated that MoDOT has approved the continuation of sidewalks within its right-of-way and Friendship Village has agreed to the installation of sidewalks along Olive Boulevard within, or outside of, the right-of-way.

Councilmember Flachsbart made a motion to forward P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd.) to City Council with a recommendation to

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

Note: One Bill, as recommended by the Planning Commission, will be needed for the November 16, 2015 City Council Meeting.
See Bill # 3059

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd.)]

*** B. Emerald Ash Borer Preparedness Strategy**

STAFF REPORT
Mike Geisel, Director of Public Services, stated the City has been preparing for the inevitable arrival of the Emerald Ash Borer (EAB) infestation for several years. Now that the infestation has been confirmed in West County, the City is faced with accelerating a response to the threat. Staff previously estimated the cost to remove Ash trees from the City's rights-of-way to be in excess of $3.5 million at current contractual price levels. Staff has since developed a more cost-effective preparedness plan to systematically remove Ash trees from the City's rights-of-way. The plan is provided in detail within the memorandum provided to the Committee and summarized below:

Introduction
The Emerald Ash Borer beetle is not the typical pest that attacks diseased/stressed trees. The EAB is not something that can be destroyed by an insecticide. The insect will completely annihilate the Ash species. The beetle only lives three to four weeks but with every lifecycle, the female lays approximately 60 eggs, one at a time, in crevices all over the bark of healthy Ash trees. When the eggs hatch as larvae, they tunnel through the bark and into the tree's cambial tissue and eventually kill the tree. By the time the infestation is visible, it is already five to eight years into the infestation period. After initial infestation, all Ash trees are expected to die within 10 years. When all Ash trees are eliminated, it is expected that the Emerald Ash borers will die off.

Treatment
The most effective treatment option is Emamectin Benzoate injections. The average cost per tree is $200. The chemical is injected directly into the trunk of the tree. The treatment typically provides protection from EAB for up to two years. However, over time, the tree will eventually die from the treatment itself. The EAB infestation will affect public trees as well as private trees. Staff does not recommend treating any public trees as the treatments are not cost effective, must be done for the life of the tree, and have no guarantee of success. For residents that would like to treat their private trees, the City Staff will provide a list of contractors and prices.

Current Inventory
The City's forestry practices were most recently adjusted in response to a regional ice storm that occurred in 2008. City crews worked over 11,000 man-hours clearing fallen trees and debris during that emergency response. As a result, and partially funded by grant funds, the City hired Davey Resource Group to perform a complete tree inventory that is linked to the City's GIS system. Upon completion of this inventory, the number of Ash trees totaled 8,167, or 36% of the total street tree population. Staff has since been able to reduce the Ash population by 1,458 trees. Ash now comprises 28% of our street trees, and no new Ash trees are being planted.

However, 6,709 Ash trees still remain. Some neighborhoods have a very heavy density of Ash trees and removal will greatly affect these neighborhoods aesthetically.

Assessment

The EAB is not selective and there is no realistic expectation of Ash survival. The EAB infestation will affect the entire region. When the disease becomes widespread, the demand will greatly impact the availability of reputable tree contractors. Service, response and quality will be negatively affected as will contractual pricing for tree removals.

Plan

Based on the City's current contractual cost for tree removal, Staff estimates it would cost over $3.5 million to contractually remove the remaining 6,709 Ash trees in the City's rights-of-way. Staff does not recommend contracting out the removal of these trees due to the cost and difficulty in managing this huge undertaking. Accordingly, Staff has developed an alternative plan to minimize costs and maximize efficiency by proposing to utilize existing personnel to perform tree removals. In order to obtain a labor force of this magnitude, Staff recommends temporarily postponing sidewalk work currently being completed in-house. Instead, the City should increase funding for contractual sidewalk replacement.

The City utilizes bucket trucks when removing/trimming trees. Employees are not allowed to climb into trees for safety and insurance reasons. Due to the increased volume of tree removals, the purchase of a second bucket truck and one additional chipper will be needed. Staff was initially concerned that we may have problems disposing of chips due to the magnitude of the tree removals. However, after talking to local resources, it appears there will be sufficient ways to dispose of the chips.

Stump removal is accomplished by a grinding method. Stump grinding is not something that should be done in-house due to the cost of the equipment and risk of injury. The City currently has contractors performing this work and Staff is confident that an exclusive contract can be obtained to continue performing this work for the City.

Strategy

The most efficient way of removing all the Ash trees is to start at one end of the City and work through to the other end. Staff does not recommend this method, however, and has developed a seven year plan. Staff proposes concentrating on trees that are in poor condition first. Subsequent removals will be based on size, concentrating on smaller and larger trees to spread the removals throughout the entire City in order to minimize the impact on any individual neighborhood. To accomplish the seven year plan, four trees per day will have to be removed, in addition to the City's typical daily tree maintenance activities. A separate crew will be dedicated specifically to Ash tree removals.

This is a seven year, $3 million program that Council can elect to fund annually. Funding can be started and stopped in any given year. To implement the program, $640,000 will be needed for the first year to cover the cost of one additional chipper and bucket truck; thereafter, $400,000 will be needed annually for the remaining six years. This $400,000 will primarily fund contractual sidewalk replacement and stump grinding.

Public Information Campaign

This plan will necessitate a very extensive public information campaign. Many residents are not even aware of EAB and will be opposed to tree removals. Staff has already begun preparing the public information materials.

Reforestation Considerations
As detailed in the memorandum, City Council will need to determine whether to fund the replacement of any of these trees. The City has no obligation to fund the replacement of street trees. However, the City's current street tree program allows residents to contribute $100 toward a tree to be planted within the right-of-way. The City funds the additional cost of the tree and contracts out for the purchase and planting of said tree. If Council elects to fund reforestation, it is expected that reforestation of this magnitude could not be effectively managed with existing staffing levels.

Given the significant expense in dealing with the EAB infestation, the growing problem of Horned Oak Gall, and normal annual expenditures associated with maintenance of public trees, if reforestation is desired, Staff recommends that City Council consider that future street trees not be placed within the public right-of-way. It would be preferable to place the trees behind the sidewalk on private property but within 8 feet of the sidewalk so they still function as a street tree. Additionally, Staff suggests a $200 stipend per tree and all provisions of the street tree species and other criteria will still apply. The estimated cost of reforestation at that level will be one million dollars.

Summary
To implement this program, three independent decisions need to be made:

1. Should Council fund the Ash tree removal program as recommended in the memorandum by Mr. Geisel? This involves the re-allocation of street maintenance personnel and additional funding through General Fund – Fund Reserves to supplement contractual sidewalk replacement and other costs detailed in the memorandum.
2. Does Council desire to fund reforestation? If the Council desires reforestation, regardless of where the trees are placed, there will be an additional $1 million over the course of the program or another $140,000 annually.
3. If Council desires reforestation, where should the trees be placed? If within the right of way, no additional changes are needed. If, as Staff recommends, these trees are moved to private property, as opposed to between the sidewalk and curb, it is also recommended that the Unified Development Code be revised to relocate trees in any new developments to behind the sidewalk as well.

Discussion

Preparedness Plan
Chair Fults and Councilmember Hurt both complimented Staff on the creation of the Plan, as detailed in the memorandum by Mr. Geisel. Ms. Fults stated that she appreciated the duration of the plan and using in-house labor for tree removal while contracting out additional sidewalk work.

Councilmember Flachsbart made a motion to approve the in-house removal of Ash trees, contracting out for additional sidewalk work, and additional expenses as detailed in the Plan presented by Mr. Geisel. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

Councilmember Hurt stated that in 2019, the City financially will be in a better cash flow position because of some debt reduction. He agrees with the seven year approach but noted that the funding schedule may have to be adjusted if necessary. Mr. Geisel stated that no additional permanent staff will be hired during the seven year period and it is not realistic to accelerate the program without additional staff. The program will be implemented in Year One, as soon as approval occurs and implementation can begin. Each successive year of funding is independent. Funding can be stopped, supplemented or reduced each year.

Councilmember Hurt suggested that the seven year plan be accepted as a basic plan subject to funding adjustments. Councilmember Flachsbart suggested implementing Year One immediately and then re-evaluating the program throughout its duration. Mr. Geisel pointed out the budgeted money is not funding tree removal as Staff will be doing this work. The money is funding contracting out sidewalk activities. Mr. Jim Eckrich, Public Works Director/City Engineer, stated EAB is imminent and we need to address it now. If funding becomes a problem, the magnitude of sidewalk replacement can always be adjusted later. That is one of the many benefits of this plan.

Councilmember Flachsbart recommended approving the preparedness plan (as detailed in the memorandum from Mr. Geisel) as a base plan with yearly reviews and possible adjustments. Mr. Geisel noted that the projected costs are target numbers only.

Reforestation
Councilmember Flachsbart agreed with the basic concept of reforestation regardless of where the trees are placed. Councilmember Hurt also noted his agreement with reforestation.

Councilmember Flachsbart made a motion recommending approval of the basic concept of reforestation at an additional estimated $1 million over the course of the program, including a $200 stipend to homeowners desiring to replace an Ash tree. The motion was seconded by Chair Fults and **passed by a voice vote of 4-0.**

Councilmember Flachsbart made a motion to forward to City Council, with a recommendation to approve, the Emerald Ash Borer Preparedness Plan, as detailed in the memorandum from Mr. Geisel, including funding for Year One, successive annual reviews, and that the program begin as soon as possible. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

Location of Trees
Councilmember Hurt questioned why Staff is recommending that any replacement trees be placed in the property owner's yard and not in the right-of-way. Mr. Geisel stated there are several reasons for this recommendation. He pointed out that the City is currently dealing with the EAB infestation, as well as Horned Oak Gall, and feels that the City has a responsibility to mitigate all known liabilities. Once trees are placed in a homeowner's yard, the City is no longer responsible for those trees.

For clarification purposes, it was noted that installation of street trees on private property would be a requirement for any new subdivisions and would be subject to all the same requirements of the Street Tree Program with the exception of where they are planted. With respect to reforestation, the City would provide a stipend to residents for tree replacements on their property with the distinct understanding that residents would be responsible for the maintenance of those trees. We would have to make it clear to the residents that the trees are now their property.

Councilmember Hurt noted his appreciation of Staff's effort to save the City money; however, he pointed out that this aesthetic is one of the reasons a tree is incorporated into the City's logo. He added that several citizens are aware of this recommendation and are opposed to it. He would be agreeable to allowing the residents to choose where to place the trees, but believes the majority will want them along the street. Consequently, Councilmember Hurt noted his opposition to changing the location of street trees.

Councilmember Flachsbart made a motion recommending that street trees for new subdivisions be placed on the property itself, within 8 feet of the right-of-way, but for replacement of existing trees in the right-of-way, residents be allowed to choose whether to keep the trees in the right-of-way or placed on their property. The motion was seconded by Chair Fults.

Discussion on the Motion
Mr. Geisel clarified that under this program, the City will not have the ability to implement the Street Tree Replacement program as it is currently run, i.e., issuing the contracts and managing the installation. For this reforestation, the City will fund the tree purchase, but the residents will have to contract for the trees in accordance with the City's specifications.

Councilmember Hurt stated that the above motion basically eliminates the City's responsibility of taking care of the trees in future developments and he is concerned that there is no incentive for the residents to replace the trees, which he feels will negatively affect the look of the City. Councilmember Hurt recommended that street trees continue to be maintained by the City.

Mr. Geisel stated that St. Louis County and some other municipalities do not allow trees within the right-of-way. This was a conscious decision by the City to allow street trees within the right-of-way. After further discussion of the pros and cons of placing street trees on private property, a **vote was taken on the above motion which passed by a vote of 3-1 with Councilmember Hurt voting "no."**

[Please see the attached report prepared by Mike Geisel, Director of Public Services, for additional information on the Emerald Ash Borer Preparedness Plan.]

C. Volunteer Assistants

Councilmember Flachsbart stated that the Parks and Recreation Citizens Advisory Committee (PRCAC) is a very active committee but there are not enough committee members to handle all the activities in which they are involved. To address this need, PRCAC has recommended using people identified by the PRCAC members to serve as Volunteer Assistants at various functions. PRCAC also agreed that this possibility should be further discussed and explored by the Planning & Public Works Committee and specifically whether background checks should be required.

Mr. Tom McCarthy, Director of Parks, Recreation & Arts, provided information on the types of background checks available:

- A $12.00 background check through the Missouri Highway Patrol provides information about DUI traffic tickets, marijuana possession, and registered sex offenders.
- A $20.00 background check provides more in-depth information from both the State and FBI. The potential volunteer would have to request this type of background check.
- A larger FBI nationwide check is also available.

Mr. McCarthy felt that the type of background check required should be dependent upon the work the volunteer would be doing, along with the amount of volunteer time. In researching other organizations, Mr. McCarthy has learned that background checks are generally not required for volunteers for one-day events as long as they are not involved with children or seniors.

Mr. Geisel stated that Staff would like to prepare a policy for the Committee's review that would define what kinds of background checks would be needed for persons volunteering for various events. **The Committee then directed Staff to prepare a policy relating to Volunteer Assistants and background check requirements.**

Councilmember Flachsbart requested that this Committee authorize, on a temporary basis, permission for PRCAC members to bring their friends/family members in as Volunteer Assistants for any events in which they are involved. **The Committee members indicated their consensus of this request.**

IV. **OTHER** - None

V. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

City Council Memorandum
Department of Public Services

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: November 6, 2015

CC Date: November 16, 2015

RE: **P.Z. 09-2015 Friendship Village of West County (15239, 15249 & 15255 Olive Blvd)**: A request for a zoning map amendment from an "NU" Non-Urban District to an "R-4" Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive (18S640272, 18S640326 & 18S640162).

Friendship Village of West County has submitted a request for a zoning map amendment from an "NU" Non-Urban District to an "R-4" Residential District. Their ultimate plan is to incorporate the subject site into the existing Friendship Village campus. Nursing homes or group residential facilities are not permitted uses under the "NU" Non-Urban District zoning designation. Therefore, in order to amend the existing Conditional Use Permit (CUP) for Friendship Village, it is first necessary to apply for a zoning map amendment to an active zoning district. Per the City Code, nursing homes and group residential facilities are conditional uses under the "R-4" Residential District. This is also the zoning designation for the current Friendship Village campus.

A Public Hearing was held on October 26, 2015. At the same meeting of the Planning Commission, a recommendation for approval of the above referenced matter was approved by a vote of 9-0.

This petition was reviewed by the Planning and Public Works Committee on November 5, 2015. The Committee discussed the installation of a sidewalk along the Olive Boulevard frontage of the subject site. It was noted that a sidewalk will be required during Site Plan review and that the requirement will be included in the development criteria of the Conditional Use Permit, if approved. The Committee approved a motion to forward this item to City Council with a recommendation to approve as presented by a vote of 4-0.

Attached is the Legislation for the request. As this is a conventional (non-planned) zoning district, there is no Attachment A or Preliminary Plan for this item. If the request is approved, these parcels will have to adhere to the permitted uses and district regulations of the "R-4" Residential District as well as all other applicable code requirements.


Friendship Village
of West County
R-4 with CUP
Subject
Site
Braefield
R-4 with PEU
Shenandoah
R-3 with PEU
Olive Blvd
Villas at Chesterfield
Pointe
R-4 with PEU

III.B

Memorandum
Department of Public Services

TO: **Michael Herring, City Administrator**

MG

FROM: **Michael Geisel, Director of Public Services**

DATE: **October 22, 2015**

RE: **Emerald Ash Borer**
Preparedness Plan and Action Strategy

As you are aware, the Emerald Ash Borer's arrival has been confirmed in West County. As has been long anticipated, this devastating green jewel beetle is predicted to fully extirpate the Ash species. This is not your typical parasitic infestation that preys on sick, diseased, or stressed trees, but will destroy the entire Ash population within a relatively short time period. We have previously discussed this inevitable occurrence, the level of destruction as well as the financial impacts. Unfortunately, we are now faced with developing a response to the threat.

Accordingly, upon receipt of confirmation of local infestation, the Department of Public Services initiated development of an action plan for City Council to consider. As you also know, we've previously estimated the cost to remove the Ash trees from our rights-of-way to be in excess of $3.5 million. However, in recognition of this being a regional problem that will clearly stress the availability capacity of competent tree services, which will also likely increase costs significantly, the Department of Public Services has sought to mitigate this risk by addressing the threat in a creative and more cost effective manner.

Attached is a thorough and detailed preparedness plan that describes a seven year plan to systematically remove Ash trees from the City's rights-of-way. Rather than contract for the tree removal directly, we propose to shift our internal resources to create a dedicated full time crew for this program while concurrently supplementing our contractual sidewalk maintenance with an annual appropriation from the General Fund – Fund Reserve amounts in excess of the 40% policy requirement. This is, in fact, a natural disaster for which our fund reserve policy was established.

I will refrain from restating the content of the detailed strategy provided in the attachment, but am pleased to report that **this strategy saves the City more than half of a million dollars and precludes exposure to carpetbaggers attempting to profit from communities lack of preparedness and over reliance on unscrupulous contractors.**

It should be evident that removal of the City's Ash trees will dramatically impact the aesthetics of our community. Accordingly, we have also provided a strategy for City Council to consider if they desire to develop or fund a reforestation program along with the Emerald Ash response. However, to be absolutely clear, the reforestation component of this strategy is an independent decision and if Council is so inclined, the Ash removals can proceed effectively with or without adoption of the reforestation recommendations.

Finally, these are substantive economic and community decisions. While the proposed strategy involves a seven (7) year time frame, funding decisions are required on an annual basis. Even if City Council fully implements the program strategy as proposed, City Council retains the ability to fund or discontinue the program each successive fiscal year.

For quick reference purposes, I've summarized the costs described within the report, for both the removal only, and with reforestation below.

	Ash Removals only		**Ash Removals with Reforestation**
Year one	$640,000		$780,000
Year two	$400,000		$540,000
Year three	$400,000		$540,000
Year four	$400,000		$540,000
Year five	$400,000		$540,000
Year six	$400,000		$540,000
Year seven	$400,000		$540,000
Program Totals	$3,040,00		$4,020,000
Avg. Cost per Tree	$453		$599

I request that this information be forwarded to the Planning and Public Works Committee of Council for information and direction.

If you have any questions or require additional information, please advise.

MGH
10/22/15
→ MAYOR/COUNCIL
GEISEL
WHITE

City of Chesterfield, Missouri

Emerald Ash Borer Preparedness Plan

Department of Public Services

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Introduction

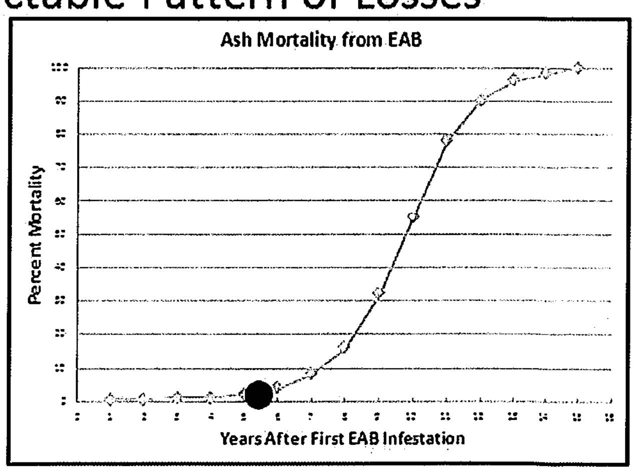
Emerald Ash borer (Agrilus planipennis), is an insect native to Asia. It was first discovered in North America in 2002 in the Detroit, Michigan greater metropolitan area. It is believed to have been accidentally introduced here in wooden shipping materials. Since its introduction the Emerald Ash Borer (EAB) has killed millions of Ash trees in North America. Areas near the epicenter have seen mortality up to 99% in Ash trees larger than 2.5 inches in diameter. All North American Ash species are susceptible without reservation, whether perfectly healthy, stressed or declining. This pest has the potential to functionally extirpate Ash (Fraxinus spp.) from North America. (See appendix A for a map of current infestations). **After initial infestation, all Ash trees are expected to die within 10 years without control measures.** Every North American Ash species shows susceptibility to EAB as North American species planted in China also show high mortality due to EAB infestation, but some Chinese ash species show resistance.

The purpose of this document is to outline how the Chesterfield Department of Public Services proposes to address this epidemic.

Fortunately for the St. Louis region extensive scientific studies have been, and still are being performed. So we are equipped with substantially more knowledge than communities who began dealing with EAB just a few years ago. The manner in which EAB moves through an area once it is established has been found to be extremely predictable. Typically, EAB is not detected until infestations have been present for 5-8 years, sometimes with symptoms not becoming evident until there is a high EAB population present and/or sometimes an entire-tree infestation.

The red dot on the graph below (courtesy of Davey Resource Group) is where most experts agree the St. Louis region is currently. As this graph demonstrates, the St. Louis area could potentially be within a few years of a rapid increase in ash mortality rates, which, again, is why it is so important to prepare now to avoid the possibility of being overwhelmed with large numbers of affected Ash trees.

A Predictable Pattern of Losses



Based on data from Dr. Dan Herms, The Ohio State University

Current Inventory

The City of Chesterfield values its urban forest and is a recognized Tree City USA due to its public tree management practices. The Department of Public Services maintains a complete inventory of the urban forest, including information related to species, location, size and condition. This inventory is linked with our Geographic Informational Database and information can be queried and presented graphically or in report form. This information is available on the public website.

The City's current forestry practices were developed in response to a regional ice storm event that resulted in a disaster declaration. City maintenance crews worked 11,370 man-hours clearing fallen trees and debris during that emergency response. Even after the City's disaster response terminated, there was clearly an unknown level of damage remaining on an unknown number of trees. In the ensuing months, trees continued to die and limbs continued to fall as a direct result of the damage sustained during the original storm. It was impossible to account for the amount of loss and how these losses affected the street tree population City wide. At the time, the City lacked accurate estimates regarding the total number of public street trees, their species, their size, or condition. Similarly, the City had no ability to gauge the magnitude of the City's liability and certainly no way to develop an effective forestry management program. It was obvious that the City needed to develop an accurate inventory and condition assessment in order to effectively manage the risk, liabilities, and health of the City's street trees. As a result, and partially funded by grant funds, the City hired Davey Resource Group in 2009 – 2010 to perform a complete tree inventory which would be linked with the City's Geographic Information System to provide an accurate account of the street tree population and to provide information about each tree including species, size, and condition. The City received two T.R.I.M Grants from the Missouri Department of Conservation in the amount of $10,000.00 each to help fund this effort. The information obtained from the inventory enabled us to make accurate budgeting decisions and schedule pro-active maintenance actions, such as addressing the disproportionately large (36%) population of Ash trees that require removal now that Emerald Ash Borer is in the area. Since the original development of the City's tree inventory, it has been continuously maintained and updated in conjunction with the City's actual forestry management activities. Subsequently, City Council approved a forestry management strategy as proposed by the Department of Public Services, for systematic care, maintenance, removals, and species diversification of the City's tree assets.

The City's inventory has been critical in our efforts to effectively manage street trees. As was directed by City Council, concentrated efforts were directed to initially remove all dead, dying, and\or hazardous trees. Secondarily, in anticipation of the EAB infestation and to enhance the diversity of our urban forest, a conscious and directed effort was made to reduce the disproportionate population of Ash trees within our rights-of-way. Upon the initial completion of the inventory in 2010, Ash species totaled 8,167 trees or 36% of the total 22,523 total street tree population. The Department of Public Services has reduced the Ash population by 1,458 trees, bringing the proportion of Ash trees from 36% to 28% to date. Yet there remains 6,709 Ash trees within the City's rights-of-way. While clearly this has been an effective program, the numbers are dwarfed by the magnitude of the needs resulting from the EAB presence.

As has been previously reported, the estimated cost to remove the City's Ash trees is in excess of $3.5 million, at current contractual price levels. This amount does not include any tree replacements.

Assessment / Short & Long Term Plan

The Emerald Ash Borer is present in West County. The Emerald Ash Borer's impact is devastating to the Ash population. Experts agree, that the Ash population will be effectively eliminated due to the infestation. The EAB is not selective and there is no realistic expectation of Ash survival.

It should be readily evident that the EAB infestation will affect the entire region. The available capacity of the competent contractual tree services will be exceeded. I anticipate that service, response, and quality will be negatively affected. Equally as important, contractual pricing for tree removals will likely begin to accelerate due to the regional demand. Accordingly, we believe it will be undesirable to attempt to address the City of Chesterfield's EAB impacts with contractual tree services over and above the regular annual contractual tree services. We should not be forced into undesirable contracts due to an emergent crisis.

Although Department staff has previously estimated and advised City Council that the costs associated with removal of the 6,709 City maintained Ash trees in the right-of-way to be in excess of $3.5 million based upon current contractual pricing; it is simply not viable to initiate a contract to remove more than 6,700 Ash trees. There is simply insufficient contractual capacity and such an effort would be impossible to effectively manage. Accordingly, Department of Public Services staff has developed an alternative strategy to minimize costs and maximize efficiency by re-allocating existing staff and contractual services during this seven (7) year planned schedule.

Phase 1:

Phase 1 of the plan consists of information and assistance to residents and businesses.

Private Property Consultation

Unfortunately the Emerald Ash Borer does not limit its activities to public rights-of-way. Ash trees will be impacted, without regard to who owns them. Not only will the Ash trees along public rights-of-way be infested, but so will those Ash trees which are within private property. The Department of Public Services anticipates a substantial number of inquiries from the residential population ranging from: Do I have ash trees on my property? Have my trees been infested and what should I do? City staff will be prepared to inform and assist with private concerns. Department staff will create and share existing information relative to the EAB infestation through various newsletters and available social media outlets.

Ash Tree Treatment - (Emamectin Benzoate injections)
Current research suggests that the most effective treatment option is *emamectin benzoate* (brand name TREE-AGË). This is a comparatively safe chemical to use in an urban environment because it is a direct trunk injection, rather than a foliar spray. *Emamectin benzoate* treatments have been proven to be not only effective at staging trees for removal, but also as a long term protective solution for high value trees. This work should be performed by a private and licensed contractor. Estimated cost averages $15 per diameter inch. This treatment typically provides protection from EAB for up to two (2) years, and of course the treatment application cost will most surely increase as a result of the infestation.

While there are chemical treatments available to temporarily fend off EAB damage to trees, such treatments can only be applied to a select subset of Ash trees and must be re-applied biennially. While such treatments may be desirable for private owners of Ash trees, it is not a realistic option for City maintained street trees. Assuming an application cost of $200 per City maintained tree, it would require an expenditure of $650,000 per year in perpetuity, and of course it is not fully effective. Experts agree, while chemical treatments can be temporarily effective, the treatment process itself will ultimately mortally damage the tree itself.

In an effort to assist and support Chesterfield residents, the Department of Public Services has prepared bid documents for preventive chemical treatment of Ash trees, for the convenience and benefit of Chesterfield residents and\or businesses. The Department will receive, tabulate, and create a list of available vendors that owners of private Ash trees can use if they desire to treat their trees. Clearly the Department of Public Services has knowledge and expertise in this area that will benefit residents. While the City does not intend to apply preventive chemical treatments for street trees, having a list of approved vendors and clearly identifying effective treatments will serve to reduce opportunistic contractors from taking advantage of Chesterfield residents, trustees and\or businesses.

Costs to the City for this phase are nominal and be managed by existing staff. There is no additional funding or staffing associated with this phase of work.

Phase 2:

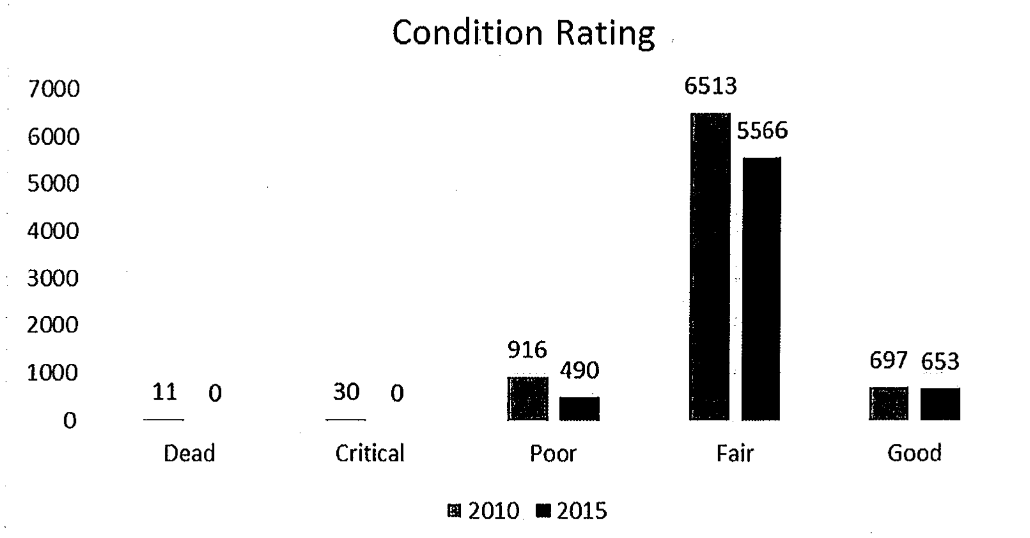
Phase 2 of the plan consists of inspections and preventive removal.
Strategy for Public Trees within the right-of-way

Ash trees killed by the Emerald Ash Borer (EAB) quickly become brittle and fall apart, creating potential hazards to public safety. Therefore, the Department of Public Services has developed a strategy to prioritize and remove City maintained Ash trees throughout the City. Ash Tree removals will be prioritized and scheduled based upon condition, size, and threat. While the ultimate result is complete removal of the City owned Ash trees, it is undesirable and ineffective to simply start at one end of the City and globally remove Ash trees in each neighborhood. Accordingly, we propose to accomplish the Ash tree removals through a strategic scheduling in order to lessen the immediate impacts in individual neighborhoods. Sequencing the removals as we have proposed will spread out the drastic impact of removing 6,709 trees at the same time as we effectively distribute the work effort during the planned seven year schedule by ensuring that a diverse group of tree sizes are removed each year. Please refer to Appendix C – Schedule of Removals, attached hereto. Finally, the proposed schedule provides for a reasonable expectation of productivity acceleration over the program's life. It should be clearly stated, that the seven year program is aggressive and daunting. To successfully complete the program within the prescribed schedule, the Department of Public Services will be required to remove an average of four trees per day, each work day regardless of weather and other duties during the next seven years.

It is important to describe the tree removal process utilizing in-house staff. The City does not, for a multitude of reasons, employ "tree climbers". Rarely, if ever, do City maintenance crews fell a full tree. Typically, in order to protect surrounding structures, maintain traffic ways, and to maximize worker safety, trees are sectioned out from the top down using a bucket truck and the cut sections are lowered in a controlled fashion rather than letting them fall. You will not see a City maintenance worker free climbing a tree for pruning or removals. High work is done from the confines of a bucket truck, and as the work progresses downward, it can be completed with pole pruners and saws. Once a tree is removed, the City typically contracts with an independent contractor for grinding of the stump a few inches below surface grade.

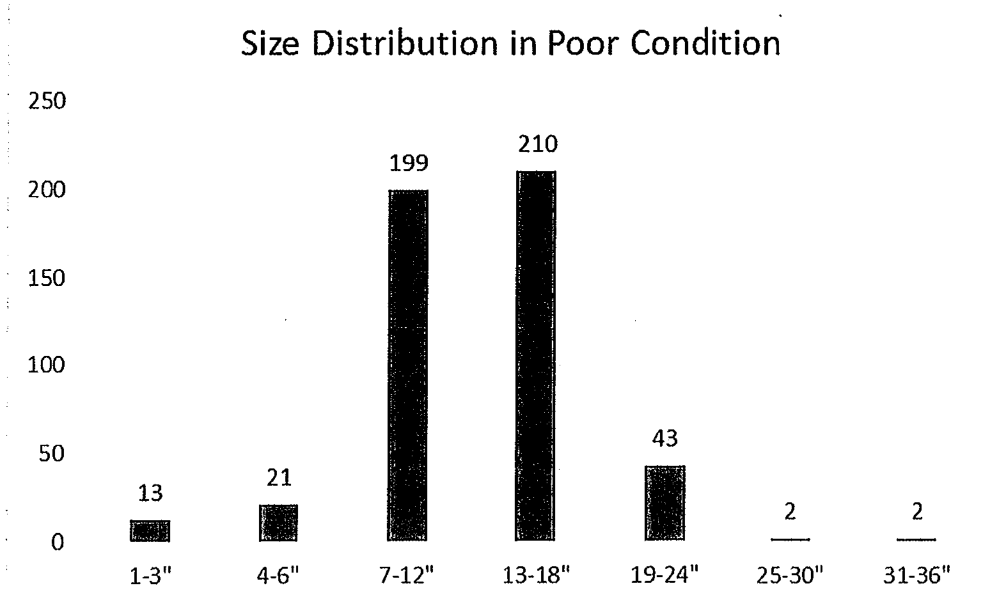
We have reviewed our entire work program and determined that we would have the ability to initiate the Ash tree removals in-house if we can concurrently suspend our in-house sidewalk operations and initiate a contractual sidewalk maintenance\repair program funded by an annual $300,000 supplemental appropriation from the General Fund – Fund Reserves in excess of the 40% reserve policy, temporarily for the duration of the Ash tree removal program. In this way, the City can address the Emerald Ash Borer at a cost substantially less than we could by contracting for tree removals directly. Accordingly, **I recommend that we suspend our in-house sidewalk repair and reconstruction efforts, and re-direct those assets to solely address the removal of Ash trees.** This will, of course, create a significant void and need to supplement our sidewalk repair\reconstruction budgets by annual transfers from the General Fund – Fund Reserve in excess of the 40% reserve requirement. The Department of Public Services has separately analyzed the City's sidewalk needs and developed the estimated contractual values required to keep up while the maintenance staff is otherwise occupied with tree removals (APPENDIX A- Staff Memoranda). While re-orienting the resources for tree removal, we will be faced with the additional annual contract cost of stump grinding 960 trees. This cost is expected to be approximately $75,000 annually and would necessarily have to be funded in conjunction with the transfer from General Fund – Fund Reserves. Finally, the administrative burden of resident contacts, assessments, work order generation, work tracking, contract management, and updates necessary to maintain our tree inventory will fall on the City Arborist. Understanding that this program is wholly in addition to the current and ongoing urban forestry functions, we will need to temporarily provide some basic support and assistance in the form of temporary arboricultural labor, interns, or seasonal employees. The annual cost of this effort for the duration of this program, would be $25,000. Accordingly, **I further recommend that Council approve an annual transfer of $400,000 from the General Fund – Fund Reserves. This fund transfer is required for the funding of the supplemental sidewalk contracts, increased stump removal costs, and temporary arboricultural assistance during the EAB response program.** No full time or permanent employees are proposed for this program. As reported by Finance Director Craig White, the end of year General Fund – Fund Balance is projected to be $12,359,054, which represents reserves of $3,521,576 in excess of the 40% fund reserve policy.

For the most part, the existing Public Works crews are skilled and equipped to perform this work. We believe that we have sufficient vehicles and small tools to effect this program. However, in order to manage the volume of tree removals, we would need to fund the one-time purchase of a second bucket truck, and one additional chipper. Inasmuch as the program is scheduled to last seven years, the equipment is expected to roughly coincide with program duration. After cessation of the program, the equipment will be sold or salvaged. The cost for a bucket truck is $180,000 and the cost of an additional chipper is $60,000, for a total cumulative one time cost of $240,000. **Accordingly, if City Council approves and implements this EAB Strategy, it must be accompanied in year one, by a transfer of $640,000 from the General Fund -Fund Reserves in excess of the 40% reserve policy. In each of the subsequent years, years two through seven, City Council will be asked to transfer $400,000 annually for continuance of the program.** While this is clearly a large sum of money, it should be stated that proceeding in this fashion results in a clear and direct savings to the City of almost $1 million as compared to contracting directly for the tree removals, at current pricing. In fact, it is clear that pricing would increase due to regional demand and limited capacity, but the City would be recognizing a savings of at least $1 million based upon current tree removal pricing as reported several times previously.

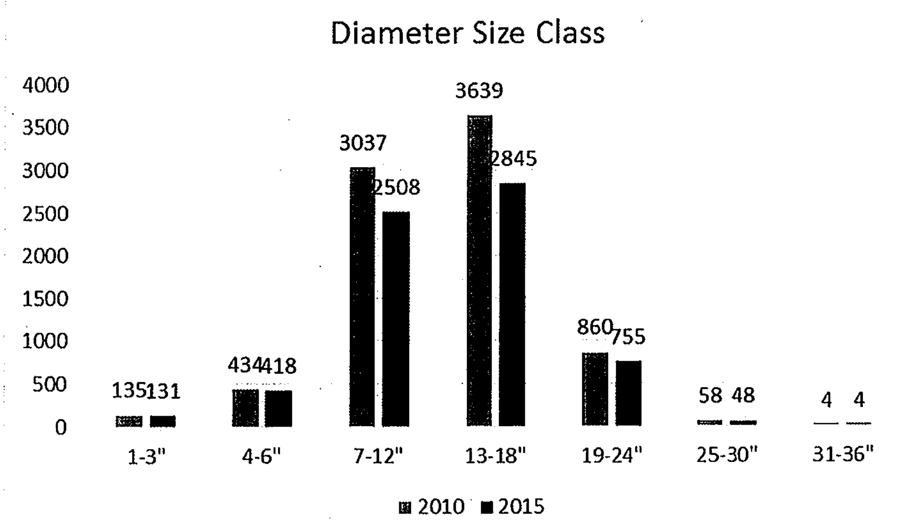


Projected phasing schedule

Removal efforts will begin in **year one** by removing all 490 of the Ash trees with a condition rating of poor as these trees currently represent the greatest risk to public safety.



After the trees with a poor condition rating have been removed, we will begin to remove the largest trees, regardless of condition, as these trees pose the next greatest risk to public safety.



Removal of the larger trees greater than 13" in diameter will continue into **year two**. As these largest trees are being removed, crews will also begin removal of the 1"-3" diameter Ash trees. Removal of the largest trees which create the highest risk for the City along with removal of the smallest trees which have limited visual impact is clearly the early priority. However, after this phase, it is necessary to incrementally remove Ash trees from neighborhoods in a controlled and measured practice. Accordingly, we propose to initiate removal of the remaining Ash trees by a proportional size based schedule over the duration of the remaining program. The detailed tree removal schedule is attached hereto and labeled as APPENDIX C – SCHEDULE OF REMOVALS. It should be noted that the schedule represents a planned strategy for the purpose of describing the overall intent and impact. Clearly, as time passes and the effects of the EAB become evident, the physical condition of specific trees will change and require modification of our priorities.

Ash Tree Removal

The Department of Public Services recognizes and acknowledges that this program creates multiple difficulties and concerns:

> First and foremost, it should be clear that removal of 6,709 Ash trees represents approximately 30% of the total number of street trees and it will have a dramatic visual impact within all neighborhoods. Some neighborhoods will be severely, but unavoidably impacted due to the preponderance of Ash trees in specific neighborhoods.

Second, unlike our prior practices, we will be removing trees, without regard for their current condition.

Third, and perhaps the single largest concern is the reality that the vast majority of residents who live along these streets, may know nothing of the Emerald Ash Borer and very likely will not desire, consent, or otherwise support removal of what they consider "their" Ash trees. While these Ash trees are within public right-of-way and a potential liability to the City, I have every expectation that we will encounter passionate and aggressive resistance in some instances.

Reforestation Considerations

As described, the scope and impacts of this project will be immense. Up to this point, this strategy has discussed the logistics and process of removing the Ash trees within the right of way. We have not discussed or proposed any reforestation program. Given the significant expense in dealing with the EAB infestation, as well as a burgeoning problem with Horned Oak Gall, and the regular normal annual expenditures associated with maintenance of public trees, we suggest that City Council consider alternative locations for reforestation, if any.

Without discussing the policy consideration, if the City were to consider funding tree replacements at the current contractual unit cost of $300 per tree, the estimated cost would exceed $2 million. While doing so would certainly maintain the desirable tree lined streetscapes, it also creates the potential for the next future infestation or disease. Replacing City maintained trees within the right-of-way also perpetuates a significant and growing maintenance obligation.

The City has no obligation to fund replacements of street trees removed. The City has, in recent history, established a successful street tree replacement program which requires $100 participation by the property owner. **IF THE CITY ELECTS TO FUND ANY STREET TREE REPLACEMENT PROGRAM, THE DEPARTMENT OF PUBLIC SERVICES SUGGESTS AND RECOMMENDS THAT SAID REPLACEMENT TREES NOT BE PLACED WITHIN THE PUBLIC RIGHTS-OF-WAY. It would be preferable to require that no trees be planted within the right-of-way, but instead be located along the street frontage, located within the adjacent property, visible from the street and placed within 20 feet of the back of curb.** Under normal circumstances, this would result in tree placement being within the front eight (8) feet of a private property, within nine (9) feet of the sidewalk. All provisions of the street tree species, placement, sight distance, and other criteria should still apply. Further, rather than attempting to manage a City contract for planting of such trees, we recommend that the City designate a specific stipend value, perhaps 50% of the value to procure and contractually install a tree acceptable to the City, but not to exceed $200 per tree, to partially reimburse a property owner who elects to replace a street tree removed by the City. Of course, Department of Public Services staff would have to verify tree installation prior to authorizing any payments. **If City Council elects to initiate a reforestation program in association with the Emerald Ash Borer strategy as provided in this paragraph, the cumulative cost (at $200 per tree),**

assuming 700 trees annually (roughly 70% participation), would be an additional $140,000 annually, or cumulatively $1 million throughout the seven year program.

Finally, after experiencing the EAB infestation, potential Horned Oak Gall concerns, the magnitude of maintenance expenses resulting from trees within the public parkway, including sidewalk heaving and the associated liabilities, and finally the recognition of lost opportunities for street repairs; **City Council could consider modifying the City Code to require tree replacements in developments to be placed within the front yard as described in the preceding paragraph, in lieu of planting new trees within the rights-of-way.**

Summary

The total monetary cost to the City for the above outlined seven (7) year plan is $3,040,000, representing a SAVINGS of more than half a million dollars from the alternative strategy. If, City Council elects to proceed, and elects to include the reforestation program with the program modifications as described herein, it increases the costs by $1 million or $4,020,000 cumulatively. It should also be clear that this program is based upon an aggressive schedule. While we are comfortable that we can achieve the schedule milestones, it should be equally clear that the program requires annual budgetary transfers and annual funding. City Council would be able to authorize or discontinue funding of the program in any given year.

The Department of Public Services is well aware of the unfavorable and substantial aesthetic impact and financial cost resulting from the Emerald Ash Borer infestation. It has not come without substantial forewarning. The reality is, however, that the City and every other community will face this severe problem with or without a plan. The Department of Public Services has been proactive in early mitigation and staying abreast of current State and Federal EAB research. We remain active in professional trade organizations to ensure we are developing sound recommendations and acting responsibly. The risk of doing nothing, equates to the risk of the EAB infestation devastating the City's Ash trees ahead of our removals, leaving dead, dying, and hazardous street trees within our rights-of-way and an inability for the City to respond in a timely and cost effective way.

There remains one unknown for which we continue to further develop our plans. The unknown variable deals with disposal of the chipped up trees. At present, we are able to dispose of our "chips" through local landscape companies that process this material further into consumer mulch and\or topsoil. We expect to be able to continue that process in the near future, but we also expect as the region addresses the EAB infestation, the demand for our "chips" would be reduced and we would seek alternative disposal options. We are actively seeking solutions in anticipation of this occurrence. Clearly, this is yet another motivation to address the EAB infestation and Ash tree removals on a pro-active, as opposed to reactionary basis.

Finally, if the City Council desires to pursue reforestation as described herein, as well as the recommendations for relocation of any new trees and as required by our City's Unified Development Code, Public Services staff will immediately begin development of a program and action strategy to accomplish same, which would necessarily include code modifications for tree placement.

Further questions, comments or concerns involving this plan may be directed to:

Mike Geisel, P.E. Director of Public Services mgeisel@chesterfield.mo.us

Jim Eckrich, P.E. Public Works Director\City Engineer jeckrich@chesterfield.mo.us

Melinda Mohrman, Urban Forestor\City Arborist mmorhman@chesterfield.mo.us

APPENDIX A

MEMORANDUM

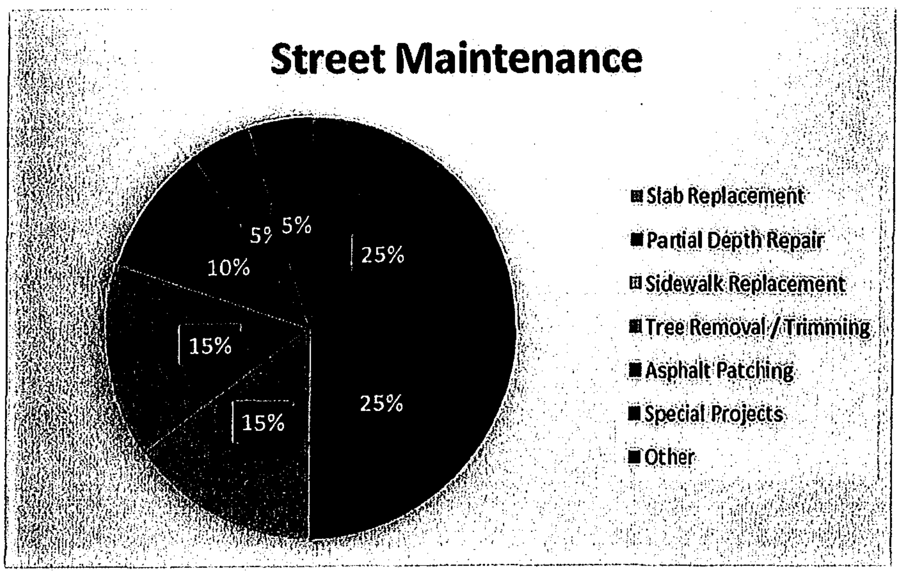
DATE: October 7, 2015

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Allocation of Resources – Street Trees and Sidewalks

As you know, the Street Maintenance Division of the Department of Public Services contains 24 Maintenance Workers. These employees comprise three crews of eight, each under one of three Street Maintenance Supervisors. The Street Maintenance Division performs a variety of functions in order to maintain the City's 175 miles of public streets and 300 miles of public sidewalk. Not including snow removal and preparation, which accounts for 100% of our workforce during mobilization of that operation, the breakdown of our street maintenance activities are essentially as follows:



The function of each crew varies throughout the year, but during the main work season (non-snow events) it is typical that one crew is designated for slab replacement, one crew for partial depth repair and asphalt patching, and the other crew for sidewalk repair and tree trimming / removal. Recently we have begun to struggle with this third crew, as we are experiencing increased needs for both sidewalk repair and tree removal. This problem will be exacerbated now that Emerald Ash Borer (EAB) has reached the City of Chesterfield.

I will not repeat all of the details contained within City Arborist Mindy Mohrman's memorandum regarding EAB dated September 22, 2015. The important thing to note is that we can expect all

6,500 of the Ash Trees within City rights-of-way to die within five to seven years. As previously predicted, and conservatively assuming a seven year period, that is a financial exposure of $3.5 million dollars or $500,000 per year, only for Ash Trees. This does not include other dead / dying / hazardous tree removals or the removals of Sweet Gum Trees and trees infested with Horned Oak Gall, currently being accomplished with an annual allocation of approximately $150,000.

Accordingly, we have developed a strategy to address the Emerald Ash Borer in the most effective and financially viable way. In essence, rather than attempt to rely on additional outside contractual support to remove the Ash trees, we propose to temporarily (estimated 7 years) reallocate our current street maintenance staffing to focus on street tree removals. Concurrently, we propose to suspend in-house sidewalk repair / reconstruction and request supplemental General Fund appropriations to increase contractual efforts for sidewalks.

We will have to designate, at a minimum, one full Street Maintenance crew for tree removals. It should be recognized that the City's financial exposure and this alternative strategy is only possible due to the City's extensive efforts over the last several years to purposefully reduce the Ash population by almost 1/3rd. Removal of the 6,500 remaining Ash trees within the 7 year period is truly a monumental effort. In addition to our routine and ongoing tree maintenance activities, the City will have to remove 930 Ash trees annually. This means that we will have to remove an average of four Ash trees per day, without consideration for weather, including emergency snow removal operations. In addition to the actual tree removals, we will have to manage a substantial additional contractual effort to grind and remove stumps.

One crew will obviously not be able to address both sidewalk deficiencies and tree trimming / removals, if that crew is dedicated to tree removals full time. Accordingly, sidewalks will need to be addressed in another manner. As you know, the City of Chesterfield has approximately 300 miles of public sidewalk. Through our annual inspections, we know there are approximately 5,200 trip hazards of one inch or more throughout the City. We are currently addressing these through an annual sidewalk contract of approximately $200,000 per year, and utilizing street maintenance personnel to address deficiencies reported through the Work Order System. If Street Maintenance personnel are no longer available to address sidewalk deficiencies, the contract work will have to be expanded dramatically and modified in order to provide a reasonable response time regarding sidewalk deficiencies. Rather than funding tree removals directly at a cost of $500,000 annually, we believe that if City Council provides an annual supplemental appropriation in the amount of $300,000 to supplement our contractual sidewalk efforts (from the General Fund – Fund Reserves above the 40% reserve policy) that during this EAB response, we can effectively manage the sidewalk program.

The extent of work required to address sidewalk deficiencies varies based upon the characteristics of each problem. However, we can estimate that a $200,000 sidewalk contract allows us to address 240 sidewalk deficiencies. By increasing that contract to $500,000, we can increase that to 600 deficiencies. Additionally, a contract in the magnitude of $500,000 will ensure that a contractor is working in the City of Chesterfield for the majority of the work season. This will yield a secondary benefit of a contractor being in the area to address emergency Work Orders, allowing the Street Maintenance personnel to remain dedicated to tree removals.

An increase in the allocation of funding for sidewalks from $200,000 to $500,000 will not immediately eradicate the City's sidewalk deficiencies and trip hazards. However, it will put us on a course to effectively reduce the deficiencies and trip hazards. If we were to proceed in this manner, we would likely create three sidewalk contracts. Two of these contracts (each approximately $200,000) would commence at the start of a Snow Map and progress as far through the map as funding allows. This will ensure the contractor is not "jumping around" and should result in us obtaining a good price; even better than the prices were are currently receiving for sidewalk removal. The third contract would be a $100,000 contract used to address emergencies and Work Orders. This contract will involve multiple mobilizations and will likely receive higher bids. However, this work needs to be accomplished and contracting for this service will ensure our Street Maintenance personnel are dedicated to tree removals.

The Street Maintenance crew removing trees should be able to remove four to five trees per day, depending upon the size. This will result in the removal of approximately 900 trees per year, accounting for times the crew cannot work due to snow or other weather conditions. It will still be necessary to contract for dead, hazardous, and nuisance tree removals within the context of our regular departmental operational budget as we do currently. However, using our in-house forces, we should be able to eradicate the City's Ash Trees in approximately seven years.

Because the City of Chesterfield already performs tree removal, new equipment will not be necessary. However, dedicating a crew to tree removal full time will necessitate that a bucket truck and chipper are always available. This cannot be accomplished with the current bucket truck and chippers as that equipment is used for tree trimming, banner placement, banner takedown, streetlights, and other activities. Accordingly, the City will need to purchase one additional chipper and one additional bucket truck. These will only be used for the duration of the Ash Tree removal, and both will not be replaced once the Ash Trees have been removed. The estimated cost for the Bucket Truck ($180,000) and Chipper ($60,000) is $240,000.

I cannot overstate the impact that EAB is expected to have on the City's streetscape. Ash Trees comprise approximately 28% of the City's street trees. Many residents will not understand why these trees must be removed and will be opposed to the removal of what they consider to be "their" trees. The removal of the Ash Trees will need to be precipitated and accompanied by detailed information regarding the EAB. I would anticipate the use of the City's newsletter and website for generic information, as well as letters / flyers to all residents (and trustees) affected by the Ash Tree removals. I would recommend that in conjunction with the tree removals we provide options to residents who may qualify for a replacement tree(s) of any kind.

Mike Geisel

From: Mike Geisel
Sent: Friday, October 02, 2015 4:39 PM
To: Michael Herring
Subject: 9 23 2015 EAB memo Treatment Final (002).pdf
Attachments: 9 23 2015 EAB memo Treatment Final (002).pdf

Mike:

The long anticipated arrival of the Emerald Ash Borer is upon us. In response, the Department of Public Services will be developing recommendations and developing a strategy for Council's consideration.

However, **in the interim, we have decided to develop a bid package for preventive "treatment" of Ash trees in the City. It is our intent to identify contractors that individuals or subdivisions can contract with for privately owned or subdivision owned trees. While we do not believe it is viable for the City to treat the Ash street trees, it may be viable for individual property owners or subdivisions.**

Melinda Mohrmann, the City's Urban Forester and Arborist, has prepared the attached memo describing the infestation and various financial liabilities. At the present time, I am unconvinced that the strategies described are the only means of addressing the City's Ash trees, and we will be developing an overall strategy in the near future.

Again, I wanted to share two critical issues at this time:
1) The Emerald Ash Borer is here; and
2) The Department of Public Services is preparing bid packages for private tree owners and organizations to access preventive treatments if they so desire.

More later.

MEMORANDUM

DATE: September 22, 2015

TO: Jim Eckrich; Public Works Director/City Engineer

FROM: Mindy Mohrman, City Arborist/Urban Forester

RE: Emerald Ash Borer Management Strategy

They have arrived! As you are aware, the City of Chesterfield has been preparing for the possibility of an Emerald Ash Borer (EAB) infestation since 2010. Staff has provided multiple status updates and various presentations addressing the effort, status, and potential impacts for the long anticipated Emerald Ash Borer's arrival. Each year, through a combination of responding to resident requests and proactive surveying, the City removes between 200 and 300 dead or declining Ash trees. There remains approximately 6,500 Ash trees along City of Chesterfield maintained streets. The removal costs are estimated to be more than $3.5 million. Once the Ash trees in a city become infested, complete elimination of the entire Ash population is typical within five to seven years.

The Emerald Ash Borer infestation has recently been confirmed in several communities surrounding Chesterfield, including Lake St. Louis, North St. Louis City, and most recently, Creve Coeur. The insect population continues to expand. Although Chesterfield has been working to systematically reduce the Ash population, if/when an EAB infestation occurs the city should be prepared to address a large increase in the number of dead/dying Ash street trees which will create a hazardous condition and require their removal. Ash species still make up the highest population of the City's street trees (28%) and they are widely planted as private trees as well. That said, the City's options appear to be as follows:

1) Continue the systematic removal of Ash Trees at the current rate of approximately 200 annually. At that rate, it would take approximately 33 years to remove the existing population of Ash street trees. The estimated annual cost of removal is $109,000, not adjusted for inflation. This is obviously not a viable strategy if the City experiences the EAB infestation which would "kill off" the Ash population in an estimated five to seven year period.
2) Wait until the Ash trees actually become infected and react with a large scale removal program. As stated above, there are 6,500 Ash street trees, with an estimated removal cost of 3.5 million dollars. Not only is that reactionary, but it likely would exceed the capabilities and resources of the local tree care community.
3) Treatment of Ash Trees which are in good condition. Preventive treatments for Emerald Ash Borer are available and have proven to have a high rate of success. However, treatment can be costly and needs to be applied every other year for the life of the tree in order for the treatment to remain effective. EAB treatments are administered as injections or soil drench, with injections showing the highest rate of success. Cost is

determined based on the size of the tree, with larger trees obviously being more expensive. Treatment is only recommended for trees that are currently in good condition and show no signs of infestation. The treatment protects the tree from infestation for two years, and then needs to be re-applied. This biennial application would be necessary for the life of the tree. There is no reliable prediction for when the infestation will be eliminated. Assuming that 20% percent of the current Ash Trees are worthy of treatment, that would result in a total estimated application cost of $234,000 per treatment cycle, and would need to continue biennially. Further, there is no guarantee this treatment will work, and many treated trees may still need to be removed. As noted earlier, we estimate that only 20% of the Ash trees are in a suitable condition to be treated, which would result in a loss of 80% of the Ash street trees if this option is pursued.

In addition to the street tree problem, there are many residents which have planted Ash trees on their private property. Many of these residents may not know what to do when / if their tree(s) become infected by EAB. Accordingly, I believe that I have a solution which could work for everyone. It would be as follows:

a) The City of Chesterfield continue the systematic removal of all Ash street trees. We should expect to remove 6,500 Ash trees in a relatively short time frame. The actual strategy for this tree removal effort will have to be developed as a separate coordinated effort involving multiple divisions and associated financial considerations. It is probable that none of the three action alternatives described above are individually viable and some combination of these strategies and additional actions will be required.

b) In my opinion, the City of Chesterfield should NOT treat any of its Ash street trees. It is simply too costly, ineffective, and impractical. This would be a large, ongoing expense with no guarantee of effectiveness and only impact 20% of the Ash street trees. However, the City of Chesterfield could publicly bid a treatment price for any Ash tree within the City of Chesterfield, including public and private trees. Based upon the bids received, the City would select the lowest and best bid / preferred contractor and advertise that treatment option / price to area residents. These residents, and subdivision associations, could determine whether they want to treat any of the private or public trees on their property / subdivision. This would avoid an on-going cost to the City, but would allow residents / subdivisions to save Ash trees which they believe are worth saving. Those desiring to save trees would have the opportunity to utilize a treatment vetted by the City at what should be a low price obtained through value of scale.

Please let me know if you agree with this course of action. If so, I will begin the process of creating a bid package for the treatment of Ash Trees infested with EAB. Once the lowest and best bid is determined, a contract could be approved and the program advertised to the City's residents and subdivision associations.

If you have questions or need additional information, please let me know.

APPENDIX B - SUMMARY OF PROGRAM COSTS

SUMMARY OF COSTS

YEAR ONE	
One Time purchase cost for BUCKET TRUCK	$170,000
One Time purchase cost for CHIPPER	$70,000
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR TWO	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR THREE	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR FOUR	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR FIVE	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR SIX	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
YEAR SEVEN	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
TOTAL PROGRAM COST	**$3,040,000**
AVG. COST PER TREE	**$453.12**

SUMMARY OF COSTS - WITH REFORESTATION ON PRIVATE PROPERTY

Assume 700 trees annually at $200 stipend

YEAR ONE	
BUCKET TRUCK	$170,000
CHIPPER	$70,000
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR TWO	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR THREE	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR FOUR	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR FIVE	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR SIX	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
YEAR SEVEN	
GF-FR TRANSFER for contract	$300,000
GF - FR TRANSFER for Aboricultural Services	$25,000
GF- FR TRANSFER for stump grinding	$75,000
REFORESTATION	$140,000
TOTAL PROGRAM COST	**$4,020,000**
AVG. COST PER TREE	**$599.20**

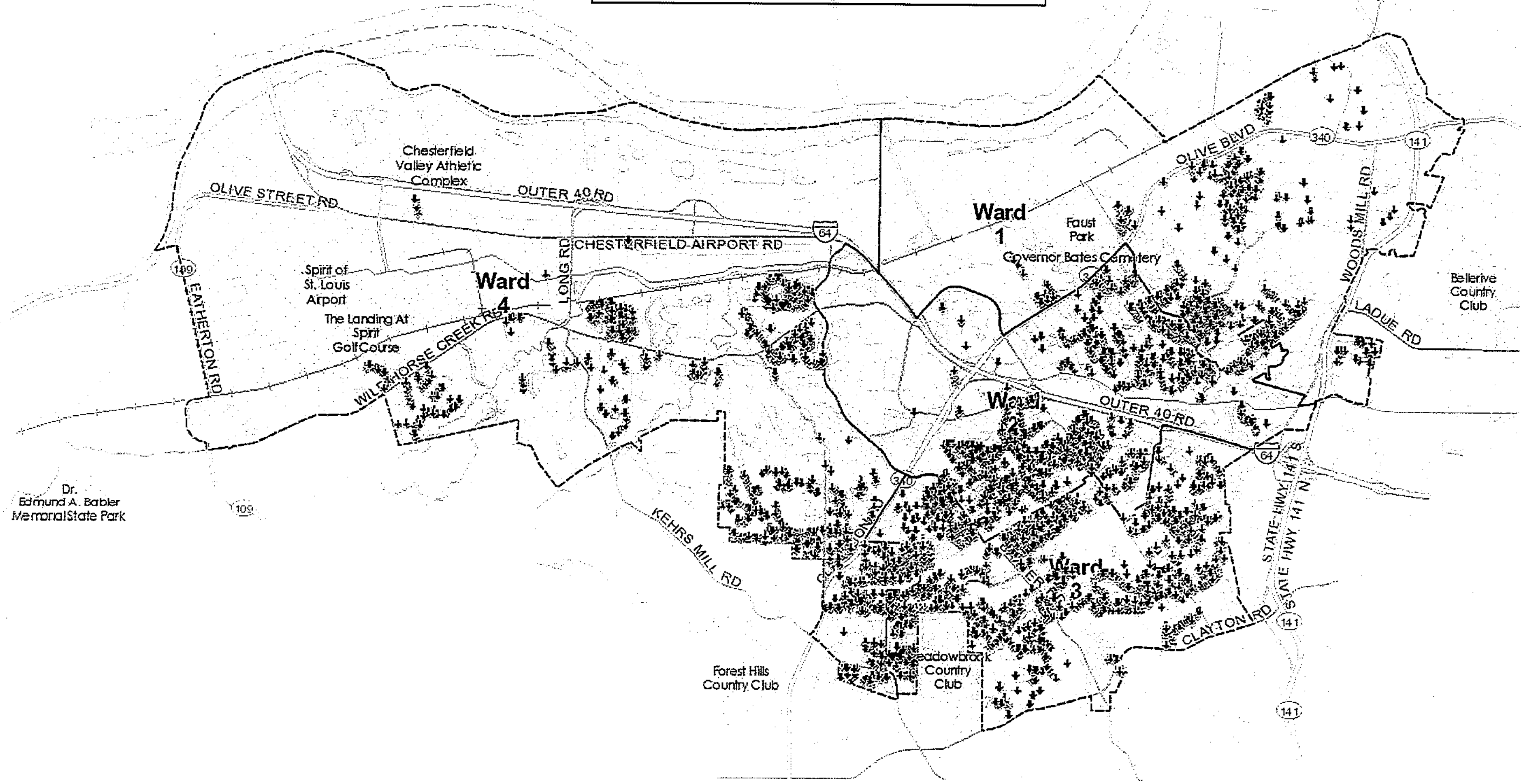
APPENDIX C - SCHEDULE OF REMOVALS

Tree Diameter Classification	1" - 3"		4" - 6"		7" - 12"		13" - 18"		19" - 24"		25" - 30"		31" & greater		
# of Ash Trees of this size		131		418		2,508		2,845		755		48		4	6,709
Year One															
Total number of trees removed in this phase	926														
Trees in poor condition	10%	13	5%	21	8%	199	7%	210	6%	43	4%	2	50%	2	490
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 7" - 12"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 13" - 18"	0%	-	0%	-	0%	-	2%	56	0%	-	0%	-	0%	-	56
Trees > 18"	0%	-	0%	-	0%	-	0%	-	44%	332	96%	46	50%	2	380
# of Ash trees remaining		118		397		2,309		2,579		380		-		-	5,783
Year Two															
Total number of trees removed in this phase	934														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	90%	118	20%	83	10%	250	17%	483	0%	-	0%	-	0%	-	934
Trees 4" - 6"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 7" - 12"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 13" - 18"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees > 18"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
# of Ash trees remaining		-		314		2,059		2,096		380		-		-	4,849
Year Three															
Total number of trees removed in this phase	948														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	35%	146	0%	-	0%	-	0%	-	0%	-	0%	-	146
Trees 7" - 12"	0%	-	0%	-	15%	376	0%	-	0%	-	0%	-	0%	-	376
Trees 13" - 18"	0%	-	0%	-	0%	-	15%	426	0%	-	0%	-	0%	-	426
Trees > 18"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
# of Ash trees remaining		-		168		1,683		1,670		380		-		-	3,901
Year Four															
Total number of trees removed in this phase	958														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	20%	83	0%	-	0%	-	0%	-	0%	-	0%	-	83
Trees 7" - 12"	0%	-	0%	-	11%	275	0%	-	0%	-	0%	-	0%	-	275
Trees 13" - 18"	0%	-	0%	-	0%	-	11%	298	0%	-	0%	-	0%	-	298
Trees > 18"	0%	-	0%	-	0%	-	0%	-	40%	302	0%	-	0%	-	302
# of Ash trees remaining		-		85		1,408		1,372		78		-		-	2,943
Year Five															
Total number of trees removed in this phase	965														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	20%	85	0%	-	0%	-	0%	-	0%	-	0%	-	85
Trees 7" - 12"	0%	-	0%	-	15%	376	0%	-	0%	-	0%	-	0%	-	376
Trees 13" - 18"	0%	-	0%	-	0%	-	15%	426	0%	-	0%	-	0%	-	426
Trees > 18"	0%	-	0%	-	0%	-	0%	-	10%	78	0%	-	0%	-	78
# of Ash trees remaining		-		-		1,032		946		-		-		-	1,978
Year Six															
Total number of trees removed in this phase	977														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 7" - 12"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 13" - 18"	0%	-	0%	-	18%	451	19%	526	0%	-	0%	-	0%	-	977
Trees > 18"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
# of Ash trees remaining		-		-		581		420		-		-		-	1,001
Year Seven															
Total number of trees removed in this phase	1,001														
Trees in poor condition	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 1" - 3"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 4" - 6"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 7" - 12"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
Trees 13" - 18"	0%	-	0%	-	23%	581	15%	420	0%	-	0%	-	0%	-	1,001
Trees > 18"	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	-
# of Ash trees remaining		-		-		-		-		-		-		-	-

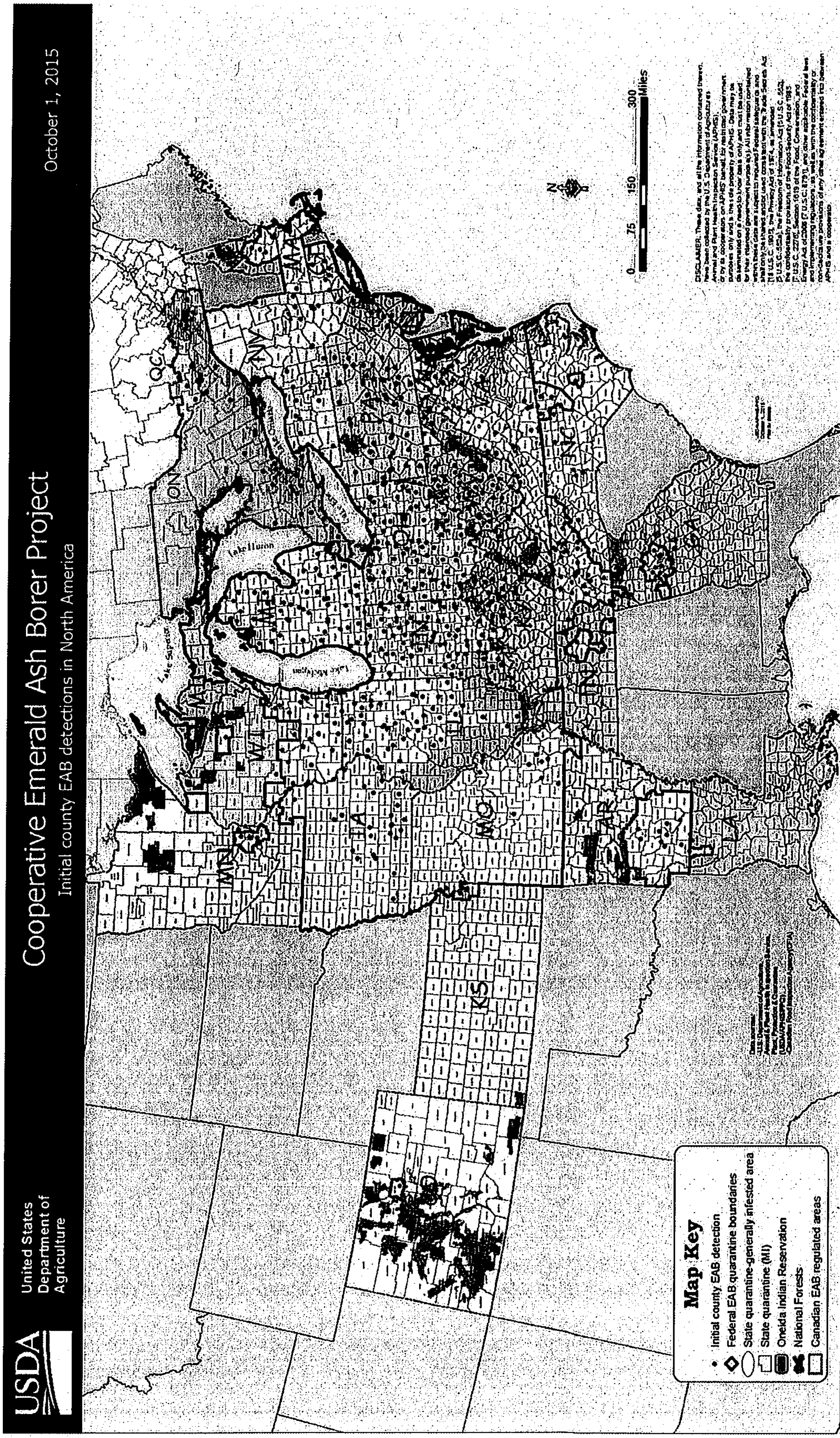
APPENDIX C - SUMMARY SCHEDULE OF REMOVALS

Tree Diameter Classification			1" - 3"		4" - 6"		7" - 12"		13" - 18"		19" - 24"		25" - 30"		31" & greater	
# of Ash Trees of this size			131		418		2,508		2,845		755		48		4	6,709
Year One																
Total number of trees removed in this phase	926	10%	13	5%	21	8%	199	9%	266	50%	375	100%	48	100%	4	
# of Ash trees remaining			118		397		2,309		2,579		380		-		-	5,783
Year Two																
Total number of trees removed in this phase	934	90%	118	20%	83	10%	250	17%	483	0%	-	0%	-	0%	-	
# of Ash trees remaining			-		314		2,059		2,096		380		-		-	4,849
Year Three																
Total number of trees removed in this phase	948	0%	-	35%	146	15%	376	15%	426	0%	-	0%	-	0%	-	
# of Ash trees remaining			-		168		1,683		1,670		380		-		-	3,901
Year Four																
Total number of trees removed in this phase	958	0%	-	20%	83	11%	275	10%	298	40%	302	0%	-	0%	-	
# of Ash trees remaining			-		85		1,408		1,372		78		-		-	2,943
Year Five																
Total number of trees removed in this phase	965	0%	-	20%	85	15%	376	15%	426	10%	78	0%	-	0%	-	
# of Ash trees remaining			-		-		1,032		946		-		-		-	1,978
Year Six																
Total number of trees removed in this phase	977	0%	-	0%	-	18%	451	18%	526	0%	-	0%	-	0%	-	
# of Ash trees remaining			-		-		581		420		-		-		-	1,001
Year Seven																
Total number of trees removed in this phase	1,001	0%	-	0%	-	23%	581	15%	420	0%	-	0%	-	0%	-	
# of Ash trees remaining			-		-		-		-		-		-		-	-

APPENDIX D – Ash Tree Locations



Appendix E – Confirmed EAB Locations



APPENDIX F – EAB FACT SHEET

Emerald ash borer

Credit Wikipedia

Scientific classification

Kingdom:	Animalia
Phylum:	Arthropoda
Class:	Insecta
Order:	Coleoptera
Family:	Buprestidae
Genus:	*Agrilus*
Species:	***A. planipennis***

Binomial name

Agrilus planipennis
Fairmaire, 1888

Synonyms[1]

- *Agrilus feretrius* Obenberger
- *Agrilus marcopoli* Obenberger

Agrilus planipennis, commonly known as the **emerald ash borer** (EAB) is a green jewel beetle native to eastern Asia that feeds on ash species. In its native range, it is typically found at low densities and is not considered a significant pest. Outside its native range, it is an invasive species and is highly destructive to ash trees native to North America. Prior to EAB being found in North America, very little was known about EAB in its native range; this has resulted in much of the research on its biology being focused in North America. Local governments in North America are attempting to control it by monitoring its spread, diversifying tree species, insecticides, and biological control.

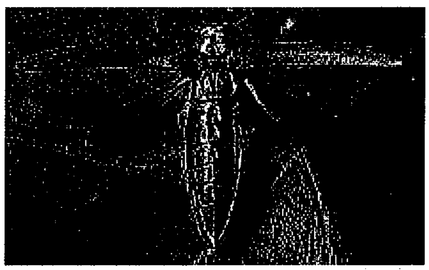
Contents

Range

The natural range of the emerald ash borer is eastern Russia, northern China, Japan, and Korea.[2] It is invasive in North America where it has a core population in Michigan and surrounding states and provinces. Populations are more scattered outside the core area, and the edges of its known distribution range north to the upper peninsula of Michigan, south to northern Louisiana, west to Colorado, and east to Massachusetts [3]

Identification

The French priest and naturalist Armand David collected a specimen of the emerald ash borer during one of the trips he took through imperial China in the 1860s and 1870s. He found the beetle in Beijing and sent it back to France, where a brief description by the entomologist Léon Fairmaire was published in the *Revue d'Entomologie* in 1888.[4] Adults are a bright metallic green. Elytra are typically a darker green, but can also have copper hues. EAB is the only North American species of *Agrilus* with a bright red upper abdomen when viewed with the wings and elytra spread. The species also has a small spine found at the tip of the abdomen and serrate antennae that begin at the fourth antennal segment.[5]



Dorsal view of emerald ash borer adult with elytra and wings spread.

Host plants

EAB primarily infest and can cause significant damage to ash species including green ash, black ash, white ash, and blue ash.[6] In its native range, emerald ash borer is only a nuisance pest on native trees as population densities typically do not reach levels lethal to healthy trees.[7] Ash susceptibility can vary due to the attractiveness of chemical volatiles to adults, or the ability of larvae to detoxify phenolic compounds.[8] EAB has also been found infesting white fringe tree in North America, which is a non-ash host.[8]

Adults prefer to lay eggs on open grown or stressed ash, but readily lay eggs on healthy trees amongst other tree species.[8] Both males and females use leaf volatiles and sesquiterpenes in the bark to locate hosts.[8] Damage occurs in infested trees due to larval feeding. The serpentine feeding galleries of the larvae disrupt the flow of nutrients and water effectively girdling the tree. On susceptible species or in the absence of organisms that suppress emerald ash borer populations, the tree will eventually no longer be able to transport sufficient nutrients to the leaves to survive.[9] EAB has also been found infesting white fringetree, but it was not apparent whether the trees were healthy when first infested, or were already in decline due to drought.[10]

Life cycle

The emerald ash borer life cycle can occur over one or two years depending on the time of year of oviposition, the health of the tree, and temperature.[11]

Adult beetles are typically bright metallic green and about 8.5 millimeters (0.33 in) long and 1.6 millimeters (0.063 in) wide. After 400–500 accumulated growing degree days (GDD) at base 10 °C (50 °F), adults begin to emerge from trees, and peak emergence occurs around 1000 GDD. After emergence, adults feed for one week on ash leaves in the canopy before mating, but cause little defoliation in the process.[9] Males hover around trees, locate females by visual cues, and drop directly onto the female to mate; mating can last 50 minutes, and females may mate with multiple males over their lifespan. [8] A typical female can live around six weeks and lay approximately 40–70 eggs, but females that live longer can lay up to 200 eggs.[9]

Eggs are deposited between bark crevices, flakes, or cracks and hatch about two weeks later. Eggs are approximately 0.6 to 1.0 millimeter (0.02 to 0.04 in) in diameter, and are initially white, but later turn reddish-brown if fertile.[9][11] After hatching, larvae chew through the bark to the inner phloem, cambium, and outer xylem where they feed and develop.[8] Emerald ash borer has four larval instars. By feeding, larvae create long serpentine galleries. Fully mature fourth-instar larvae are 26 to 32 millimeters (1.0 to 1.3 in) long.[11] In fall, mature fourth-instars excavate chambers about 1.25 centimeters (0.49 in) into the sapwood or outer bark where they fold into a J-shape.[8] These J-shaped larvae shorten into prepupae and develop into pupae and adults the following spring. To exit the tree, adults chew holes from their chamber through the bark, which leaves a characteristic D-shaped exit hole. Immature larvae can overwinter in their larval gallery, but can require an additional summer of feeding before overwintering again and emerging as adults the following spring.[11]

Outside its native range, emerald ash borer is an invasive species, that is highly destructive to ash trees in its introduced range.[12] Prior to EAB being found in North America, very little was known about EAB in its native range aside from a short description of life-history traits and taxonomic descriptions, which resulted in focused research on its biology in North America.[9] Since its accidental introduction into the United States and Canada in the 1990s and its subsequent detection in 2002 in Canton, Michigan, it has since spread other parts of the North America.[13] It is suspected that it was introduced from overseas in shipping materials such as packing crates.[14]

Invasiveness and spread

Without factors that would normally suppress EAB populations in its native range (e.g., resistant trees, predators, and parasitoid wasps), EAB populations can quickly rise to damaging levels.[9] **After initial infestation, all ash trees are expected to die in an area within 10 years without control measures.**[9] Every North American ash species shows susceptibility to EAB as North American species planted in China also show high mortality due to EAB infestation, but some Chinese ash species show resistance.[15][16]

Green ash and the black ash trees are preferred by EAB. White ash is also killed rapidly, but usually only after all green and black ash trees are eliminated. Blue ash displays some resistance to the emerald ash borer by forming callous tissue around EAB galleries, but are eventually killed.[17] Many of the specialized predators and parasitoids that suppressed EAB populations in Asia were not present in North America. Predators and parasitoids native to North America do not sufficiently suppress EAB, so populations continue to grow.[9][18] EAB populations can spread 20 km (12 mi) a year.[9] However, it primarily spreads longer distances by transport of firewood and other wood products that contain ash bark, which allows EAB to reach new areas and create satellite populations outside of the main infestation.[9]

Other factors can limit its spread. Climate research suggests that EAB growth may be stemmed in areas too cold for the beetle to survive.[19][20] North American predators and parasitoids can occasionally cause high EAB mortality, but generally offer only limited control. Mortality due to native woodpeckers is variable. Parasitism by parasitoids such as *Atanycolus cappaerti* can be high, but overall such control is generally low.[9]

Environmental and economic impacts

EAB threatens the entire North American *Fraxinus* genus. It has killed at least tens of millions of ash trees so far and threatens to kill most of the 8.7 billion ash trees throughout North America.[3] Emerald ash borer kills young trees several years before reaching their seeding age of 10 years.[21] The loss of ash from an ecosystem can result in increased numbers of invasive plants, changes in soil nutrients, and effects on species that feed on ash.[9]

Damage and efforts to control the spread of EAB have affected businesses that sell ash trees or wood products, property owners, and local or state governments.[9] Quarantines can limit the transport of ash trees and products, but economic impacts are especially high for urban and residential areas due to treatment or removal costs and decreased land value from dying trees.[22] Costs for managing these trees can fall upon homeowners or local municipalities. For municipalities, removing large numbers of dead or infested trees at once is costly, so slowing down the rate at which trees die through removing known infested trees and treating trees with insecticides can allow local governments more time to plan, remove, and replace trees that would eventually die. This strategy saves money as it would cost $10.7 billion in urban areas of 25 states between 2009–2019, while removing and replacing all ash trees in these same areas at once would cost $25 billion.[23][22] Some urban areas such as Minneapolis, Minnesota, have large amounts of ash with slightly more than 20% of their urban forest as ash.[24]

Monitoring and management

In areas where EAB has not yet been detected, surveys are used to monitor for new infestations. Visual surveys are used to find ash trees displaying symptoms of EAB damage and traps with colors attractive to EAB, such as purple or green, are hung in trees as part of a monitoring program.[9] These traps can also have volatile pheromones (3Z)-lactone and (3Z)-hexenol applied to them that both produce a response in EAB antennae of both sexes, but this only attracts a higher number of males.[8] This increased attractiveness to males is also highly variable depending on location.[8]

Sometimes trees are also girdled to act as a trap tree by attracting egg-laying female EAB in the spring and debarking the trees in the fall to search for larvae.[9] If detected, the area is typically placed under a quarantine to prevent infested wood material from causing new infestations.[25] Further control measures are then taken within the area to slow population growth by reducing EAB numbers, preventing them from reaching reproductive maturity and dispersing, and reducing the abundance of ash trees.[9]


A purple trap used for determining the extent of the invasion

Government agencies in both the USA and Canada have utilized a native species of wasp, *Cerceris fumipennis*, as a means of detecting areas to which EAB has spread. The females of these wasps hunt beetles in the same family as EAB and will hunt EAB if it is present. The wasps stun the beetles and carry them back to their burrows in the ground where they are stored until the wasps' eggs hatch and the wasp larvae feed on the beetles. Volunteers catch the wasps as they return to their burrows carrying the beetles to determine whether any of the catch consists of EAB. If it does, the agencies running the program may institute quarantine measures. This methodology is known as biological surveillance, as opposed to biological control, because it does not appear that the wasps have a significant negative impact on EAB populations.[26]

Tree removal and replacement

In urban areas, trees are often removed once an infestation is found to reduce EAB population densities and the likelihood of further spread. Urban ash are typically replaced with non-ash species such as maple, oak, or linden to limit food sources for EAB.[27] In rural areas, trees can be harvested for lumber or firewood to reduce ash stand density, but quarantines may apply, especially in areas where the material could be infested.[28]

Insecticides

Insecticides with active ingredients such as imidacloprid, emamectin benzoate, and dinotefuran are currently used since they are systemic (i.e., incorporated into the tree) and remain effective for one to three years depending on the product.[9][29][30] Insecticides are typically only considered a viable option in urban areas with high value trees near an infestation.[29] Ash trees are primarily treated by direct injection into the tree or soil drench. Some insecticides cannot be applied by homeowners and must be applied by licensed applicators. Initially, tree injections will not compromise tree health, but over many years drilling and chemical wounds will compromise the tree's health.[31] Damage from EAB can continue to increase over time even with insecticide applications.[9] Insecticide treatments are not feasible for large forested areas outside of urban areas.[9]

Biological control

The native range of EAB in Asia was surveyed for parasitoid species that parasitize EAB and do not attack other insect species in the hope they would suppress EAB populations when released in North America.[32] Three species imported from China were approved for release by the USDA in 2007 and in Canada in 2013: *Spathius agrili*, *Tetrastichus planipennisi*, and *Oobius agrili*, while *Spathius galinae* was approved for release in 2015.[33][34] Excluding *Spathius galinae*, which has only recently been released, the other three species have been documented parasitizing EAB larvae one year after release, indicating that they survived the winter, but establishment varied among species and locations.[34] *Tetrastichus planipennisi* and *Oobius agrili* established and have had increasing populations in Michigan since 2008; *Spathius agrili* has had lower establishment success in North America, which could be due to a lack of available EAB larvae at the time of adult emergence in spring, limited cold tolerance, and better suitability to regions of North America below the 40th parallel.[34]

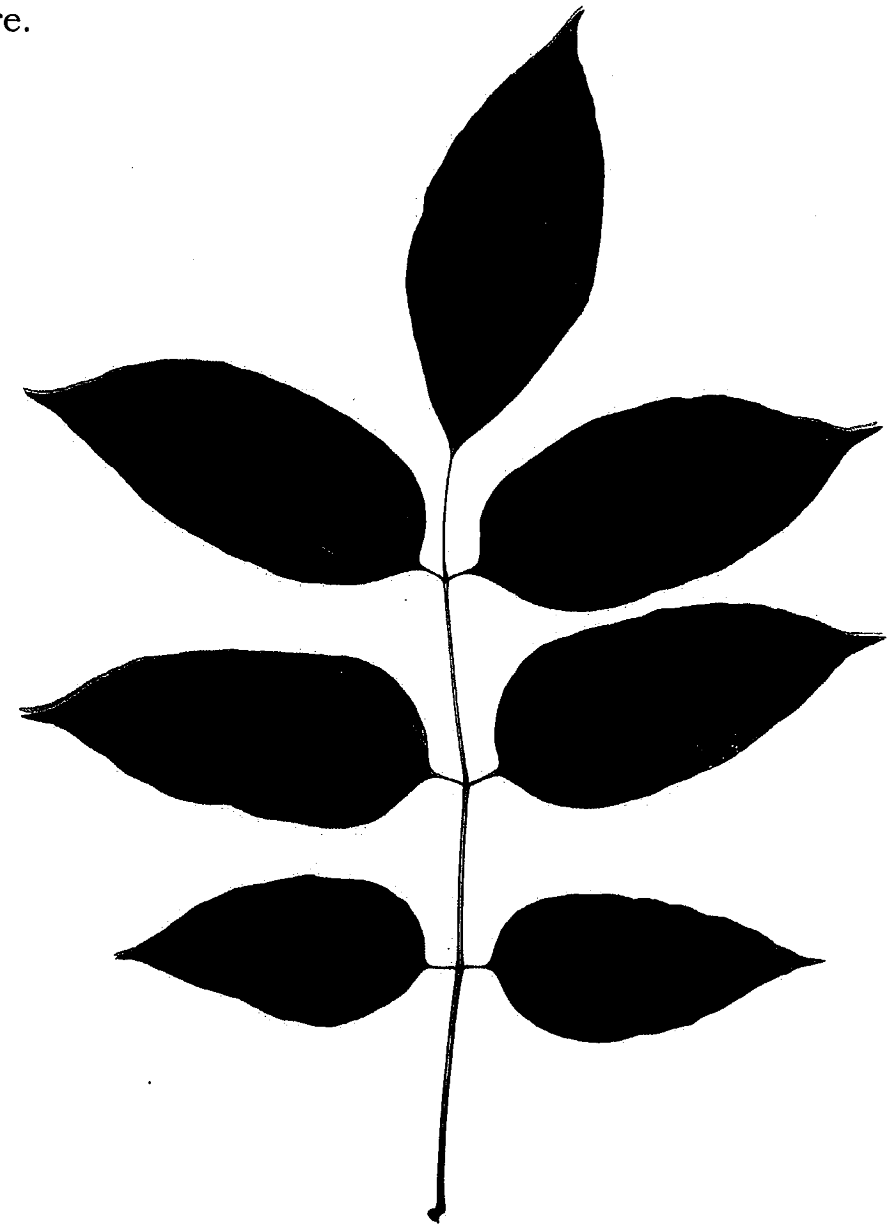
The USDA is also assessing the application of *Beauveria bassiana*, an insect fungal pathogen, for controlling EAB in conjunction with parasitoid wasps.[35]

APPENDIX G

Ash (Fraxinus spp.) Identification

Fraxinus spp. Characteristics

Hosts Ash trees (*Fraxinus* spp.) are the only known North American hosts of EAB. Ashes have pinnately compound leaves arranged opposite one another on the branch. Each leaf bears 5-9 leaflets. The fruit is a winged seed (samara). Some ash species have bark with interlacing ridges that form a diamond-like pattern when mature.



City Council Memorandum
Department of Public Services

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: November 9, 2015

CC Date: **November 16, 2015**

Re: **Chesterfield Village Mall (The Grove in Chesterfield) BAP:** A Boundary Adjustment Plat for a 3.6 acre tract of land zoned "UC" Urban Core District located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S430579 & 19S431691).

Stock and Associates Consulting Engineers, Inc., on behalf of Chesterfield Mtbb Corp., has submitted a requested for a Boundary Adjustment Plat for two lots recently rezoned to "UC" Urban Core District via P.Z. 03-2015 Chesterfield Village Mall (The Grove in Chesterfield).

The purpose of the boundary adjustment is to consolidate two existing lots for a proposed Assisted Living Facility which is currently under review as a Site Development Plan. The resulting lot will comply with all lot requirements for the site's governing ordinance, Ordinance 2861 and the Unified Development Code. Attached to the legislation, please find a copy of the Boundary Adjustment Plat.

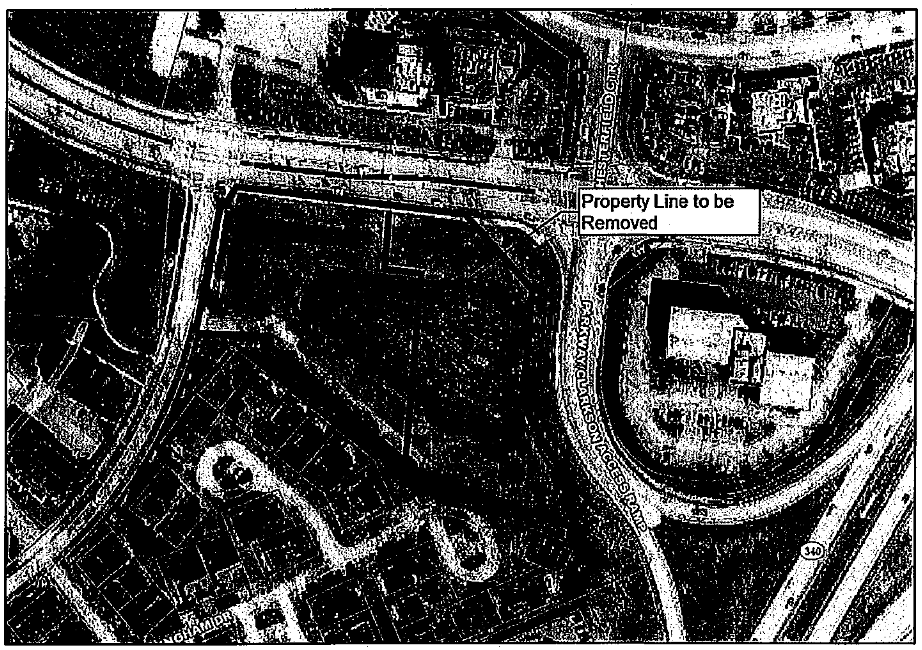


Figure 1: Aerial Map

City Council Memorandum

Department of Public Services

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: November 6, 2015

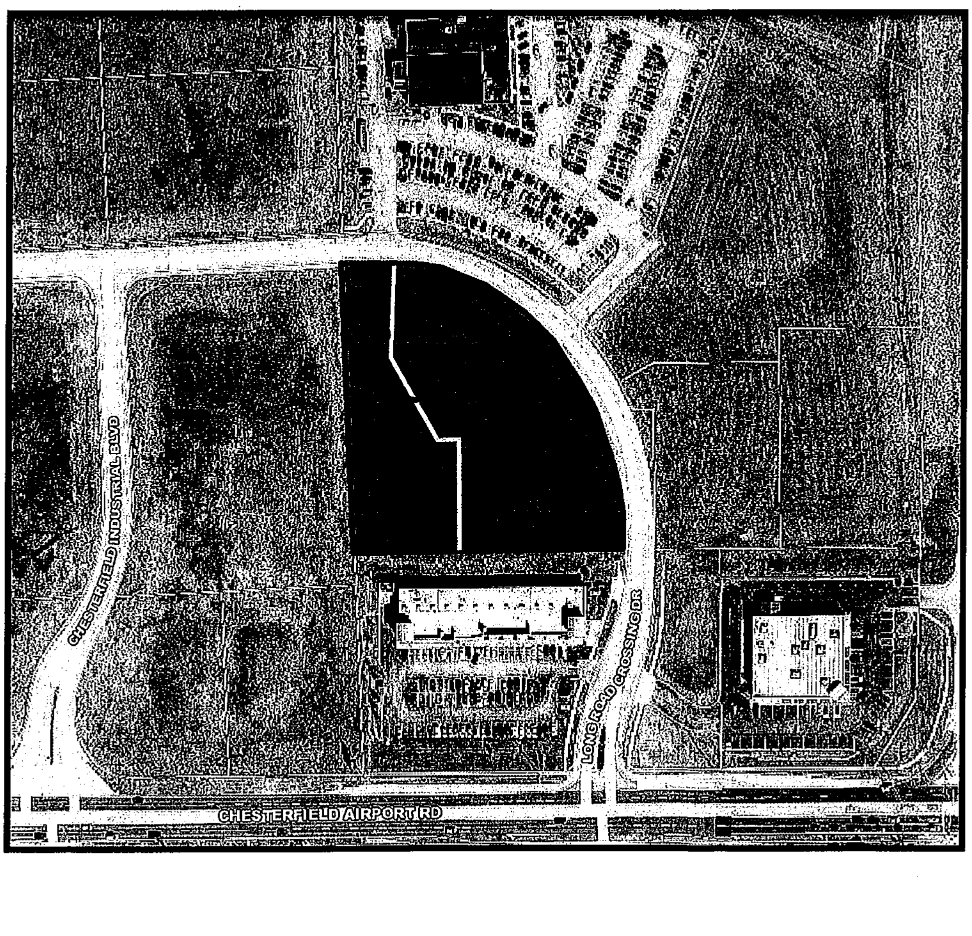
CC Date: **November 16, 2015**

Re: **Long Road Crossing Lot A, Lot Split:** A Lot Split for a 2.9 acre tract of land zoned "PC" Planned Commercial District located west of Long Road Crossing Drive, north of Chesterfield Airport Road (17U140255 & 17U410236).

Zahner & Associates, Inc., on behalf of Ameren Missouri, is requesting a Lot Split to divide one (1) lot into two (2) separate parcels of land of .097 acres (Lot 1) and 1.93 acres (Lot 2) in size.

The purpose of the Lot Split is to subdivide Lot A in order to construct an electrical utility substation on Lot 1. There is no development proposed for Lot 2 at this time.

Attached to the legislation, please find a copy of the Lot Split Plat.



LIQUOR LICENSE REQUESTS

As detailed in the enclosed MEMOS, prepared by Andrea Majoros, Business Assistance Coordinator, a liquor license has been requested by the following businesses:

Absolute BBQ, 17407 Chesterfield Airport Rd., Ste. C to sell liquor by-the-drink and Sunday Sales

Parkway Fuels, Inc. 909 E Chesterfield Parkway to sell liquor in original package and Sunday sales

As is our practice, both of these applications have already been reviewed and are now recommended for your approval by our Police Dept. and the Planning/Development Services Division of the Dept. of Public Services.

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

City of Chesterfield

MEMORANDUM

DATE: October 29, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator AM

SUBJECT: **LIQUOR LICENSE REQUEST – Absolute BBQ**

Absolute BBQ, 17407 Chesterfield Airport Rd, Ste C, formerly "It's a Better Burger", has requested a full liquor license for retail sale of all intoxicating liquor by the drink and Sunday sales.

Mr. Venkatesh Reddy Sattaru is the Managing Officer.

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

With City Council approval at the Monday, November 16th City Council meeting, I will immediately issue this license.

✓MGH
10/29/15

City of Chesterfield

MEMORANDUM

DATE: October 29, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator AM

SUBJECT: **LIQUOR LICENSE REQUEST – Parkway Fuels, Inc.**

Parkway Fuels, Inc., 909 E Chesterfield Parkway, formerly Parkway Station, Inc. (the BP service station), has requested a liquor license for retail sale of all intoxicating liquor in original package and Sunday sales.

Mr. Cijo Matthews is the Managing Officer.

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

With City Council approval at the Monday, November 16th City Council meeting, I will immediately issue this license.

✓ MGH
10/29/15

LEGISLATION

BILL NO. 3062 APPROVES THE INSTALLATION OF TWENTY-FIVE FIRE HYDRANTS IN THE ARBORS AT KEHRS MILL SUBDIVISION, THE BUR OAKS SUBDIVISION, AND THE SCHOETTLER GROVE SUBDIVISION WITHIN THE CITY OF CHESTERFIELD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3062 ORDINANCE NO. ______

APPROVES THE INSTALLATION OF TWENTY-FIVE FIRE HYDRANTS IN THE ARBORS AT KEHRS MILL SUBDIVISION, THE BUR OAKS SUBDIVISION, AND THE SCHOETTLER GROVE SUBDIVISION WITHIN THE CITY OF CHESTERFIELD.

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

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

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

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

a. Thirteen (13) fire hydrants at the following locations within the Arbors at Kehrs Mill Subdivision:

1. One on the west side of Bottlebrush Court approximately 60 feet from the centerline of Kehrs Mill Road.
2. One on the west side of Bottlebrush court approximately 400 feet from the centerline of Kehrs Mill Road.
3. One on the west side of Bottlebrush Court approximately 840 feet from the centerline of Kehrs Mill Road.
4. One on the east side of Bottlebrush Court approximately 1,350 feet from the centerline of Kehrs Mill Road.
5. One on the east side of Bottlebrush Court at the north property line of lot 9.
6. One on the east side of Bottlebrush Court at the intersection of lots 13 and 14.
7. One on the east side of Bottlebrush Court at the intersection of lots 21 and 22.
8. One in the center of the cul-de-sac of Bottlebrush Court.
9. One on the east side of Prairie Cord Drive at the intersection of lots 22 and 23.
10. One on the south side of the cul-de-sac of Sideoats Court.
11. One in the center of the cul-de-sac of Switch Grass Court.
12. One in the center of the cul-de-sac of White Sage Court.
13. One in the center of the cul-de-sac of Soft Brush Court.

b. Seven (7) fire hydrants at the following locations within the Bur Oaks Subdivision:

1. One on the east side of Silver Buck Lane at a point approximately 90 feet north of the centerline of Wild Horse Creek Road.

2. One on the east side of Silver Buck Lane at a point approximately 450 feet from the centerline of Wild Horse Creek Road.
3. One on the east side of Silver Buck Lane at a point approximately 750 feet from the centerline of Wild Horse Creek Road.
4. One on the east side of Silver Buck Lane at a point approximately 1,100 feet from the centerline of Wild Horse Creek Road.
5. One on the south side of Silver Buck Lane at a point approximately 1,500 feet from the centerline of Wild Horse Creek Road.
6. One on the west side of Silver Buck Lane at a point approximately 1,825 feet from the centerline of Wild Horse Creek Road.
7. One on the north side of Silver Buck Lane at a point approximately 2,250 feet from the centerline of Wild Horse Creek Road.

c. Five (5) fire hydrants at the following locations within the Schoettler Grove Subdivision:

1. One on the east side of Schoettler Grove Court at the intersection of lots 3 and 4.
2. One on the south side of Schoettler Grove Court at the intersection of lots 9 and 10.
3. One on the west side of Schoettler Grove Court at a point in line with the intersection of lots 18 and 19.
4. One on the south side of Schoettler Grove Court at the intersection of lots 21 and 22.
5. One on the south side of Schoettler Grove Court at the intersection of lots 24 and 25.

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

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

Passed and approved this ______day of ____________________, 2015.

____
MAYOR

ATTEST:

____
CITY CLERK

FIRST READING HELD: ___________

LEGISLATION - PLANNING COMMISSION

BILL NO. 3059	AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-4" RESIDENTIAL DISTRICT FOR A 2.13 ACRE TRACT OF LAND LOCATED ON THE NORTHEAST CORNER OF OLIVE BOULEVARD AND BRAEFIELD DRIVE **(FIRST READING; PLANNING COMMISSION RECOMMENDS APPROVAL)**
BILL NO. 3060	PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS A AND B OF CHESTERFIELD VILLAGE FOR A 3.6 ACRE TRACT OF LAND ZONED "UC" URBAN CORE DISTRICT AND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**
BILL NO. 3061	PROVIDES FOR THE APPROVAL OF A LOT SPLIT FOR LONG ROAD CROSSING LOT A, FOR A 2.9 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED WEST OF LONG ROAD CROSSING DRIVE, NORTH OF CHESTERFIELD AIRPORT ROAD **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3059 **ORDINANCE NO.**___________

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO AN "R-4" RESIDENTIAL DISTRICT FOR A 2.13 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF OLIVE BOULEVARD AND BRAEFIELD DRIVE (P.Z. 09-2015 FRIENDSHIP VILLAGE OF WEST COUNTY [15239, 15249 & 15255 OLIVE BLVD] – 18S640272, 18S640326 & 18S640162).

WHEREAS, the petitioner, Friendship Village of West County, has requested a change in zoning from an "NU" Non-Urban District to an "R-4" Residential District for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on October 26, 2015; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and,

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

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning request.

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an "R-4" Residential District designation for 2.13 acres located at the northeast corner of Olive Boulevard and Braefield Drive and as described as follows:

A tract of land being part of Lot 2 of Hugo Essen Farm in U. S. Survey 154 & 157, Township 45, North, Range 4 East in St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the Northern right of way line of Olive Boulevard (variable width) and the Eastern line of Braefield, a subdivision recorded in Plat Book 331 Pages 80 and 81 of the St. Louis County Land Records Office, from which a found 1/2" Rebar bears South 30 degrees 34 minutes East, 0.25 feet; thence along the Eastern line of Braefield subdivision, North 30 degrees 33 minutes 39 seconds West a distance of 304.53 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (Typical) being on the Southern line of Lot A of Friendship Village of West County Boundary Adjustment Plat, as recorded in Plat Book 356 Page 143; thence along the Southern line of said Lot A, North 57 degrees 43 minutes 34 seconds East a distance of 158.84 feet to a found 3/4" iron pipe; South 30 degrees 35 minutes 40 seconds East a distance of 134.92 feet to a point from which a found 3/4" iron pipe bears North 16 degrees 00 minutes East 0.13 feet; North 57 degrees 46 minutes 10 seconds East a distance of 242.96 feet to a point from which a found 1/2" rebar with cap stamped "L.S. 134-D" bears South 00 degrees 43 minutes, 0.11 feet; South 30 degrees 31 minutes 42 seconds East a distance of 180.48 feet to a set rebar on the Northern right of way line of Olive Boulevard; thence along said Northern right of way line, South 58 degrees 21 minutes 41 seconds West a distance of 343.27 feet to a found 5/8" rebar with an aluminum cap; thence South 63 degrees 56 minutes 01 seconds West a distance of 41.19 feet to a point from which a found 5/8" rebar with an aluminum cap bears south 0.1 feet; thence South 66 degrees 53 minutes 32 seconds West a distance of 17.48 feet to the point of beginning containing 92,900 square feet or 2.13 acres more or less as surveyed by Marler Surveying Company Inc.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Friendship Village of West County in P.Z. 09-2015, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 26th day of October 2015, 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 _________________, 2015

____

MAYOR

ATTEST:

____

CITY CLERK

FIRST READING HELD:_____________

BILL NO. 3060 **ORDINANCE NO.** ________

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR LOTS A AND B OF CHESTERFIELD VILLAGE FOR A 3.6 ACRE TRACT OF LAND ZONED "UC" URBAN CORE DISTRICT AND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (19S430579 & 19S431691).

WHEREAS, Stock and Associates Consulting Engineers, Inc., on behalf of the property owner, Chesterfield Mtbb Corp., has submitted for review and approval a Boundary Adjustment Plat for the above referenced property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to consolidate two lots into one lot; and,

WHEREAS, the Department of Public Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Boundary Adjustment Plat.

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

Section 1. The Boundary Adjustment Plat which is attached hereto as "Exhibit 1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this ________ day of ________, 2015

____
MAYOR

ATTEST:

____
CITY CLERK

THE GROVE IN CHESTERFIELD

A BOUNDARY ADJUSTMENT PLAT OF A TRACT OF LAND BEING
LOT A AND PART OF LOT B OF CHESTERFIELD VILLAGE AS RECORDED IN PLAT BOOK 183, PAGE 95
LOCATED IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH
M.B. – MAIL BOX

GENERAL NOTES:

1.) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% chance (500-year) annual chance floodplain) according to the National Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas Map Number 29189C0164 K with an Effective Date of August 2, 1995, last revised February 4, 2015.

2.) Subject property is Zoned UC "Urban Core" per Ordinance No. 2861.
Setbacks:

1. Structure Setbacks
No building or structure, other than: a freestanding project identification sign, light standards, retaining walls or flag poles will be located within the following setbacks:

a. 35 feet from the right-of-way Chesterfield Parkway on the north boundary of this Urban Core (UC) District.

b. 35 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.

c. 35 feet from the south boundary of this UC District.

d. 35 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

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. 30 feet from the right-of-way of Chesterfield Parkway on the north boundary of this Urban Core (UC) District.

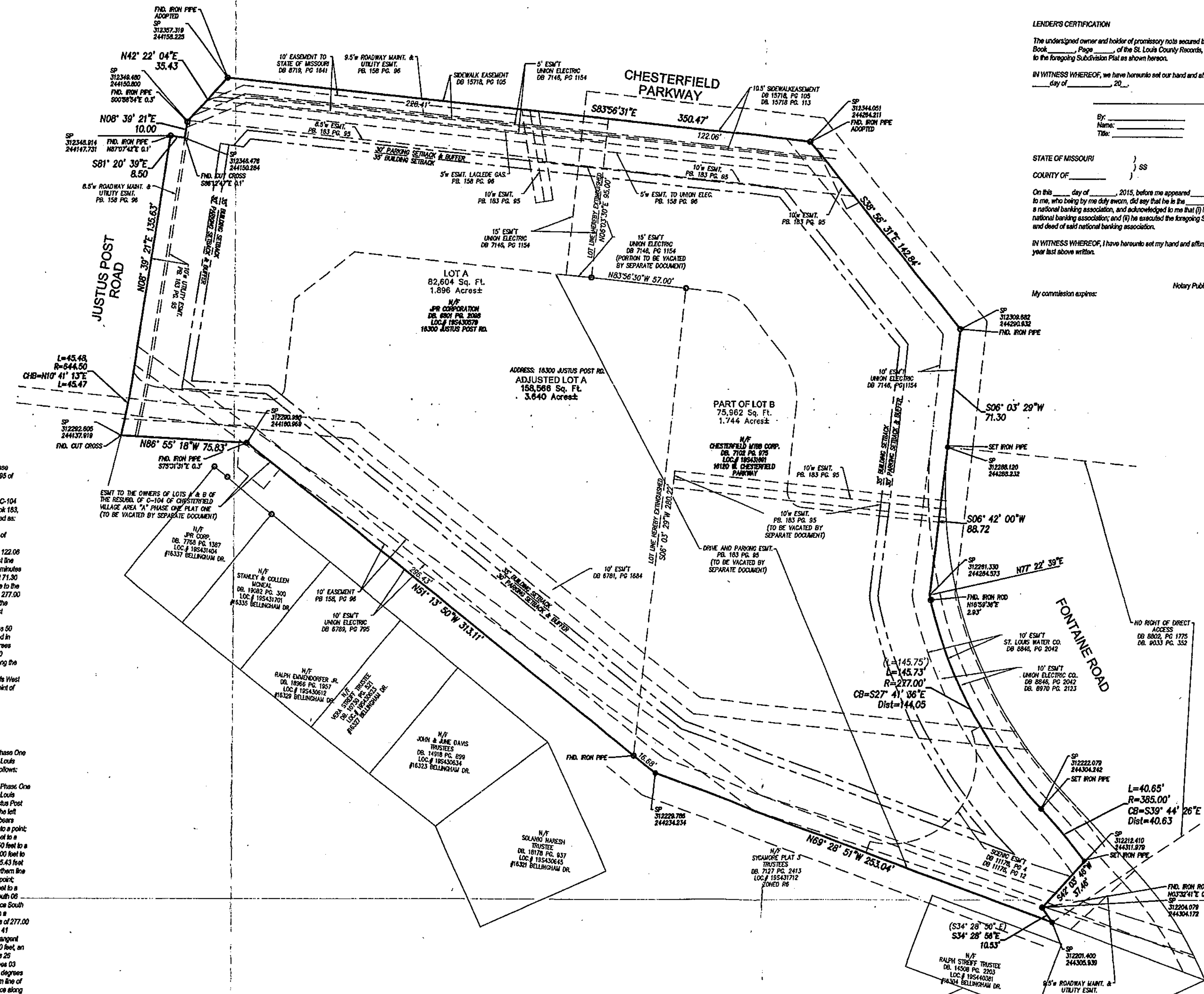
b. 30 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.

c. 30 feet from the south boundary of this UC District.

d. 30 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

3.) Basis of Bearings Adopted from PB. 183, PG 95.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Record Description:

Parcel 1: Lot A of Resubdivision of C-104 of Chesterfield Village Area "A" Phase One Plat One, according to the plat thereof recorded in Plat Book 183, Page 95 of the St. Louis County Records.

Parcel 2: Parcel 2: A tract of land being part of Lot B of the "Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One - Plat One' as recorded in Plat Book 183, Page 95 of the St. Louis County Records and being more particularly described as:

Beginning at the intersection of the West line of said Lot B and the South line of Chesterfield Village Parkway, 73 feet wide; thence along said South line of Chesterfield Village Parkway, South 83 degrees 56 minutes 31 seconds East 122.06 feet to the West line of Fontaine Road (varying width); thence along said West line of Fontaine Road, the following courses and distances: South 38 degrees 56 minutes 31 seconds East 142.84 feet, South 06 degrees 03 minutes 29 seconds West 71.30 feet, South 06 degrees 42 minutes 00 seconds West 88.71 feet, along a curve to the right whose radius point bears North 77 degrees 22 minutes 39 seconds East 277.00 feet from the last mentioned point a distance of 145.75 feet, along a curve to the right whose radius point bears South 47 degrees 14 minutes 05 seconds West 385.00 feet from the last mentioned point, a distance of 40.65 feet, South 42 degrees 03 minutes 48 seconds West 37.46 feet South 34 degrees 28 minutes 50 seconds East 10.53 feet to the North line of "Sycamore Plat No. 3" as recorded in Plat Book 187, Page 99 of the St. Louis County records; thence North 69 degrees 28 minutes 51 seconds West 253.04 feet and North 51 degrees 13 minutes 50 seconds West 16.68 feet to the West line of aforementioned Lot B; thence along the West line of Lot B, the following courses and distances: North 06 degrees 03 minutes 29 seconds East 280.22 feet North 83 degrees 56 minutes 30 seconds West 57.00 feet, North 06 degrees 03 minutes 30 seconds East 95.00 feet to the point of beginning according to a survey by Volz, Inc., during May, 1997.

PROPERTY DESCRIPTION

A tract of land being Lot A and Part of Lot B of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot A of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 45.48 feet, the chord of which bears North 10 degrees 41 minutes 13 seconds East, a chord distance of 45.47 feet to a point; thence North 06 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 06 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.05 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 48 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid "Chesterfield Village Area 'A' Phase One Plat One"; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to appoint; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

PREPARED FOR:
BRINKMANN CONSTRUCTORS
16650 CHESTERFIELD GROVE RD. STE. 100
CHESTERFIELD, MO. 63005
PHONE: (636) 537-9700

This is to certify that "The Grove in Chesterfield" was approved by the City Council for the City of Chesterfield by Ordinance No. __________, on the ____ day of ____________________, 20__, and thereby authorizes the recording of this Boundary Adjustment Plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor

Vickie Hass, City Clerk

LEGEND

LENDER'S CERTIFICATION

The undersigned owner and holder of promissory note secured by Deed of Trust, recorded in Book _______, Page _____, of the St. Louis County Records, does hereby join in and consent to the foregoing Subdivision Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day of ___________, 20__.

By: ____________________
Name: ____________________
Title: ____________________

STATE OF MISSOURI)
) SS
COUNTY OF _________)

On this _____ day of _______, 2015, before me appeared ______________, personally known to me, who being by me duly sworn, did say that he is the __________ of ______________, a national banking association, and acknowledged to me that (i) he has the authority to bind said national banking association; and (ii) he executed the foregoing Subdivision Plat as the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

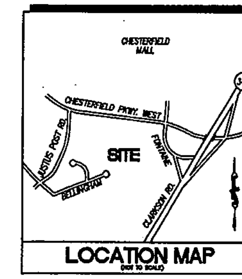
My commission expires:

ST. LOUIS COUNTY BENCHMARK

12-165 – ELEV. 846.98 "STANDARD ALUMINUM DISK" STAMPED SL-31, SET ALONG THE WEST SIDE OF ELDBRIDGE DRIVE; ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK. APPROX. 100' SOUTH OF STRECKER RD. & MCBRIDE POINTE DR.

SITE BENCHMARK

CUT CROSS IN TRAFFIC SIGNAL MEDIAN AT S.W. QUADRANT OF CHESTERFIELD PARKWAY WEST AND HIGHWAY 340 ON RAMP, AS SHOWN HEREON.



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION

The undersigned, owner of the tract of land herein platted and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall be known as:

"THE GROVE IN CHESTERFIELD"

It is hereby certified that all existing easements are shown on this plat as of the time and date of recording of this plat.

Two (2) permanent monuments for each block created, and semi-permanent monuments at all lot corners will be set within twelve (12) months after the recording of this BOUNDARY ADJUSTMENT PLAT, in accordance with 20 CSR 2030-16 of the Department of Insurance, Financial Institutions and Professional Registration. In addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.

IN WITNESS THEREOF, I have hereunto set my hand this ___ day of ______________, 20___.

Brinkmann Holdings, LLC

By:________________________

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this _____ day of _______, 20__, before me appeared ___________, personally known to me, who being by me duly sworn, did say that he is the ____________ of Brinkmann Holdings, LLC, a Missouri limited liability company, and the foregoing instrument was signed and sealed on behalf of said limited liability company and he executed said instrument as the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires: ______________

STATEMENT OF STATE PLANE COORDINATE TIE:

STATION: SL-31
GRID FACTOR = 0.99990765
NORTH (Y) = 312625.342
EAST (X) = 244719.740

NOTE: 1 METER = 3.28083333 FEET
ALL STATE PLANE COORDINATES ARE IN METERS.

STATION: SL-31, ADJUSTED IN 2012

Station SL-31 to Azimuth Mark SL-31A - Grid Azimuth = 38 Degrees 30 Minutes 32 Seconds.

The Missouri Coordinate System of 1983 East Zone cordinate values reported hereon were determined based upon a field traverse during 2015 using Trimble GPS receivers, and that in my professional opinion, as a land surveyor registered in the State of Missouri, the reported State Plane Coordinates meet the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16). The basis of bearings shown on this plat were adopted from Plat Book 183, Page 95. The grid bearing along the North line on this plat is found to be South 82 degrees 51 minutes 51 seconds East. The measured bearing labeled along the same line is South 83 degrees 56 minutes 31 seconds East 350.47 feet. The grid bearing from SL-31 to the most Northwest corner is South 64 degrees 29 minutes 02 seconds West 622.202 meters with the scale factor applied.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during August, 2015, by order of and for the use of Brinkmann Holdings, LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of a tract of land being Lots A and B of the "Resubdivision of C-104 of Chesterfield Village Area 'A' Phase One, Plat One" as recorded in Plat Book 183, Page 95 of the St. Louis County Records, located in U.S. Survey 2002, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment Plat are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current minimum standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Minimum Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: ____ 10/24/15
Daniel Ehlmann, Missouri P.L.S. No. 2215

CITY OF CHESTERFIELD

EXHIBIT 1

RECEIVED
City of Chesterfield
OCT 27 2015
Department of Public Services

STATE OF MISSOURI
DANIEL EHLMANN
NUMBER PLS-2215
PROFESSIONAL LAND SURVEYOR

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

BOUNDARY ADJUSTMENT PLAT

THE GROVE IN CHESTERFIELD

16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

REVISIONS:
1 10/12/15 CITY COMMENTS

SHEET TITLE:
BOUNDARY ADJUSTMENT PLAT

SHEET NO.:
SHEET 1

BILL NO. 3061 **ORDINANCE NO.** ________

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT FOR LONG ROAD CROSSING LOT A, FOR A 2.9 ACRE TRACT OF LAND ZONED "PC" PLANNED COMMERCIAL DISTRICT LOCATED WEST OF LONG ROAD CROSSING DRIVE, NORTH OF CHESTERFIELD AIRPORT ROAD (17U140225 & 17U410236).

WHEREAS, Zahner & Associates, Inc., on behalf of Ameren Missouri, has submitted for review and approval a Lot Split for the above referenced property located west of Long Road Crossing Drive, north of Chesterfield Airport Road; and,

WHEREAS, the purpose of said Lot Split is to subdivide a 2.9 acre tract of land into two (2) lots to be known as Lot 1 and Lot 2; and,

WHEREAS, the Department of Public Services has reviewed the Lot Split in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Lot Split to the City Council; and,

WHEREAS, the City Council of the City of Chesterfield having considered the request, voted to approve said Lot Split.

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

Section 1. The Lot Split which is attached hereto as Exhibit "1" and made part hereof as if fully set out herein is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Lot Split by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this __________ day of ___________, 2015

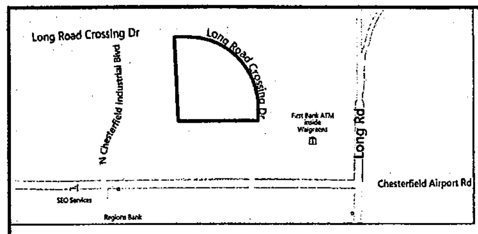
____

MAYOR

ATTEST:

____

CITY CLERK

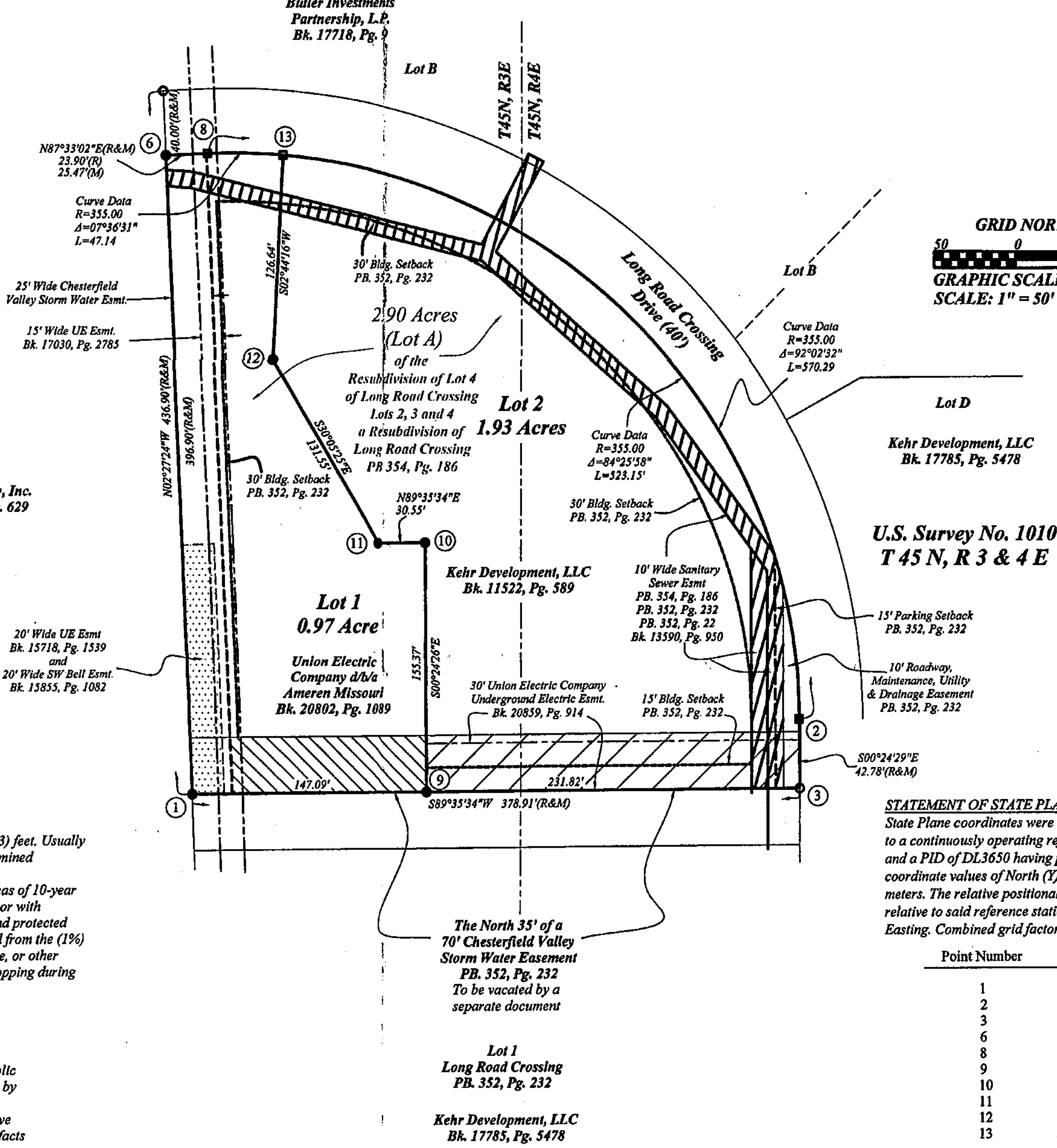


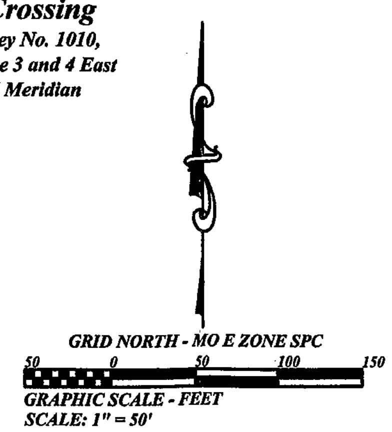
Vicinity Map
(Not to Scale)

LEGEND
● = Set Iron Pin
○ = Found Iron Pin
▣ = Found Cotton Picker Spindle
■ = Found Iron Pipe
(R) = Record Bearing or Distance
(M) = Measured Bearing or Distance
① = State Plane Coordinate Point Number

A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing

Being part of U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian





ZONING INFORMATION:

Zone P.C. (Planned Commercial)
30' front setback
15' side setback
30' rear setback

Flood Insurance Rate Map Information:

Map No. 29189C0140H
Panel No. 0140H
Effective Date of Map: January 6, 1998
Revised Date of Map: April 17, 2000
Zone: AH (Flood depths of one (1) to three (3) feet. Usually areas of ponding; Base flood elevation determined (Elevation 454'.)
Zone: Shaded X areas of 500-year flood; Areas of 10-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and protected from the 100-year flood. This area protected from the (1%) annual chance (100-year) flood by levee, dike, or other structure subject to possible failure or overtopping during larger floods.

SURVEYOR'S NOTE:

This survey is based on current available public records and does not constitute a title search by the surveyor. No investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current title search may disclose has been made.

I hereby certify that during the month of July, 2014, by order of Ameren Missouri, a survey was completed under my supervision and that this plat is an accurate representation of the data obtained during said survey to my best knowledge and belief. I further certify that said survey was executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys for Suburban Class Property.

10-6-15
Michael D. Zahner
Missouri Land Surveyor No. 2294
Zahner & Associates, Inc.

STATEMENT OF STATE PLANE COORDINATE TIE:

State Plane coordinates were determined by Static GPS from the project site to a continuously operating reference station (CORS) with an ID of MOSI and a PID of DL3650 having published Missouri State Plane (East Zone) coordinate values of North (Y) 302843.568 meters and East (X) 253367.391 meters. The relative positional tolerance of the coordinates on this property relative to said reference station is 0.02 meters Northing and 0.02 meters Easting. Combined grid factor = 0.99991787 (1 meter = 3.28083333 feet.)

Point Number	Northing	Easting
1	314719.460	239487.960
2	314733.320	239603.356
3	314720.281	239603.449
6	314840.325	239482.774
8	314840.656	239490.530
9	314719.779	239532.792
10	314767.135	239532.455
11	314767.068	239523.144
12	314801.761	239503.041
13	314840.317	239504.885

OWNER'S CERTIFICATE

We the undersigned, Kehr Development, LLC, a Missouri Limited Liability Company, are the owners of the land shown hereon and further described, and have caused the same to be surveyed and adjusted in the manner shown on this plat which shall hereafter be known as "A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing."

IN WITNESS WHEREOF, I have set my hand on this ____ day of ___________, 2015.

Kehr Development, LLC

By: ______________________
Chris Kehr, Manager

STATE OF MISSOURI)
)
COUNTY OF ________)

On this ____ day of ___________, 2015, before me personally appeared Chris Kehr, to me known, who, being by me duly sworn, did say that he is the Manager of Kehr Development, LLC, a Missouri Limited Liability Company, and that said instrument was signed in behalf of said Company and that they executed the same as the free act and deed of said Limited Liability Company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in _________, Missouri, the day and year first above written.

My term expires: ______________ ______________
Notary Public

Outboundary

All of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at an iron pin at the intersection of the Northeast line of Long Road Crossing Drive with the East line of a tract of land conveyed to Lipton Realty, Inc. by deed recorded in Book 8193, Page 629 in the St. Louis County, Missouri land records, said iron pin being the most West Southwest corner of Lot B of the aforesaid Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing; Thence South 02°27'24" East along said East line a distance of 40.00 feet to an iron pin at the intersection of said East line with the Southwest line of aforesaid Long Road Crossing Drive, said iron pin being the Northwest corner of aforesaid Lot A and being the beginning of the tract herein described; Thence along and with said Southwest line of Long Road Crossing Drive as follows: North 87°33'02" East a distance of 25.47 feet to a cotton picker spindle at a point of curvature; Easterly and Southeasterly along the arc of a curve to the right having a radius of 355.00 feet and a central angle of 92°02'32" a distance of 570.29 feet (chord bearing and distance = South 46°25'42" East, 510.91 feet) to an iron pipe at a point of tangent; South 00°24'29" East a distance of 42.78 feet to an iron pin at the Northeast corner of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records, said iron pin being the Southeast corner of aforesaid Lot A; Thence South 89°35'34" West along the North line of said Lot 1 of Long Road Crossing a distance of 378.91 feet to an iron pin on the aforesaid East line of the aforesaid Lipton Realty, Inc. tract at the Northwest corner of said Lot 1; Thence North 02°27'24" West along said East line a distance of 396.90 feet to the beginning containing 2.90 acres and subject to any easements, reservations or restrictions on record or now in effect.

This description is based on a survey prepared by Zahner and Associates, Inc., completed July, 2014.

Lot 1

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Commencing at an iron pin at the intersection of the North line of Long Road Crossing Drive with the East line of a tract of land conveyed to Lipton Realty, Inc. by deed recorded in Book 8193, Page 629 in the St. Louis County, Missouri land records, said iron pin being the most West Southwest corner of Lot B of the aforesaid Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing; Thence South 02°27'24" East along said East line a distance of 40.00 feet to an iron pin at the intersection of said East line with the South line of aforesaid Long Road Crossing Drive, said iron pin being the Northwest corner of aforesaid Lot A and being the beginning of the tract herein described; Thence along and with said South line of Long Road Crossing Drive as follows: North 87°33'02" East a distance of 25.47 feet to a cotton picker spindle; Easterly along a curve to the right having a radius of 355.00 feet and a central angle of 07°36'31" a distance of 47.14 feet (chord bearing and distance = South 88°38'43" East, 47.11 feet) to a cotton picker spindle; Thence leaving said South line South 02°44'16" West a distance of 126.64 feet to an iron pin; Thence South 30°05'25" East a distance of 131.55 feet to an iron pin; Thence North 89°35'34" East a distance of 30.55 feet to an iron pin; Thence South 00°24'26" East a distance of 155.37 feet to an iron pin on the North line of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records; Thence South 89°35'34" West along said North line a distance of 147.09 feet to an iron pin on the aforesaid East line of Lipton Realty, Inc. tract at the Northwest corner of said Lot 1; Thence North 02°27'24" West along said East line a distance of 396.90 feet to the beginning containing 0.97 acre and subject to any easements, reservations or restrictions on record or now in effect.

This description is based on a survey prepared by Zahner and Associates, Inc., completed December, 2013.

Lot 2

Part of Lot A of the Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing per plat on file in Plat Book 354, Page 186 in the St. Louis County, Missouri land records lying in U.S. Survey No. 1010, Township 45 North, Range 3 and 4 East of the Fifth Principal Meridian and being more particularly described as follows: Beginning at a cotton picker spindle on the Southwest line of Long Road Crossing Drive at the Northeast corner of a tract of land conveyed to Union Electric Company d/b/a Ameren Missouri by deed recorded in Book 20802, Page 1089 in the St. Louis County, Missouri land records; Thence along and with said Southwest line of Long Road Crossing Drive as follows: Easterly and Southeasterly along the arc of a curve to the right having a radius of 355.00 feet and a central angle of 84°25'58" a distance of 523.15 feet (chord bearing and distance = South 42°37'26" East, 477.08 feet) to an iron pipe at a point of tangent; South 00°24'29" East a distance of 42.78 feet to an iron pin at the Northeast corner of Lot 1 of Long Road Crossing per plat on file in Plat Book 352, Page 232 in the St. Louis County, Missouri land records, said iron pin being the Southeast corner of aforesaid Lot A; Thence South 89°35'34" West along the North line of said Lot 1 of Long Road Crossing a distance of 231.82 feet to an iron pin at the Southeast corner of the aforesaid Union Electric Company d/b/a Ameren Missouri tract; Thence along and with the Eastern boundary line of said Union Electric Company d/b/a Ameren Missouri tract as follows: North 00°24'26" West a distance of 155.37 feet to an iron pin; South 89°35'34" West a distance of 30.55 feet to an iron pin; North 30°05'25" West a distance of 131.55 feet to an iron pin; North 02°44'16" East a distance of 126.64 feet to the beginning containing 1.93 acres and subject to any easements, reservations or restrictions on record or now in effect.

This description is based on a survey prepared by Zahner and Associates, Inc., completed July, 2014.

OWNER'S CERTIFICATE

We the undersigned, Union Electric Company of Missouri and Union Electric Company d/b/a AmerenUE, are the owners of the land shown hereon and further described, and have caused the same to be surveyed and adjusted in the manner shown on this plat which shall hereafter be known as "A Lot Split Plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing."

IN WITNESS WHEREOF, we have set our hands on this ____ day of ___________, 2015.

Union Electric Company of Missouri
and
Union Electric Company d/b/a AmerenUE

By: ______________________
Dennis W. Weisenborn, Vice President

STATE OF MISSOURI)
)
COUNTY OF ________)

On this ____ day of ___________, 2015, before me personally appeared Dennis W. Weisenborn, to me known, who, being by me duly sworn, did say that he is the Vice President of Union Electric Company of Missouri and Union Electric Company d/b/a AmerenUE, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation by authority of it's Board of Directors and Dennis W. Weisenborn acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal at my office in _________, Missouri, the day and year first above written.

My term expires: ______________ ______________
Notary Public

This is to certify that this plat of "A Lot Split plat of Lot A being a Resubdivision of Lot 4 of Long Road Crossing Lots 2, 3 and 4, a Resubdivision of Long Road Crossing" was approved by the city council of the City of Chesterfield by Ordinance No. _________ on _____________, 2015, and hereby authorized the recording of this plat with the office of the St. Louis County Recorder of Deeds.

____
Mayor

____
City Clerk

CITY OF CHESTERFIELD
EXHIBIT 1

RECEIVED
City of Chesterfield
OCT - 9 2015
Department of Public Services

Zahner & Associates, Inc.
Professional Land Surveyors
Michael D. Zahner, LS2294
26 North Jackson Street
Perryville, MO 63775
(573) 547 - 1771
zahner@zahnerinc.com
Missouri Corporation Certificate of Authority No. 00355290

STATE OF MISSOURI
MICHAEL D. ZAHNER
NUMBER LS-2294
REGISTERED LAND SURVEYOR

Date	By	Notes
07/08/2014	GH	Initial Release
08/05/2014	GH	Revised - Added legal Descriptions
08/18/2014	GH	Revised - 10' Sanitary Sewer Esmt & added Parking Setback & 10' Maintenance, Util. & Drainage Esmt
03/13/2015		Revised -Vicinity Map, correct Lot 2 legal, add SPC data
04/15/2015 10/06/2015		Revised - Changed plat title, added SPC, updated to current year, removed P & Z heading

Prepared for:
Ameren Missouri
Being part of U.S. Survey No. 1010, T 45 N, R 3 & 4 E of the Fifth Principal Meridian

Job No.: AM13359 Lot Split
File No.: AM13359
Drawn By: GH
Reviewed By: DM
Parcel No: 17u130583
County: St. Louis