



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, October 16, 2017
6:30 PM**

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

A. **Bill No. 3168** - P.Z. 08-2017 Brite Worx Carwash (Wallis Companies)
(First Reading) (Request to postpone)

B. **Chesterfield Outlets** (2nd Amended Sign Package) (**Voice Vote**)

C. **Next Meeting** – **November 9, 2017** (5:45pm)

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

A. **Proposed Resolution** – Compensation Plan

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

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

V. Report from the City Administrator – Mike Geisel

A. **Bid Recommendation** – Magnetometers (Security)

VI. Unfinished Business – Mayor Bob Nation

VII. New Business – Mayor Bob Nation

VIII. Adjourn –

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

Notice is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees

with employee groups (RSMo 610.021(3)1994; Preparation, including any discussions or work product, on behalf of a public governmental body or its representatives for negotiations with employee groups (RSMo 610.021(9) 1994; and/or bidding specification (RSMo 610.021(11) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, October 16, 2017
7:00PM

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – October 2, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. CCE Presentation** – Garden Grow Off
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Monday, October 23, 2017** – Planning Commission (7pm)
 - B. Monday, October 30, 2017** – Budget Workshop F&A Committee of the Whole (5:30pm)
 - C. Monday, November 6, 2017** – Next City Council meeting (7pm)
 - D. Thursday, November 9, 2017** – Planning and Public Works (5:45pm)

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

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

1. Bill No. 3168 – P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) (First Reading) (Request to postpone)

2. Chesterfield Outlets (2nd Amended Sign Package) (Voice Vote)

3. Next Meeting – November 9, 2017 (5:45pm)

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

1. Proposed Resolution – Compensation Plan

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

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

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Bid Recommendation – Magnetometers (Security)

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

XIV. LEGISLATION – PLANNING COMMISSION

A. BILL NO. 3168 - AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBIC WORKS COMMITTEE RECOMMENDS DENIAL (FIRST READING)

XV. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

OCTOBER 2, 2017

The meeting was called to order at 7:05 p.m.

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

A roll call was taken with the following results:

PRESENT

ABSENT

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

APPROVAL OF MINUTES

The minutes of the September 18, 2017 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the September 18, 2017 Executive Session were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Ohley, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Mayor Nation announced the appointment of Mr. Mike Kane to the Chesterfield Historic and Landmark Preservation Committee.

Mr. George Stock, Stock & Associates, 257 Chesterfield Business Parkway, stated that he was available to answer questions related to Bill No. 3165 (P.Z. 09-2017 18385 Chesterfield Airport Rd. [Chesterfield Hockey Association]).

Mr. Ed Ernstrom, 908 Doesay Lane, expressed his appreciation for the opportunity to address City Council and Planning Commission regarding the mobile home park zoning issue.

Ms. Jane Durrell, 177 Gunston Hall Court, spoke about the Chesterfield Historic and Landmark Preservation Committee and gave an update about its annual calendar and other activities.

Mr. Nik Degler, 1815 Mill Ridge Court, asked Council to consider postponing the closure of River Valley Drive until the completion of St. Louis County bridge construction on Creve Coeur Mill Road.

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, October 16, at 7 p.m.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3165 (P.Z. 09-2017 18385 Chesterfield Airport Rd. [Chesterfield Hockey Association]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman announced that the appeal for P.Z. 05-2017 Villages at Bonhomme Creek (704 Alrick, LLC) has been withdrawn by the petitioner.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Wednesday, October 4, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, announced that a Finance & Administration Committee of the whole is scheduled for its second Budget Workshop on Monday, October 9, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, indicated that he had no report this evening.

Public Health & Safety Committee

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

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that, in accordance with City policy, since this is time sensitive, Bill No. 3167 (Authorization for Mayor to Execute Interim Agreement with the Fraternal Order of Police) is scheduled for both first and second reading approval under the "Legislation" portion of the agenda. The agreement stipulates that it is to be effective the first full employee pay period after September 18, 2017, and the ordinance must be in place for this to occur.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

**BILL NO. 3167 AUTHORIZES MAYOR TO EXECUTE INTERIM AGREEMENT
WITH THE FRATERNAL ORDER OF POLICE (FIRST AND
SECOND READINGS)**

Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3167. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3167 was read for the first time.

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3167. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3167 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3167 with the following results: Ayes – Tilman, Logan, DeCampi, Keathley, McGuinness, Ohley, Hurt and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3167 approved, passed it and it became **ORDINANCE NO. 2973**.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3165 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 17.85 ACRE TRACT OF LAND AT 18385 CHESTERFIELD AIRPORT ROAD, LOCATED NORTH OF CHESTERFIELD AIRPORT ROAD AND NORTHEAST OF ITS INTERSECTION WITH OLIVE STREET ROAD AND NORTHWEST OF ITS INTERSECTION WITH WINGS OF HOPE BOULEVARD. (P.Z. 09-2017 18385 CHESTERFIELD AIRPORT ROAD {CHESTERFIELD HOCKEY ASSOCIATION} 17W640080) (PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED) (SECOND READING)

Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the revised blue sheet amendment for Bill No. 3165.

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, to amend the blue sheet by adding the words “or both of the following” to the end of Section I. Access/Access Management, Item 7. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the main motion to approve the blue sheet, as amended, with a unanimous affirmative result and the motion was declared passed.

Councilmember Tilman made a motion, seconded by Councilmember Logan, for the second reading of Bill No. 3165.

Councilmember DeCampi made a motion, seconded by Councilmember Keathley, to postpone the second reading of Bill No. 3165 until the first meeting following the TDD election on November 7. Discussion ensued and City Attorney Graville reminded Council that all land use decisions should be strictly based on the Comprehensive Plan and the Uniform Development Code (UDC). He continued by stating that postponement is a prerogative of Council; however, it should be for an appropriate, lawful reason which

is for consideration of the zoning of a particular parcel of land irrespective of any other issues. A roll call vote was taken with the following results: Ayes – Keathley, Ohley and DeCampi. Nays – Tilman, Flachsbart, McGuinness, Logan and Hurt. Whereupon Mayor Nation declared the motion to postpone failed.

A voice vote was taken for the second reading of Bill No. 3165 with an affirmative result (Councilmembers DeCampi and Ohley voted “No”) and the motion was declared passed. Bill No. 3165 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3165 with the following results: Ayes – McGuinness, Flachsbart, Hurt, Tilman, Keathley and Logan. Nays – DeCampi and Ohley. Whereupon Mayor Nation declared Bill No. 3165 approved, passed it and it became **ORDINANCE NO. 2974.**

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:51 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. **Monday, October 23, 2017** – Planning Commission (7pm)
- B. **Monday, October 30, 2017** – Budget Workshop F&A Committee of the Whole (5:30pm)
- C. **Monday, November 6, 2017** – Next City Council meeting (7pm)
- D. **Thursday, November 9, 2017** – Planning and Public Works (5:45pm)

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee met on Wednesday, October 4, 2017 which resulted in the following action items for the October 16, 2017 City Council meeting.

Bill No. 3168 - P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) (First Reading) PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBIC WORKS COMMITTEE RECOMMENDS DENIAL

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING "PC" PLANNED COMMERCIAL DISTRICT TO A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

Chesterfield Outlets, 2nd Amended Sign Package

A REQUEST FOR A 2ND AMENDED SIGN PACKAGE FOR THE CHESTERFIELD OUTLETS DEVELOPMENT TO MODIFY SIGN CRITERIA FOR THE TAUBMAN OUTLET MALL

**(Voice Vote) PLANNING COMMISSION RECOMMENDS APPROVAL
PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS DENIAL OF THE
REQUESTED MODIFICATION TO THE SIGN PACKAGE
PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL TO
ALLOW TEMPORARY SIGNAGE IN ACCORDANCE WITH THE UNIFIED
DEVELOPMENT CODE AS PART OF THE SIGN PACKAGE**

The amended sign package was reviewed by the Planning & Public Works Committee after Power of Review had been called.

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, October 19, 2017 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning & Development Services

SUBJECT: Planning & Public Works Committee Meeting Summary ^{JW}
Wednesday, October 4, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Wednesday, October 4, 2017, in the Council Chambers.

In attendance were: **Chair Guy Tilman** (Ward II), **Councilmember Barbara McGuinness** (Ward I), **Councilmember Dan Hurt** (Ward III), and **Councilmember Michelle Ohley** (Ward IV).

Also in attendance were: Mayor Bob Nation; Councilmember Randy Logan (Ward III); Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; Cecilia Dvorak, Project Planner; Cassie Harashe, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:46 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the September 20, 2017 Committee Meeting Summary

Councilmember Ohley made a motion to approve the Meeting Summary of September 20, 2017. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

- A. P.Z. 08-2017 Brite Worx Carwash (Wallis Companies): A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960). (Ward 3)

STAFF REPORT

Cassie Harashe, Project Planner, presented the request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for a tunnel carwash at the corner of Baxter Road and Clayton Road. The site is currently a Mobil gas station. The zoning was changed to PC in June of 2001 to allow for a 16-fuel pump gas station,

convenience store, fast-food restaurant and carwash but the approved plan was never built. The petitioner is now requesting an amendment for a carwash only.

A Public Hearing was held May 8, 2017 at which time several concerns were raised regarding noise, traffic, wastewater, lighting, and architectural standards. At the Planning Commission meeting on September 25, 2017, there was considerable discussion regarding these topics including the sound study and retaining walls. Ultimately the Planning Commission voted to recommend approval by a vote of 5-3 with no changes to the Preliminary Plan or Attachment A.

DISCUSSION

There was considerable discussion regarding the sound decibels emitted from the dryer and surrounding traffic.

In response to questions from Councilmember Hurt and Chair Tilman regarding acoustics, Mr. Jim Holtrop, Acoustic Controls, explained that the largest noise source for this site is the existing traffic at the intersection of Baxter and Clayton. He confirmed that the sound from the tunnel would be louder at the exit point rather than at the entrance. He further explained that when two sources are both 50 decibels, the two sources would be an additive and would actually measure 53 decibels. If one source is 50 decibels and the other is 60 decibels, it would be measured as 60.1 decibels. Sound that is 10 decibels below the existing level is non-measurable. In an effort to mitigate the sound, the petitioner is proposing a retaining wall with a sound barrier on top, along with bringing the surrounding fencing closer to the building.

Councilmember Hurt concurred with Mr. Holtrop's comments but expressed concern that the sound will adversely impact the character of the neighborhood. He noted that the structures and onsite traffic are being moved closer to the neighborhood on the north, which may increase the noise levels for the residents closest to the site.

Councilmember Hurt also expressed concern with access to the site. Since access to the site is right-in/right-out only, motorists traveling north on Baxter Road have a tendency of turning around at the entrance to Woodfield Subdivision to head south on Baxter to gain access to the site. Residents are concerned that with the additional proposed traffic of 300 cars per day, this will become an even greater problem. He further stated that he believes the estimate of an additional 300 cars per day may be under-estimated.

Mr. Kamp stated that based on current cash receipts, the existing site generates 400 cars per day. If the site is redeveloped as previously approved; gas station, convenience store, fast-food restaurant and carwash facility, it could generate 1100 cars per day. He noted that the proposed configuration is similar to the Wallis Companies' Wildwood site which generates 1500 cars per day. BriteWorx is only a carwash with limited hours of operation and with an estimated volume of 300 cars per day.

Councilmember Hurt stated that he represents the neighboring residents and agrees with them that the sound and traffic will negatively affect their quality of life. The residents had no objection to the site development plan approved in December of 2001, which included a carwash. The residents feel that the proposed larger Brite Worx carwash is more obtrusive than what was previously approved. The approved site development plan is closer to the northern property and the proposed plan is even closer, encroaching on the current greenspace buffer that exists between the properties.

In response to Chair Tilman's question relative to the current configuration, Mr. Kamp stated that the site is designed in order to conform to the City's throat distance requirements.

Councilmember Hurt made a motion to forward P.Z. 08-2017 Brite Worx Carwash (Wallis Companies) to City Council with a recommendation to deny. The motion was seconded by Councilmember Ohley and **passed by a voice vote of 4-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the October 16, 2017 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on P.Z. 08-2017 Brite Worx Carwash (Wallis Companies).]

- B. POWER OF REVIEW: Chesterfield Outlets, 2nd Amended Sign Package:** A request for a 2nd Amended Sign Package for the Chesterfield Outlets development to modify sign criteria for the Taubman Outlet Mall. (Ward 4)

STAFF REPORT

Cecilia Dvorak, Project Planner, stated the request is for a second amendment to the Sign Package to modify sign criteria for the Taubman Prestige Outlet Mall. The subject site is located north of North 40 Outer Road and I-64/US-40 and east of Boone's Crossing. The Planning Commission reviewed the request on September 25, 2017. At that time and after much deliberation and discussion, the Commission agreed that the temporary 96 sq. ft. signs would be permitted only at the easternmost portion of the site and at the second entrance from the western portion of the site with the condition that they are to be removed no later than January 1, 2018. Additionally, one 16 ft. inflatable would be permitted at the southeast corner of the site and a 20 ft. inflatable would be permitted at the site of the pumpkin patch, both of which are to be removed by November 1, 2017. They could be replaced with Christmas trees which would be removed by January 1, 2018. Discussion at the meeting also confirmed that if the applicant wished to have temporary signage and/or attention-getting devices after January 1, 2018, they would be required to reapply for a Sign Package amendment.

DISCUSSION

In response to questions from the Committee, Ms. Dvorak stated that inflatables are not permitted in the Unified Development Code (UDC) but the Temporary Sign Package does permit an applicant to request them with review by the Planning Commission. Ms. Dvorak also stated that the proposed 16-foot inflatable would be located on the southeast corner and the 20-foot inflatable would be located at the pumpkin patch site adjacent to the Outlet Mall. Councilmembers Hurt and Ohley both recalled discussion at the meeting that the inflatables would be reduced in height. Merrell Hanson, Planning Commission Chair, stated that she recollected that they only reduced the number of locations but left the height the same.

There was considerable discussion and debate as to whether the applicant should have applied for a Temporary Sign Permit versus an amendment to the Sign Package for the Outlet Mall. Because temporary signs are not permitted in the approved Sign Package for the development, the Petitioners were instructed to request an amendment to the Sign Package to allow temporary signage for the pumpkin and holiday seasons.

Mike Doster, representing Taubman, stated that the Sign Package allows for deviation from the City's sign regulations so the development is able to customize signage to fit the circumstances of the site and the nature of the business. Taubman is a very large and elongated center and while it was developed first in the Valley, it has not fared as well as its competitor further west. Taubman has been actively seeking tenants to fill vacancies and they have been looking for activities that will draw people to the site. It is believed that this is an opportunity to bring a very successful operator to the site, who has been located in Kirkwood for a long time. The user is coming to the site and desires to announce who they are and what they are doing. This use will operate on a portion of the center that is yet to be developed and will be community-oriented, similar to Rombach's Pumpkin Patch. It will bring traffic to the center which will benefit the other tenants in the center as well. The proposed signage is a compromise that was approved 7-1 by the Planning Commission and is for a very short term lasting only until the end of the year. The pumpkin season lasts a little over a month and half of that period will be lost due to the approval process. The Holiday season will last for about a month and then the approval terminates. The operator will then decide if this use has been successful and if they decide to continue with a seasonal use for the spring, they will apply for another amendment to the sign package. As discussed with the Planning Commission, this is being done on a trial basis. If it does not work for the operators, they may not come back. The petitioners feel this is an appropriate use for the location as it replaces Rombach's and they believe people will enjoy it. Mr. Doster pointed out that this center needs people and he believes the City should take steps to encourage activities that bring in more visitors.

Councilmember Hurt expressed his opposition to: 1) inflatables being used as signage, and 2) signage that does not meet the standards of the City's Temporary Sign Ordinance. He pointed out that the requested signs are larger than what is allowed for temporary signs.

Mayor Nation stated he understands that the Sign Package prohibits temporary signs. He also understands that Mr. Doster was given the direction that the only way to apply for temporary signs was to amend the existing Sign Package, which is what they have done. He further understands the restrictions contained in the City Code. However, he does "believe in common sense and recognizes that one size does not fit all." He stated that commerce pays the bills for municipalities and urged the Committee to be reasonable when considering this request.

Chair Tilman stated that the Temporary Sign Ordinance was developed so that these types of signs could be approved administratively by Staff without having to be approved by City Council. However, this is a situation where the Temporary Sign Ordinance cannot be utilized even though it is a temporary sign request. Councilmember Hurt recommended that the Petitioner request an amendment to the development's Sign Package to allow for temporary signs on site.

(Councilmember McGuinness left the meeting at this point.)

There was further discussion regarding the use of inflatables on the site. The Petitioner agreed to eliminate the 20 foot inflatable at the easternmost corner of the site and to keep the other inflatable in the area where products are to be sold, thus, it will be considered part of the display and not signage.

After further discussion, **Councilmember Hurt made a motion to forward Chesterfield Outlets 2nd Amended Sign Package to City Council with a recommendation to deny the requested amendment to the Sign Package.** The motion was seconded by Councilmember Ohley.

Discussion after the motion

Responding to questions from the Committee, Mr. Wyse explained the process of applying for a temporary sign permit. He noted that the Petitioner would not be in compliance with the requirements of the Unified Development Code because the request is for two signs and only one sign is permitted. In addition, the proposed signs are larger than what is allowed. Mr. Wyse further explained that the only reference to the type of sign material allowed is within the Sign Package for the development, which states the material shall be of superior design and high quality. There is no specific reference to the type of material that is allowed or not allowed for temporary signs.

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

After further discussion, Councilmember Tilman made a motion to allow temporary signage as part of the Sign Package for Taubman Chesterfield Outlets with the condition that all temporary signage shall be in conformance with the Unified Development Code. The motion was seconded by Councilmember Hurt.

Discussion after the motion

To clarify, Mr. Wyse confirmed that a Temporary Sign Permit addresses duration, the type of sign, the type of event, and allows for the renewal of the permit. He also pointed out that allowing temporary signage as part of the Sign Package will permit any tenant within the Outlet Mall to have temporary signs, such as banners for special promotions, which were not previously allowed within the development. He also confirmed that until City Council approves this amendment to the Sign Package, the Petitioner is not allowed to display any signage.

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

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services Director, for additional information on Chesterfield Outlets 2nd Amended Sign Package.]

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: October 6, 2017
CC Date: **October 16, 2017**

RE: **P.Z. 08-2017 Brite Worx Carwash (Wallis Companies):** A request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District for 1.8 acres located on the western corner of the intersection of Baxter Road and Clayton Road. (21R410960).

See Bill
3168

Summary

Wallis Companies, on behalf of Brite Worx Carwash, has submitted a request for a zoning map amendment from a "PC" Planned Commercial District to a new "PC" Planned Commercial District. The request is for a 1.8 acre parcel located on the western corner of the intersection of Baxter Road and Clayton Road.

The public hearing was held on May 8, 2017, at which time several issues were raised regarding noise, traffic, waste and storm water, the proposed masonry wall, lighting, and architectural standards.

Planning Commission recommended approval of the request, as presented, on September 25, 2017 by a vote of 5 to 3.

At the October 4, 2017 Planning and Public Works Committee Meeting, a motion was passed by a vote of 4-0 to deny the request citing concerns about continued growth toward residential properties.

Attached to this report, please find a copy of legislation, Attachment "A", Preliminary Development Plan and Acoustical Sound Study, labeled Attachment "B".



Figure 1. Aerial Photograph



October 11, 2017

Via email cityclerk@chesterfield.mo.us to:

Ms. Vickie Hass
Chesterfield City Clerk
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0670

Subject: P.Z. 08-2017 BriteWorx Carwash (Wallis Companies)
Request to postpone
CEC Project 153-224

Ms. Hass:

Request is hereby made to postpone the hearing on the above referenced project, currently scheduled for October 16, 2017, to the November 6, 2017 meeting, in order for the Applicant to analyze and address the following:

- a. September 25, 2017 Planning Commission's recommendations and public comments;
- b. October 4, 2017 Planning – Public Works Committee's recommendations and comments;
- c. Public correspondence in support and opposition to the above referenced proposed development.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Kevin T. Kamp
Duly Appointed Agent for the Petitioner/Applicant

cc: Justin Wyse
Mark Jordan



City Council Memorandum

Department of Planning & Development Services

To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services *JW*
Date: October 9, 2017
CC Date: **October 16, 2017**

Summary

Taubman Prestige Outlets of Chesterfield, LLC has submitted a request for an amendment to the previously approved Sign Package for the Chesterfield Outlets development (Taubman Outlets). The purpose of this Amended Sign Package is to include four 96 square-foot temporary signs and four inflatable attention getting devices for a pumpkin patch on the western side of the mall.

The Planning Commission, by a vote of 7-1, approved of the request for an Amended Sign Package with the following conditions:

- No sign or attention getting device or inflatable at the westernmost corner of the subject site; and
- Only 1 sign, and no attention getting device or inflatable at the second entrance from the west to be removed by January 1, 2018; and
- No sign or attention getting device or inflatable at the third entrance from the west of the subject site; and
- One inflatable at the southeastern most corner of the subject site not to exceed 16 feet in height to be removed by November 1, 2017. A realistic Christmas tree with lights is permitted to replace the inflatable after November 1, 2017, and is to be removed no later than January 1, 2018. Additionally, 1 sign of 96 square feet in outline area and 11 feet in height is permitted at the southeastern most corner of the subject site and is to be removed by January 1, 2018; and
- One inflatable not to exceed 20 feet in height is permitted within the event space and is to be removed by November 1, 2017. A realistic Christmas tree with lights is permitted to replace the inflatable after November 1, 2017, and is to be removed no later than January 1, 2018; and

- All lights, including but not limited to sign lighting, attention getting device or inflatable lighting is only permitted from 9:00AM until 9:00PM and is to be removed no later than January 1, 2018.

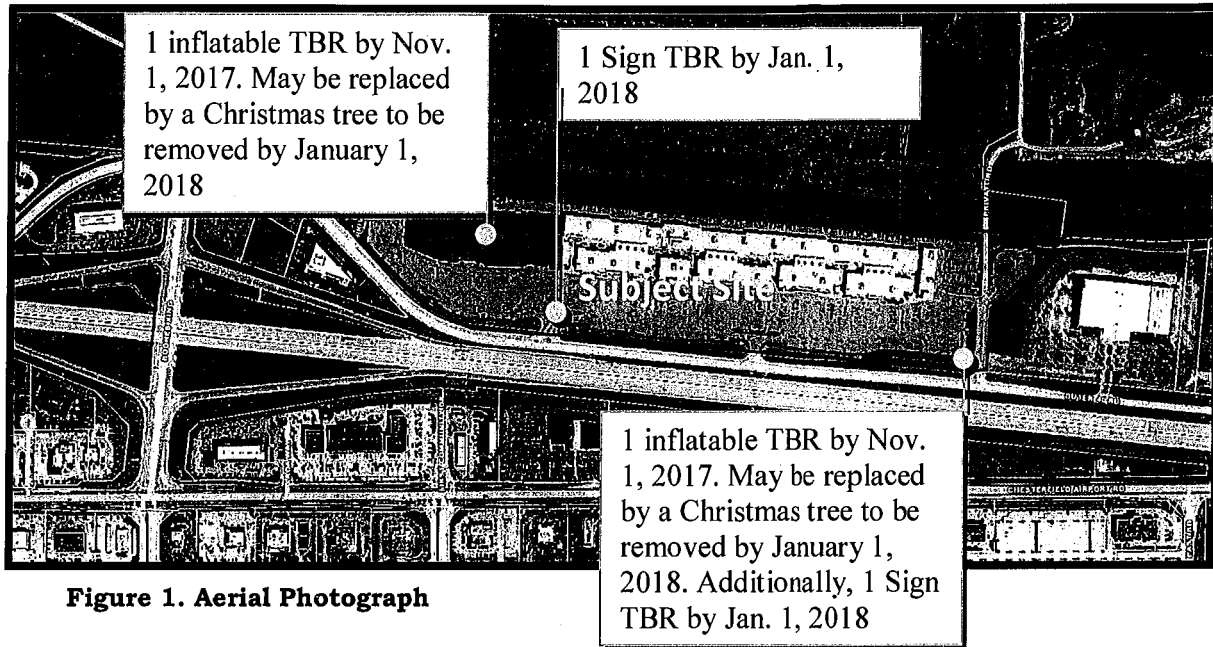


Figure 1. Aerial Photograph

After receiving the official report from the Planning Commission meeting, City Councilmembers have 24 hours in which they can exercise Power of Review. **Councilmember Michelle Ohley, representing Ward IV, had exercised Power of Review on September 26, 2017.** As such, the project was placed on the next Planning and Public Works Committee agenda where the Committee made a motion to forward the project to City Council with a recommendation of denial of the requested modification to the sign package. Planning and Public Works Committee recommends approval to allow temporary signage in accordance with the Unified Development Code as a part of the Sign Package.

A summary of the currently approved signage for the site is as follows:

Sign Type	Quantity Permitted	Total Square Footage (sf) Permitted	Height permitted
Construction Signs	1	128 sf	5 ft. 6 in.
Freestanding Identification Signs	3	210 sf each	8 ft. 5 in.
Directional Signs	12	19.25 sf each	8 ft. 0 in.
Wall Signs (Phase I)	N/A	6207.15 sf	N/A
Wall Signs (Phase II)	N/A	2422.35 sf	N/A
The current Sign Package prohibits all other signage, including all other temporary signs.			

Attached is the Chesterfield Outlets 2nd Sign Package Addendum approved by the Planning Commission (not including those conditions listed above), and the governing Sign Package for the site, approved by Planning Commission in February of 2014.



**DOSTER ULLOM
& BOYLE, LLC**
ATTORNEYS AT LAW

St. Louis
16090 Swingley Ridge Road
Suite 620
Chesterfield, MO 63017
(636) 532-0042
(636) 532-1082 Fax

Daniel T. Manning
dmanning@dubllc.com

September 13, 2017

Hand Delivered and Via Email

Ms. Cecilia Dvorak, Project Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017-0760

Re: Chesterfield Outlets (Taubman Prestige Outlets) Second Amended Sign Package
Petitioner's Response to City Comments

Dear Ms. Dvorak:

The undersigned represents Taubman Prestige Outlets of Chesterfield, LLC ("Applicant"), in connection with their Second Amended Sign Package Application ("Application") for the property commonly known as Taubman Prestige Outlets (the "Property"). Applicant has received and reviewed your comment letter dated September 7, 2017 (the "Letter"). Applicant's responses to the comments provided in the Letter are as follows:

1. The overall location map provided (recorded as page 232) indicates that one of the signs may be located off site within the Boone's Crossing subdivision. This is a discrepancy between the detailed page (recorded as page 233) which shows the sign located on the northwestern edge of the development. The sign package for Chesterfield Outlets cannot regulate signage for another development. Either a sign package must be submitted for the Boone's Crossing development which proposes this sign if this is what was intended, or the overall location map must be amended so that all signs are located on the subject site.

Response: All signs will be located on the Property. Please see the enclosed location map, which has been revised per your request.

2. Be advised that the request for four signs of 96 square feet in addition to the signage already permitted on site goes far above previously approved signage in this or any other area within the City of Chesterfield.

Response: This advisory comment is noted. Applicant notes that the sign package procedure permits approval of signage that would otherwise be prohibited by the strict requirements of the Unified Development Code. The nature of the use of the seasonal business that the proposed signage will identify makes the proposed square footage uniquely necessary and appropriate. Furthermore, since the use and operation of this seasonal business are unique in the City of Chesterfield, approval of the Application will not set a precedent for the City or City staff.

3. Be advised that per section 31-04-05H.2(b) of the UDC, inflatables are expressly prohibited.

Response: This advisory comment is noted. Applicant notes that the sign package procedure permits approval of signage that would otherwise be prohibited by the strict requirements of the Unified Development Code. The nature of the use of the seasonal business that the proposed signage will identify makes inflatables and other attention grabbing devices uniquely necessary and appropriate. Furthermore, since the use and operation of this seasonal business are unique in the City of Chesterfield, approval of the Application will not set a precedent for the City or City staff.

4. Materials are consistent with a temporary sign, however, your narrative doesn't indicate how long these signs would be in place. Please amend the narrative to include this information for the request.

Response: Please see the enclosed narrative statement, which has been revised per your request.

5. Per UDC Section 31-04-05D, the purpose of a sign package is to provide comprehensive, complimentary and unified signage throughout a single development or contiguous lot under common ownership. Additionally, it is intended to provide a specialized review of signs and flexibility from the standard signage requirements in order to encourage superior design, quality and character. Please amend the narrative to describe how you're providing superior design, quality, and character with this request.

Response: Please see the enclosed narrative statement, which has been revised per your request.

6. Per the UDC Section 31-04-05D.4, when a sign package is requested for a development, the following shall be submitted to the department:
- a. A narrative detailing the reasoning for the sign package request and why it will enhance the proposed development above what would be permitted through the City of Chesterfield UDC.
 - b. The maximum number of proposed signs.
 - c. Location, size, height, construction material, and placement of all proposed signs.
 - d. General elevations of all proposed freestanding, monument, wall, and any other sign that requires City of Chesterfield approval.
 - e. Illumination level, color and type. Illumination shall conform to the Section 31-04-03, Lighting standards, of this Article.
 - f. Dimensions, height, square footage of all existing signs or note that none exist for both freestanding and attached signs (submit picture of all existing signage).
 - g. Material specifications for proposed signs including sign materials and colors.

h. Landscaping of any freestanding or monument signs.

Response: Please see the enclosed narrative statement, which has been revised per your request.

7. Amend the images and maps to clarify the dimensions of the inflatable pumpkins' Length x Width x Height.

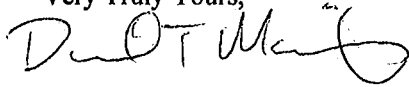
Response: Please see the enclosed drawing of the inflatable pumpkin, which has been revised per your request.

Please find one (1) copy of the following documents enclosed for your review:

- Amended Site Plan with sign locations marked;
- Amended Narrative Statement;
- Amended Drawing of Inflatable Pumpkin; and
- Drawing of Main Sign.

Please do not hesitate to contact me if you have any further questions or comments regarding the Application.

Very Truly Yours,



Daniel T. Manning

Enclosure

cc: Colleen O'Neill, Taubman Prestige Outlets of Chesterfield, LLC
Michael J. Doster, Esq., Doster Ullom & Boyle, LLC

Taubman Prestige Outlet Mall
Addendum to Sign Package
Narrative Statement

This is a request by Taubman Prestige Outlets of Chesterfield, LLC ("Applicant") for an addendum to the current approved Comprehensive Sign Package governing signage at Taubman Prestige Outlet Mall (the "Property"). The requested addendum is solely to accommodate signage for a market to be operated by Summit Produce ("Summit"). Summit will primarily operate on the portion of the Property that is west of the mall buildings and is currently landscaped with grass. No permanent structures will be built in connection with Summit's operation.

Summit has been in business since 1978 and has operated out of Kirkwood Farmers Market with great success and acclaim since 1984. Over the past 30 plus years, Summit has grown from a small produce stand open three days a week to a full service shop open seven days a week, April through December. It has been family owned and operated since its founding. Summit provides locally sourced fresh fruits, vegetables, meats, cheeses, jams, honeys, and free range eggs, as well pumpkins during Halloween, Christmas decorations and sweets during the holiday season, and fresh flowers and plants during the spring. Summit has played an instrumental role in making Kirkwood Farmers Market one of the best farmers markets in the region, and a destination for people from all over the St. Louis area.

While Summit offers fresh produce and food each month it is open, the products it emphasizes and its decorative theme evolve and change with the seasons. The seasonal evolution allows Summit to emphasize products in a way that tracts with the seasonal preferences and needs of its customers. Summit's three seasons are centered on Halloween, the Christmas holidays, and the spring bloom. During the Halloween season, in addition to fresh produce, Summit will offer a pumpkin patch with quality pumpkins that can be purchased for carving. During the holiday season, Summit will offer a Christmas tree lot that sells trees, wreaths and garland for home Christmas decorations. Summit will also offer a holiday "Gingerbread Shoppe" that sells various holiday treats, ornaments, and other eclectic gift items and decorations. When spring arrives, Summit offers a vast selection of plants and flowers for home gardens in addition to fresh produce.

Since its opening, Applicant has strived to create an accommodating, family-friendly, community atmosphere at the Property. Summit's history, operation, and products make it a natural fit for the Property and Applicant. In Summit, the Property is adding a family-owned and operated business providing high-quality produce that shoppers can pick up in addition to whatever shopping they need to do. Furthermore, the traditional family-centered activities that Summit will add to the Property, such as picking out pumpkins for carving, a Christmas tree, or plants for the garden, fit squarely within atmosphere that Applicant strives to maintain at the Property. Finally, Summit fills a need for the City of Chesterfield by offering a fresh food market and seasonal goods operation that is not currently available in the City, particularly with the closure of Rombachs Farm.

Given Summit's unique seasonal emphasis, the signage will change each season to reflect that season's theme. While the signs will change seasonally, the size, location, materials, and lighting of the signs will remain the same. The renderings provided with this Addendum to Comprehensive Sign Package submittal are the renderings for the Halloween season. The signage for the holiday season will have a red and green color scheme and will reference Summit's tree lot. Additionally, Summit will place lighted Christmas trees behind the signs in place of the inflatable pumpkins. Since there are no permanent buildings

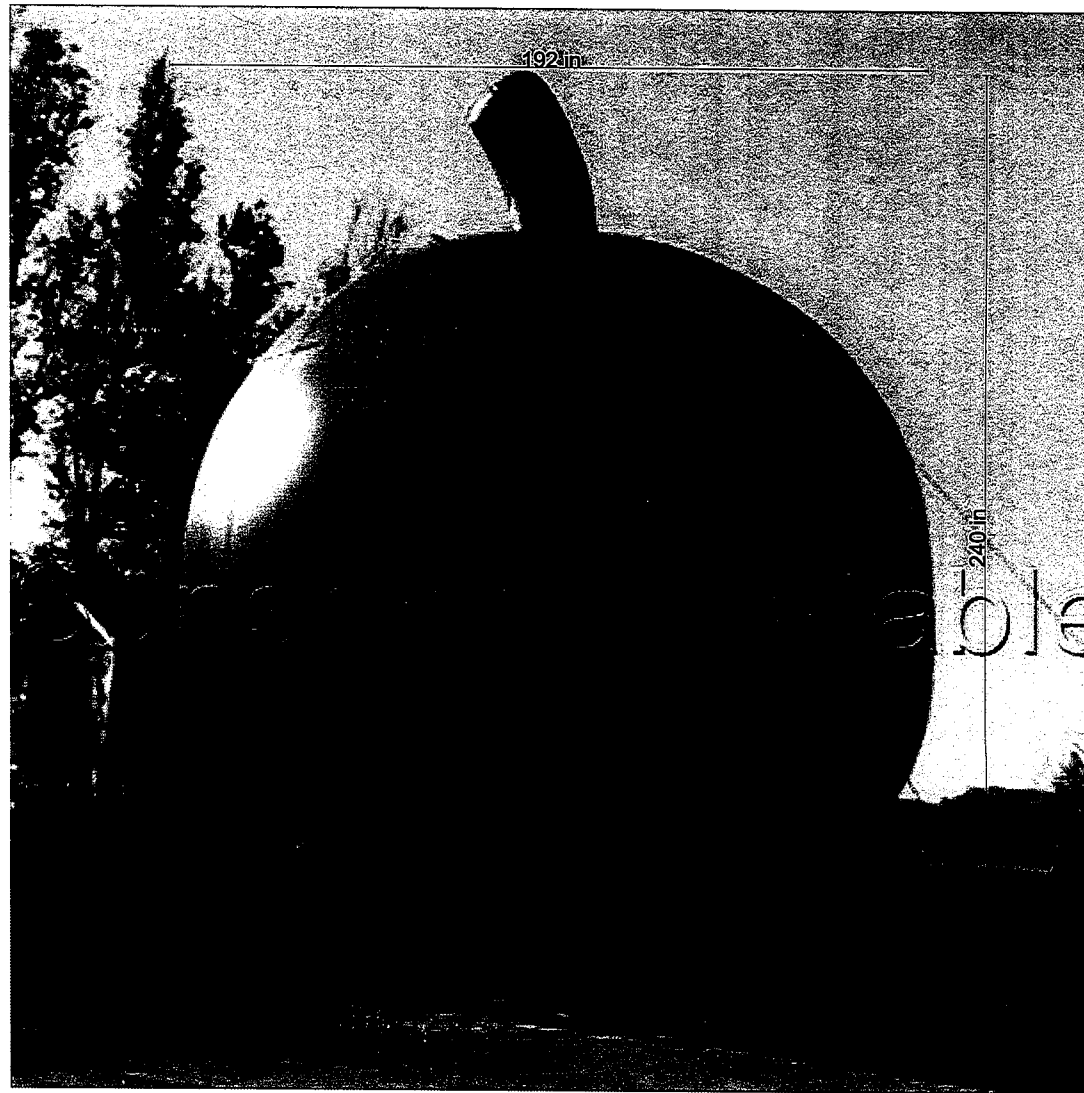
being constructed, the signs are designed to feature the seasonal products available for sale by Summit. These design characteristics allow the signage to stay integrated with the Summit's seasonal theme, and will inform customers that Summit is offering the products that they want in that season, whether it be flowers, a pumpkin, or Christmas decorations. The seasonal theme, the materials, and the design of Summit's proposed signage are consistent with the design, quality and character of signage for this type of use in this region. Just as the market use will compliment to the existing use and activity on the Property, Summit's signage will compliment, and will not adversely impact, the design, quality and character of the signage existing on the Property.

The purpose of the "Main Sign" is to identify and promote Summit and to direct the public to Summit's location on the Property in a manner that reduces pedestrian and motorist confusion while allowing a smooth flow of traffic throughout the Property. As the renderings show, signage during Halloween will have a pumpkin background with the pumpkin patch prominently mentioned in black lettering. During the holidays, the theme will be Christmas oriented and the Christmas tree lot will be featured on the sign text. The purpose of the inflatables and the lighted Christmas trees is to direct attention to Summit's seasonal operations from I-64 in a manner that is consistent with Summit's seasonal themes and emphasis. The size, number and type of the signage requested in this addendum would not otherwise be permitted by a strict application of the City's Sign Code. There will be four Main Signs. Each will be 12 feet x 8 feet and located three feet above the existing finished grade. There will be four inflatables. Three will be 13 feet by 16 feet and one will be 20 feet by 18 feet. Each inflatable will be placed on an 8 feet x 8 feet x 8 feet painted plywood platform. Signs will be located only at major vehicular and pedestrian intersections next to freestanding signs identifying the Property, and the largest pumpkin will be located at the southeast entrance to the Property. All signs will be integrated into the current site landscape design.

All Main Signs will be spot-lighted with solar powered lights. The inflatables will be internally lit with LED modules. The trees will be lit with LED Christmas lights. The illumination standards for each sign, inflatable and tree will conform to City requirements. The lighting will not cause any offsite glare.

All tenants, businesses, and owners within the Property shall receive a copy of the Comprehensive Sign Package from the Applicant at the time of lease/sale. All signage within the Property shall be in conformance with the Comprehensive Sign Package. Any signage not specifically identified in the Comprehensive Sign Package shall conform to Section 04-05 of the Unified Development Code.

Color: Black, Green, Yellow and Orange
Material: Strong/PU Coated Oxford
Fabric
Illumination: LED lights lit internally



MAIN SIGN

144 in

96 in

36 in



1/2" MDO PLYWOOD WITH APPLIED DIGITAL PRINT

PMS 347C

BLACK

BLACK

PMS 269C

PMS 269C

4" x 4" PRESSURE TREATED WOOD POSTS PAINTED BLACK

SOLAR POWER SPOTLIGHT

10" X 36" AUGERED HOLE

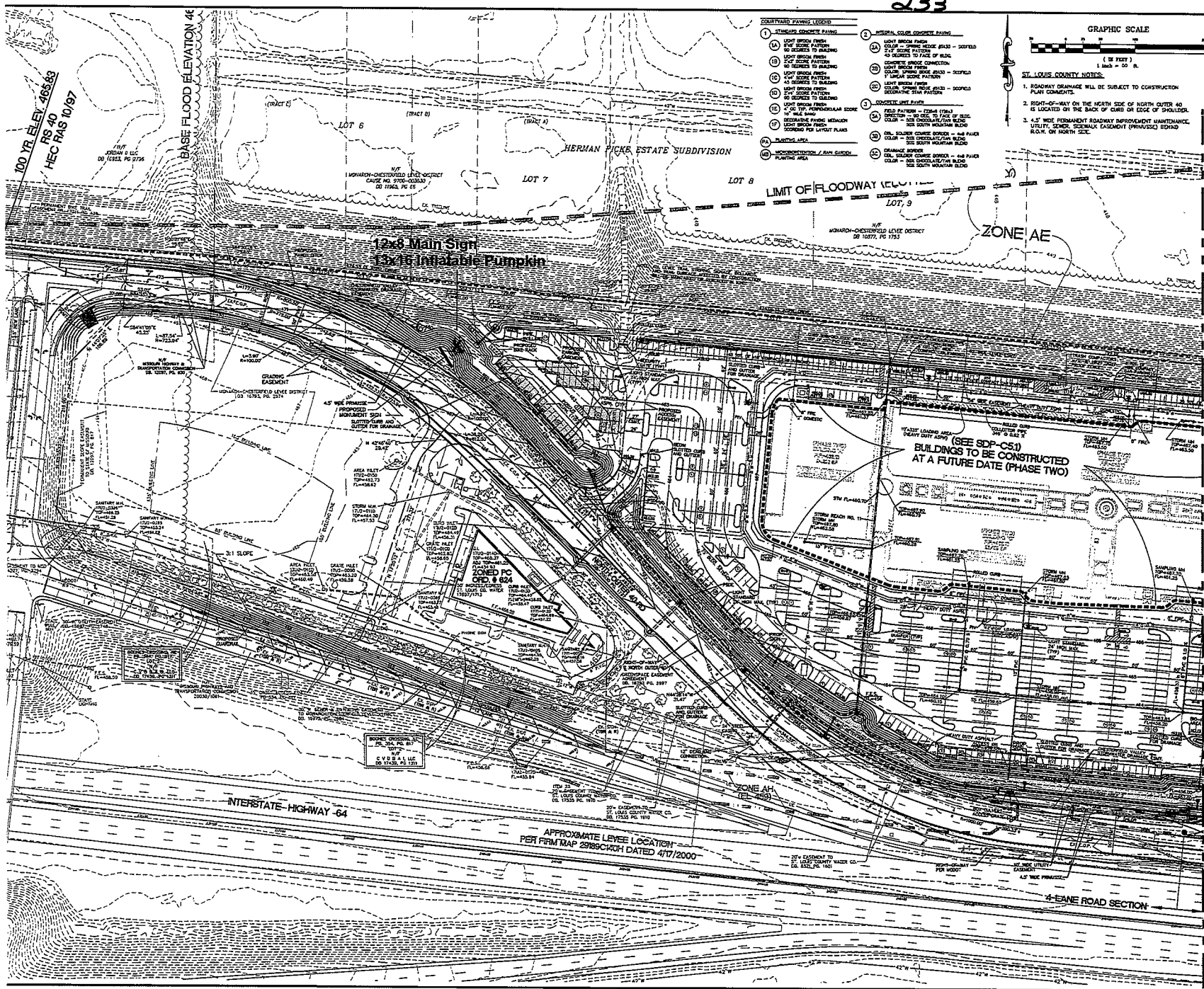
GIVEN THE NATURE OF THE SIGN NO PLANTINGS WILL BE USED



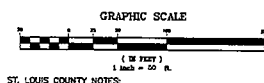
SOLAR POWER SPOTLIGHT

SIDE DETAIL OF MAIN SIGN

2" x 4" PRESSURE TREATED WOOD SUPPORTS PAINTED BLACK



- CONSTRUCTION MATERIALS**
- 1. ASPHALT CONCRETE PAVING
 - 2. ASPHALT CONCRETE PAVING
 - 3. ASPHALT CONCRETE PAVING
 - 4. ASPHALT CONCRETE PAVING
 - 5. ASPHALT CONCRETE PAVING
 - 6. ASPHALT CONCRETE PAVING
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 - 17. ASPHALT CONCRETE PAVING
 - 18. ASPHALT CONCRETE PAVING
 - 19. ASPHALT CONCRETE PAVING
 - 20. ASPHALT CONCRETE PAVING



- ST. LOUIS COUNTY NOTES:**
1. ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
 2. RIGHT-OF-WAY ON THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
 3. 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE UTILITY, SENSITIVE, SIDEWALK TANGENT (PROMINENT) BEHIND R.O.W. ON NORTH SIDE.

2ND AMENDED SITE DEVELOPMENT PLAN FOR:

CHESTERFIELD OUTLETS

NORTH OUTER 40

CHESTERFIELD, MISSOURI 63005

OWNER / DEVELOPER: **Taubman Prestige Outlets of Chesterfield**

200 East Lane, Suite 200, Chesterfield, MO 63005

PHONE: 636-231-2314

7/12/13 PER CITY

REVISIONS:

1. 7/12/13 PER CITY

PREPARED BY:

STARK & ASSOCIATES

Consulting Engineers, Inc.

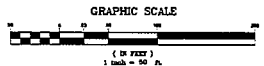
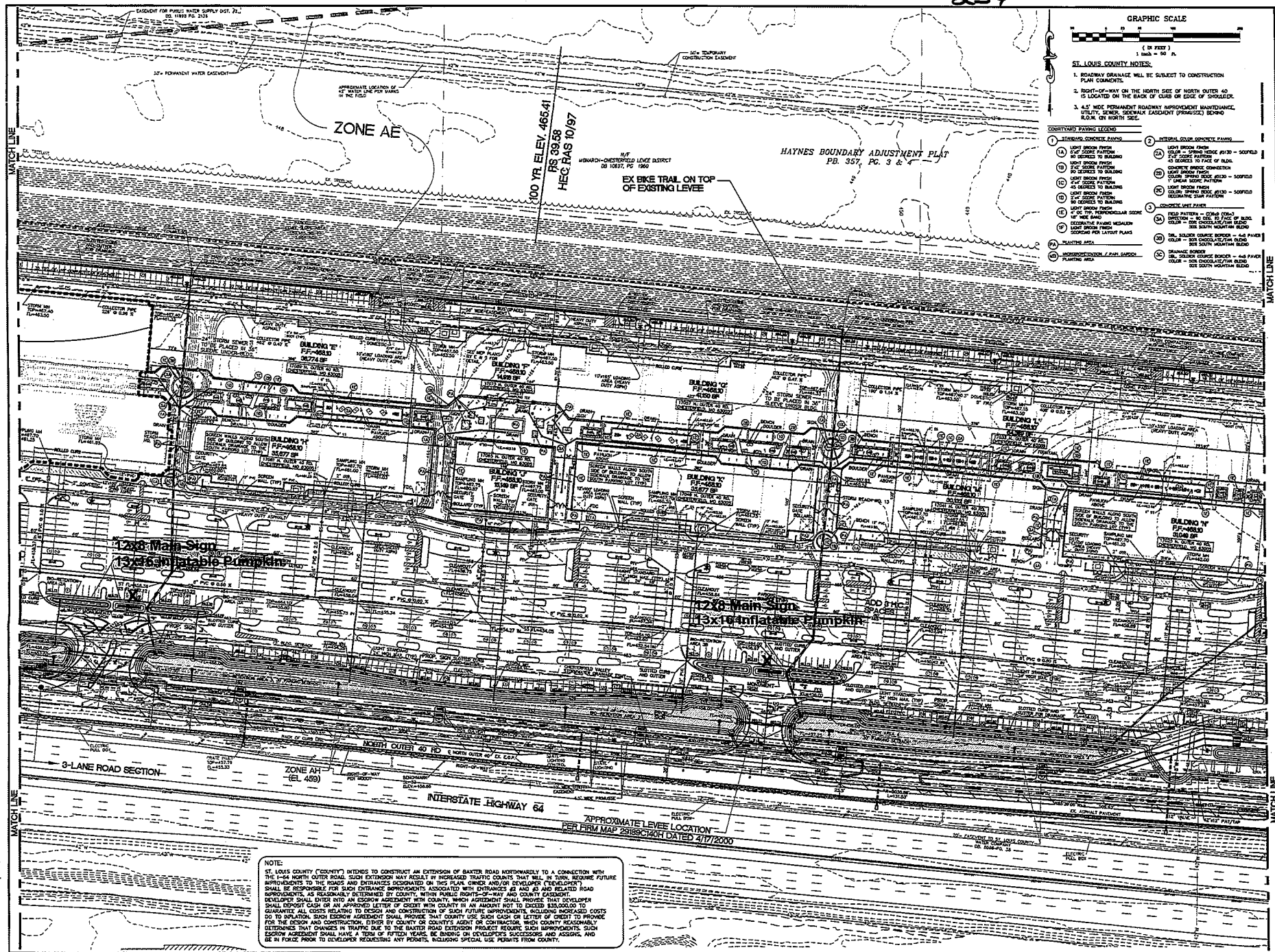
237 Chesterfield Business Parkway
Chesterfield, MO 63005
TEL: (636) 500-1100
FAX: (636) 500-1130
WWW.STARK-ENGINEERS.COM

SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NO.:

SDP-C3



- ST. LOUIS COUNTY NOTES:**
1. ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLANNING.
 2. RIGHT-OF-WAY ON THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
 3. 4.5' HIC PERMANENT ROADWAY APPROXIMATE MAINTENANCE UTILITY, GROUND, SLOPEWAY (SLOPEWAY) BOUNDARY, R.O.W. ON NORTH SIDE.

- CONTRACTOR'S PLANNING LEGEND:**
- | | |
|-----------------------------|------------------------------------|
| 1. STANDING CONCRETE PAVING | 2. INTERIOR COLOR SPRINKLER PAVING |
| (A) LIGHT BROWN PAVING | (A) LIGHT BROWN PAVING |
| (B) LIGHT BROWN PAVING | (B) LIGHT BROWN PAVING |
| (C) LIGHT BROWN PAVING | (C) LIGHT BROWN PAVING |
| (D) LIGHT BROWN PAVING | (D) LIGHT BROWN PAVING |
| (E) LIGHT BROWN PAVING | (E) LIGHT BROWN PAVING |
| (F) LIGHT BROWN PAVING | (F) LIGHT BROWN PAVING |
| (G) LIGHT BROWN PAVING | (G) LIGHT BROWN PAVING |
| (H) LIGHT BROWN PAVING | (H) LIGHT BROWN PAVING |
| (I) LIGHT BROWN PAVING | (I) LIGHT BROWN PAVING |
| (J) LIGHT BROWN PAVING | (J) LIGHT BROWN PAVING |
| (K) LIGHT BROWN PAVING | (K) LIGHT BROWN PAVING |
| (L) LIGHT BROWN PAVING | (L) LIGHT BROWN PAVING |
| (M) LIGHT BROWN PAVING | (M) LIGHT BROWN PAVING |
| (N) LIGHT BROWN PAVING | (N) LIGHT BROWN PAVING |
| (O) LIGHT BROWN PAVING | (O) LIGHT BROWN PAVING |
| (P) LIGHT BROWN PAVING | (P) LIGHT BROWN PAVING |
| (Q) LIGHT BROWN PAVING | (Q) LIGHT BROWN PAVING |
| (R) LIGHT BROWN PAVING | (R) LIGHT BROWN PAVING |
| (S) LIGHT BROWN PAVING | (S) LIGHT BROWN PAVING |
| (T) LIGHT BROWN PAVING | (T) LIGHT BROWN PAVING |
| (U) LIGHT BROWN PAVING | (U) LIGHT BROWN PAVING |
| (V) LIGHT BROWN PAVING | (V) LIGHT BROWN PAVING |
| (W) LIGHT BROWN PAVING | (W) LIGHT BROWN PAVING |
| (X) LIGHT BROWN PAVING | (X) LIGHT BROWN PAVING |
| (Y) LIGHT BROWN PAVING | (Y) LIGHT BROWN PAVING |
| (Z) LIGHT BROWN PAVING | (Z) LIGHT BROWN PAVING |

NOTE:

ST. LOUIS COUNTY (COUNTY) INTENDS TO CONSTRUCT AN EXTENSION OF BAXTER ROAD NORTHEASTWARD TO A CONNECTION WITH THE I-64 NORTH OUTER ROAD. SUCH EXTENSION MAY RESULT IN INCREASED TRAFFIC COUNTS THAT WILL, IN TURN, REQUIRE FUTURE IMPROVEMENTS TO THE ROAD AND ENTRANCES ASSOCIATED ON THIS PLAN. OWNER AND/OR DEVELOPER (DEVELOPERS) SHALL BE RESPONSIBLE FOR SUCH ENTRANCE IMPROVEMENTS ASSOCIATED WITH ENTRANCES AS AND TO RELATED ROAD IMPROVEMENTS AS REASONABLY DETERMINED BY COUNTY, WITHIN PUBLIC RIGHTS-OF-WAY AND COUNTY JURISDICTION. DEVELOPER SHALL ENTER INTO AN Easement AGREEMENT WITH COUNTY, WHICH AGREEMENT SHALL PROVIDE THAT DEVELOPER SHALL CONVEY TO COUNTY OR AN APPROVED LETTER OF CREDIT WITH COUNTY IN AN AMOUNT NOT TO EXCEED REASONABLE TO GUARANTEE ALL COSTS RELATING TO DESIGN AND CONSTRUCTION OF SUCH FUTURE IMPROVEMENTS, INCLUDING INCREASED COSTS TO BE INCURRED BY SUCH DEVELOPER. SUCH DEVELOPER SHALL PROVIDE THAT COUNTY USE SUCH CREDIT OF LETTER OF CREDIT PROVIDED FOR THE DESIGN AND CONSTRUCTION, EITHER BY COUNTY OR COUNTY'S AGENT OR CONTRACTOR, WITHIN COUNTY REASONABLY DETERMINED THAT CHANGES IN TRAFFIC DUE TO THE BAXTER ROAD EXTENSION PROJECT REQUIRE SUCH IMPROVEMENTS. SUCH Easement AGREEMENT SHALL HAVE A TERM OF FIFTEEN YEARS, BE BINDING ON DEVELOPER'S SUCCESSORS AND ASSIGNS, AND BE IN FORCE PRIOR TO DEVELOPER REQUESTING ANY PERMITS, INCLUDING SPECIAL USE PERMITS FROM COUNTY.

234 Chesterfield Outlets Parkway
Chesterfield, MO 63005
Tel: (636) 234-1000
Fax: (636) 234-1000
www.stlouiscountymissouri.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:

CHESTERFIELD OUTLETS
NORTH OUTER 40
CHESTERFIELD, MISSOURI 63005

2ND ANNEDED SITE DEVELOPMENT PLAN FOR:

OWNER / DEVELOPER
Taubman Prestige Outlets of Chesterfield
300 East Lake Road Suite 300
Chesterfield, MO 63005
465-1224
PROJECT

1/17/2013 PER CITY

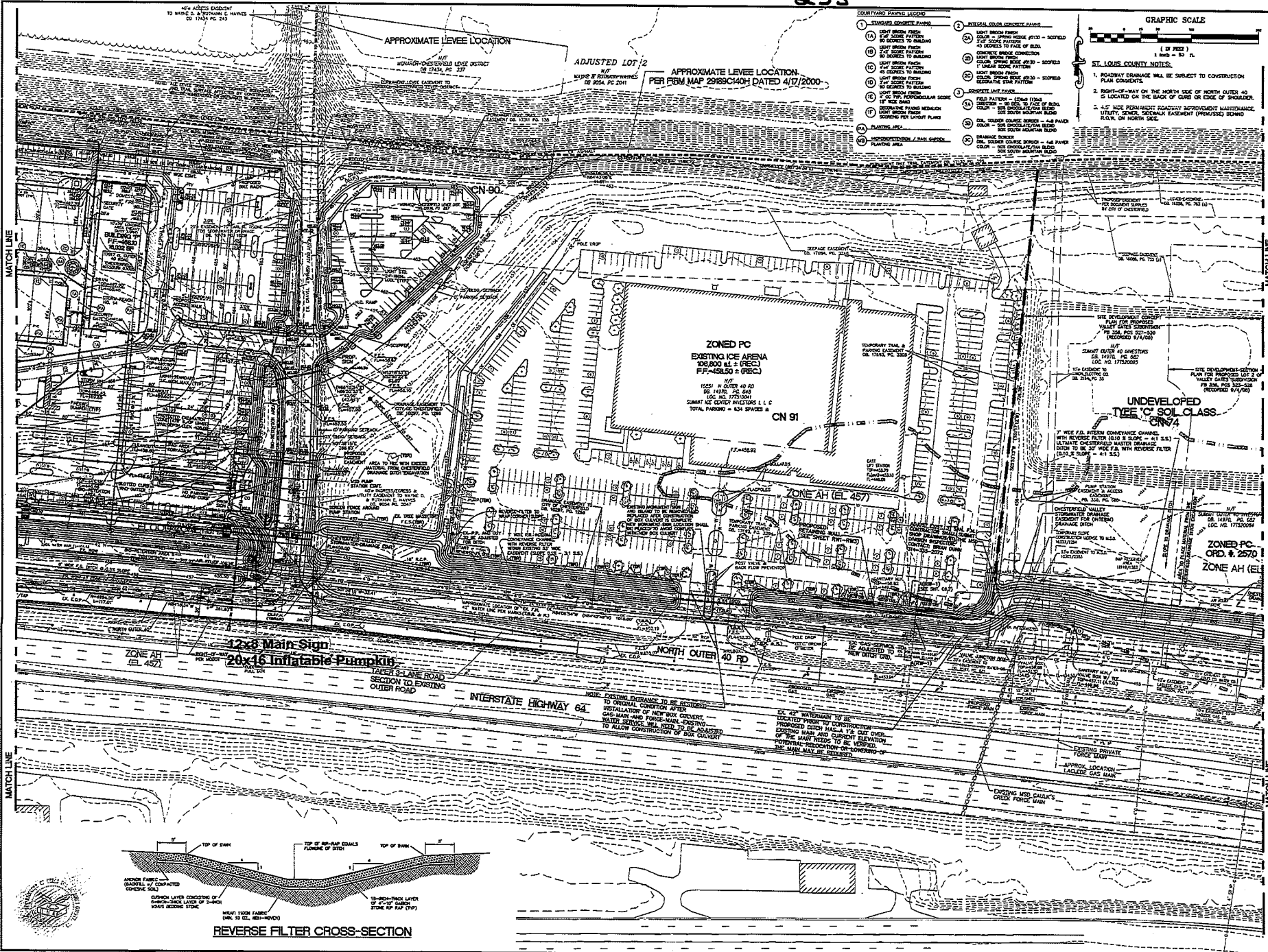
REVISIONS:

1/17/2013 PER CITY

DATE: 1/17/2013
BY: T.P.S.
DATE: 8/29/2013
BY: G.M.S.
DATE: 1/17/2013
BY: T.P.S.
DATE: 1/17/2013
BY: T.P.S.

SITE DEVELOPMENT PLAN

SDP-C4



STOCK & ASSOCIATES
Consulting Engineers, Inc.

CHESTERFIELD OUTLETS
NORTH OUTER 40
CHESTERFIELD, MISSOURI 63005

2ND AMENDED SITE DEVELOPMENT PLAN FOR:

OWNER / DEVELOPER: Taubman Prestige Outlets of Chesterfield

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/12/13 PER CITY	

SHEET TITLE: SITE DEVELOPMENT PLAN

SHEET NO.: SDP-C5



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

March 12, 2014

Michael J. Doster
DosterUllom, LLC
16090 Swingley Ridge Road, Suite 620
Chesterfield, MO 63017

RE: Chesterfield Outlets – Amended Sign Package

Mr. Doster,

On February 24th, 2014, the City of Chesterfield Planning Commission approved the above referenced Amended Sign Package by a vote of 5-3.

Starting on March 31st, 2014, all signs and required sign permits will be regulated under this approval; this includes window signage along the “interior” entry corridors. Be advised, as listed in the approved Sign Package, (window signs are not permitted on the south façade facing the surface parking areas and North Outer 40.)

Please do not hesitate to contact me at 636-537-4741 if you have any questions.

Sincerely,

Purvi Patel
Project Planner

CC: Aimee Nassif, Planning and Development Services Director
Project File

VII. SITE PLANS, BUILDING ELEVATIONS AND PLATS

- A. **Chesterfield Outlets**: A request for an Amended Sign Package to modify sign criteria for the Chesterfield Outlets development located on the north side of North Outer 40 Road, east of Boone's Crossing.

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Amended Sign Package for Chesterfield Outlets. The motion was seconded by Commissioner Midgley and passed by a voice vote of 5 to 3 with Commissioners Geckeler, Lueking and Watson voting "no".

- B. **Kemp Auto Museum (Chesterfield Covenant Group) SDP**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.709 acre tract of land zoned "PC" Planned Commercial District on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

Commissioner Proctor, representing the Site Plan Committee, made a motion recommending approval of the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Kemp Auto Museum (Chesterfield Covenant Group). The motion was seconded by Commissioner Wuennenberg and passed by a voice vote of 8 to 0.

VIII. OLD BUSINESS

The Commission agreed to re-arrange the agenda to next discuss P.Z. 22-2013 Beckmann Properties (16625 & 16635 Old Chesterfield Rd.).

- B. **P.Z. 22-2013 Beckmann Properties (16625 & 16635 Old Chesterfield Rd)**: A request for an amendment to City of Chesterfield Ordinance 2295 to add "Gymnasium" as a permitted use within an existing "PI" Planned Industrial District (LPA) for a 1.95 acre tract of land located at 16625 and 16635 Old Chesterfield Road. (17T310379)

Project Planner Jessica Henry stated that the Public Hearing for this project was held on February 10, 2014 at which time no issues were identified. Items discussed during the Public Hearing were the historic nature of the area, the LPA status of the property, and the existing site conditions. As directed by the Planning Commission, Staff has prepared an Attachment A which complies fully with all City Code requirements. Staff has no further comments and the Commission may vote on the project if it so chooses.

Chair Watson asked if the restrictions pertain to the existing buildings only. Ms. Henry stated that language was incorporated into the Attachment A restricting the hours of operation; permitting the gymnasium use only in conjunction with the buildings which were in existence at the time of passage of the ordinance; and limiting the maximum square footage for the requested gymnasium use to 6,000 square feet.



VII. A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Sign Package

Meeting Date: February 24, 2014

From: Purvi Patel
Project Planner

Location: North side of North Outer 40 Road, east of Boone's Crossing

Applicant: Taubman Prestige Outlets of Chesterfield, LLC

Description: **Chesterfield Outlets:** A request for an Amended Sign Package to modify sign criteria for the Chesterfield Outlets development located on the north side of North Outer 40 Road, east of Boone's Crossing.

PROPOSAL SUMMARY

The Taubman Prestige Outlets of Chesterfield, LLC, has submitted a request for an amendment to the previously approved Sign Package for the Chesterfield Outlets development. The request seeks modifications to wall signs on several building facades of the center; specifically adding, relocating and amending the size and locations of sign area. However, the ratio of wall sign area / façade area, 7.5%, will remain the same as previously approved.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from an "NU" Non-Urban District to a "PC" Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan was submitted proposing a 468,882 square foot outlet retail center on the site. The plan was approved by the City of Chesterfield on March 26, 2012; two minor amendments to the plan were approved in October 2012 and July 2013.

The Sign Package for this development was approved by the Planning Commission on February 25, 2013, with one condition that the total wall signage not exceed 7.5% of the cumulative façade area of all exterior elevations. Following the meeting, the applicant submitted square footage totals for the elevations, as well as allowable signage. This document was attached to the approved Sign Package.

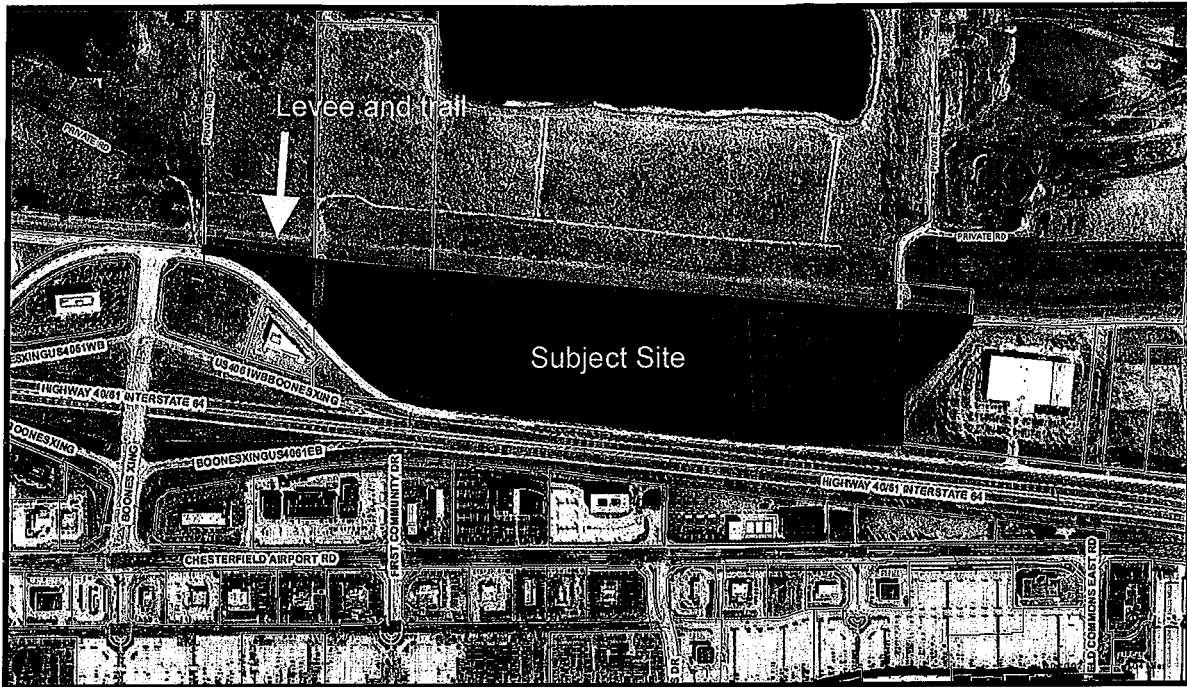


Figure One: Aerial image of site

Submittal Overview

The proposed modifications to the Sign Package include larger, more defined sign band areas, as well as sign areas in the entry corridors of the center and window signs on the southern buildings' elevations visible from the parking fields and North Outer 40 Road.

The previously approved Sign Package had a continuous three (3) foot tall sign band along the southern, eastern and western buildings plus tower signs on these buildings. However, the visible façades of the mall entrance corridors were not included in the total sign calculations nor were the total façade areas. Due to their prominent visibility from the parking fields and North Outer 40 Road, the proposed revision includes these areas and therefore there is an increase in the total façade area for the site. Signage on the first fifty (50) feet (approximately) of the east and west elevations of Buildings C, D, H, J, K, M, and N is included in this revised Sign Package. Figure Two below shows the previously approved sign area for Building M in blue and the proposed sign areas in red.

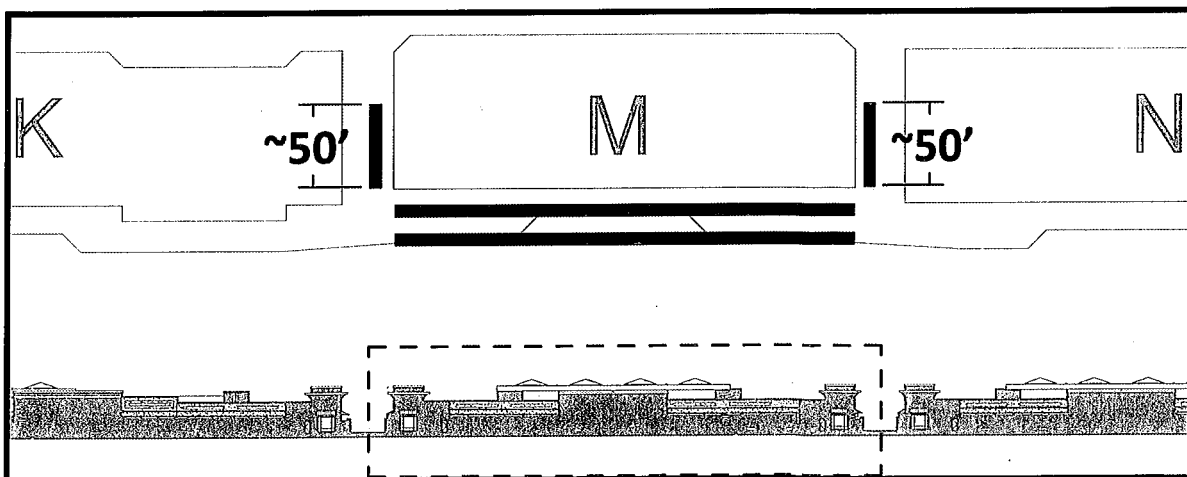


Figure Two: Previously approved sign area for Building M shown in blue and the proposed sign area shown in red

For additional clarification, Figure Three below depicts the sign band area previously approved on the south elevation and Figure Four depicts locations proposed in this amendment. Some of the sign locations highlighted in this image were not included in the first sign package; areas such as the windows and the visible façades of the mall entrance corridors.

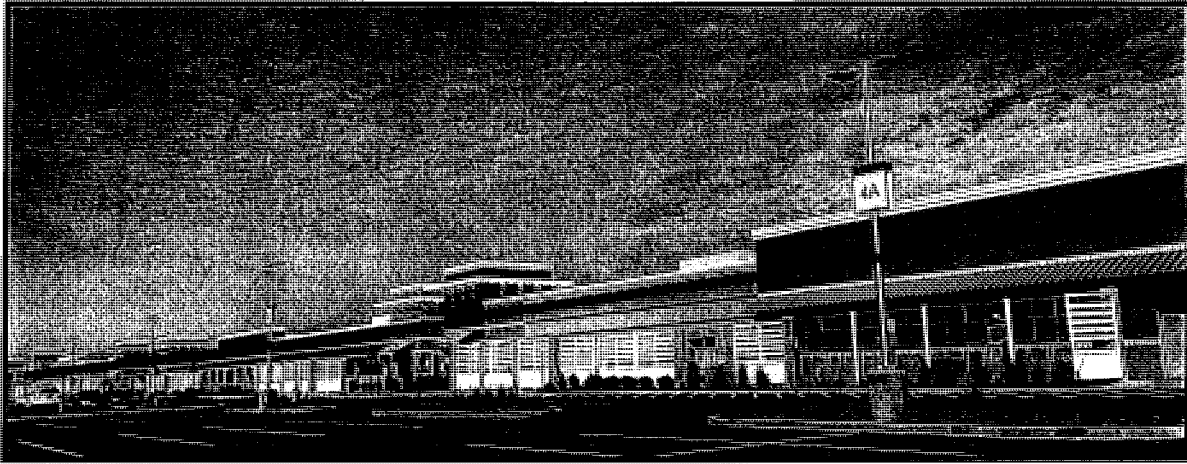


Figure Three: Red line depicts the approximate location of the Existing permitted sign band along the south elevation

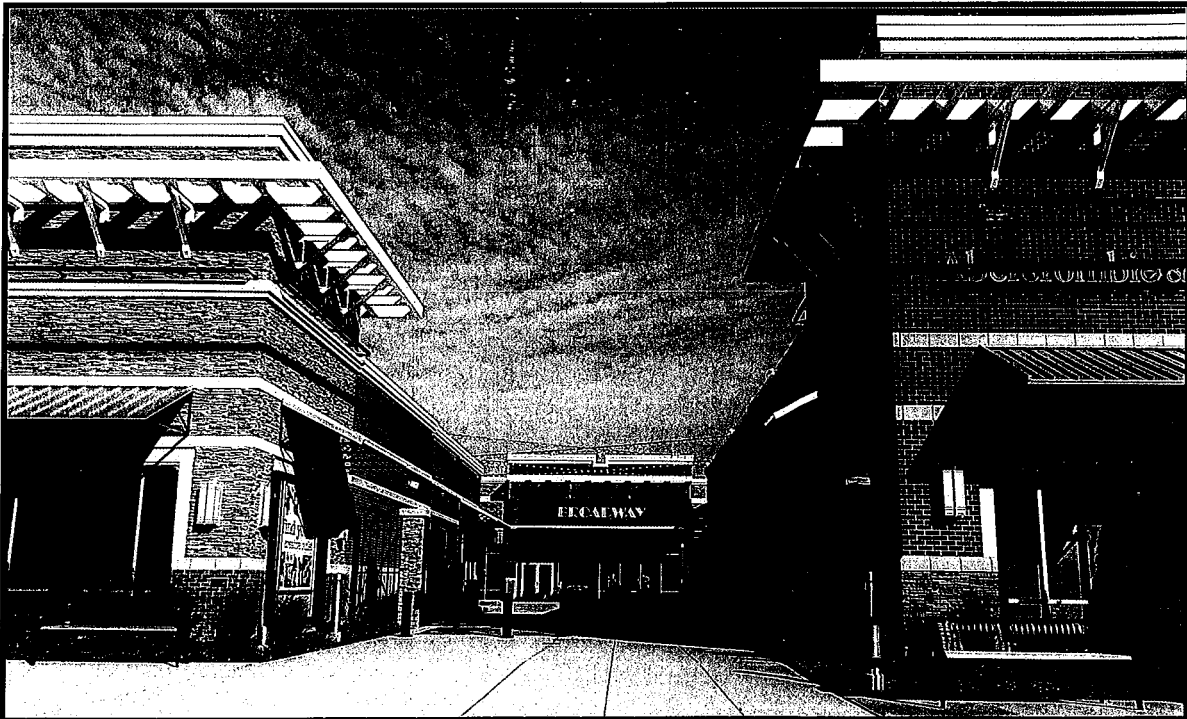


Figure Four: Sign areas proposed in amendment are shown in red; some areas were not included in the previous approval such as the window signs and sign areas along the entry corridor visible from the parking fields and North Outer 40 Road (approximately 50 feet of the corridor).

Additionally, the applicant is proposing more defined sign areas in this amendment versus the continuous band in the previous approval. This change has allowed the applicant to increase the height of the sign bands proposed on the southern, eastern and western buildings plus tower signs on these buildings.

The revision also includes window signage on the south, east and west elevations of Buildings A, C, D, H, J, K, M and N. The approved Sign Package did not include window signage on the façades visible from the parking areas; however, at this time the applicant is including up to forty (40) percent of window signage on these façades.

It is important to note that while individual sign band areas may change in total size, **the previously approved ratio of total wall sign area to total façade area will remain as previously approved at 7.5%. This includes all wall mounted signage and the requested maximum forty (40) percent of window signage on the exterior façades.**

Signage on the interior portion of the development will continue to be treated similar to signage at the Chesterfield Mall and would not be subject to the review of the City of Chesterfield.

STAFF ANALYSIS AND RECOMMENDATION

Staff has reviewed the proposed changes to the approved Sign Package and believes the changes are consistent with the original Sign Package approved for the site.

After reviewing the proposed Sign Package for Chesterfield Outlets, Staff does not have any outstanding comments on the submittal. Staff recommends approval of the submittal as submitted.

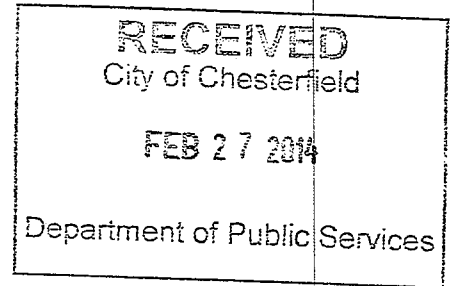
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Sign Package for Chesterfield Outlets."
- 2) "I move to approve the Amended Sign Package for Chesterfield Outlets....." (Conditions may be added, eliminated, altered or modified)

Attachments: Proposed Amended Sign Package

CC: Planning and Development Services Director



Taubman Prestige Outlets of Chesterfield

Environmental Graphics

Exterior Signage

26 February 2014

APPROVED
CITY OF CHESTERFIELD PLANNING
COMMISSION

Date 3/12/14 Signed [Signature]



prepared by:

Selbert Perkins Design Collaborative
2 North Riverside Plaza, Suite 1475
Chicago, IL 60606
T 312 876 1839 F 312 993 0167

STATEMENT OF INTENT: Proposed changes to original package are noted either in red font or by a red callout bubble.

Taubman Prestige Outlets Chesterfield is a "Mall" without a roof. As such, all the signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Taubman Prestige Outlets Chesterfield - Signage Narrative

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

The sign package for TPOC was designed and tailored to integrate both into the surrounding environment and the architectural design of the project. The materials & colors from the architectural palette have been integrated directly into the sign program. The stone base featured on most of the sign types is the same stone material being utilized in the architecture. The painted aluminum framework used throughout the sign system is a craftsman styled theme which relates directly to the architectural design.

Programmatically, sign locations were only located at major vehicular & pedestrian decision points. By locating the signs strategically, these signs reduce confusion to the motorist & pedestrian allowing traffic throughout the site to flow smoothly. Several signs typically allowed in the City of Chesterfield Sign regulations are not included in the proposed sign package to reduce visual clutter and not distract from the proposed identification and wayfinding sign types in the sign package. The signs typically allowed but not included are informational signs, accessory signs, incidental signs, temporary signs (including banners, now open & human), attention getting devices including balloons, festoons & beacons, prohibited signs & real estate signs.

Sign forms follow the function of the specific sign type. The main priority of the sign program is to provide information in a clear and concise manner to both vehicular & pedestrian traffic. The intent is to reduce visual clutter on the site and on the sign elements themselves. Wayfinding sign backgrounds are white with dark text to provide adequate contrast for maximum legibility of sign messages. Colors are used as decorative accents to relate to the architectural palette and add visual interest and attractiveness at the pedestrian level.

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

Sign lighting in all instances complies with City of Chesterfield requirements. LED lighting is integrated within all illuminated sign types and in no instances is light projected directly into the dark sky. Brightness levels will be controlled to fit within the City of Chesterfield requirements.

Flagpoles programmed in the Site Development Plan are not for commercial use.

Construction Sign

Location of Construction Sign will be provided and will adhere to the City of Chesterfield requirements for "Future Use of Site" signs. Note that through the course of construction, the location of the sign may change due to construction/build out areas needing to shift over time. Sign would potentially be moved to areas where active construction is not being performed. Sign will have clear line-of-sight from Eastbound & Westbound traffic on I-64 and will be setback a minimum of 4'-0" from the property line.

Freestanding Major Identification Signs (A01)

Freestanding Major Identification signs have been programmed at the major vehicular entrances off North Outer Road 40 to alert motorists of where the major entries into the project are located.

Sign fits within Section 1003.168C.2(2)(c) - Sign height is 8'-5" and is setback 20'-0" (west location) to between 244'-0" and 260'-0" (south locations) from the minimum yard requirement.

Sign location is within of line-of-sight boundary as indicated on sheet SDP-C11 from the recorded Site Development Plan.

The stone base on the Freestanding Major Identification Sign is the same material being utilized in the architectural design. Sign is integrated into the site Landscape Design.

Taubman Prestige Outlets Chesterfield - Signage Narrative

APPROVED

Freestanding Direction Signs (B01)

Freestanding direction signs have been programmed at the major vehicular decision points throughout the site.

Sign locations are within the line-of-sight boundary as indicated on sheet SDP-C11 from the recorded Site Development Plan.

Wall Signs / Tenant Identity (A03)

The proposed sign area outlined in the Sign Package is for the center as a whole and tenant placement within these areas is subject to developer / landlord approval.

No building mounted signs are proposed in the Sign Package facing the North Parking Area / Levee Trail.

Wall mounted signage located on the exterior facades of the project will not exceed 7.5% of the cumulative façade area of all four exterior facades. This figure includes up to 40% of display window within "interior" corridors only, and does not include display windows on the south facade facing the surface parking area and Highway 40. The four facades include the North, South, East & West facades, as well as partial "interior" facades visible from surface parking area. The cumulative area for all four exterior facades is 133,429 SQ. FT. Exterior facing wall-mounted signage will not exceed a total area of 10,007 SQ. FT. total.

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage.

**Taubman Prestige Outlets of Chesterfield
Environmental Graphics**

Exterior Signage - 26 February

Square Footage Totals

March 2013

Justin Wyse
Senior Planner
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

Mr. Wyse,

Per your request for clarification regarding the Taubman Presige Outlets of Chesterfield Sign Package, please understand that the cumulative 7.5% of facade area is applied to the constructed facade area for each phase.

Phase 1 Facade Area (under construction currently)

East Elevation: 5,479 SF
West Elevation B: 2,007 SF
West Elevation H: 2,199 SF
South Elevation: 37,859 SF
North Elevation: 35,218 SF

PHASE 1 TOTAL: 82,762 SF

PHASE 1 ALLOWABLE WALL SIGNAGE: 6,207.15 SF

Phase 1 & 2 Facade Area

East Elevation: 5,479 SF
West Elevation: 4,755 SF
South Elevation: 55,358 SF
North Elevation: 49,468 SF

PHASE 1 & 2 TOTAL: 115,060 SF

PHASE 1 & 2 ALLOWABLE WALL SIGNAGE: 8,629.5 SF

thank you,

John Lutz
John Lutz

www.solbertperkins.com

APPROVED

February 2014

EXISTING SIGNAGE

South Elevation H: 103 SF
East Elevation H: 36 SF
West Elevation K: 44.5 SF
South Elevation K: 89 SF
South Elevation M: 20.7 SF
West Elevation N: 22.2 SF
South Elevation N: 313.6 SF
South Elevation P: 71.7 SF

EXISTING SIGNAGE: 700 SF

ALLOWABLE SIGNAGE

+ West Elevation A*: 4,954 SF
South Elevation A*: 4,176 SF
East Elevation C*: 1,200 SF
West Elevation C*: 1,400 SF
South Elevation C*: 6,400 SF
East Elevation D*: 1,200 SF
West Elevation D*: 1,200 SF
South Elevation D*: 6,400 SF
East Elevation H: 1,406 SF
West Elevation H: 1,406 SF
South Elevation H: 8,671 SF
East Elevation J: 1,238 SF
West Elevation J: 1,238 SF
South Elevation J: 4,134 SF
East Elevation K: 1,414 SF
West Elevation K: 1,414 SF
South Elevation K: 8,725 SF
East Elevation M: 1,208 SF
West Elevation M: 1,208 SF
South Elevation M: 6,843 SF
East Elevation N: 1,413 SF
West Elevation N: 1,402 SF
South Elevation N: 7,328 SF
East Elevation P: 5,958 SF
South Elevation P: 2,205 SF

North Elev. Ph 1: 14,250 SF
North Elev. Ph 2*: 35,218 SF

133,429 SF

$133,429 \times 0.075 = 10,007$ SF ALLOWABLE
WALL SIGNAGE

*Denotes Phase 2 Elevation

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

4



2 n riverside plaza, suite 1475
chicago, il 60606
T 312.876.1839 F 312.993.0167

california | massachusetts



Construction Sign (Qty: 1)

Future Use Sign Narrative:

Taubman Prestige Outlets Chesterfield (TPOC) is a new shopping concept under construction on North Outer Rd 40, just east of the intersection of Boone's Crossing & Interstate 64/Highway 40.

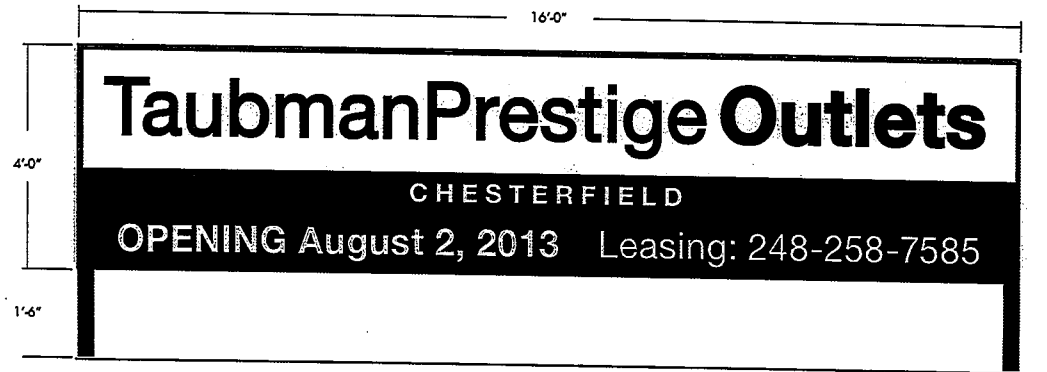
In the Spring of 2012, TPOC installed a 32 square foot "future use" sign on the site facing Interstate 64/Highway 40 as a means to identify the center's location, identify the project, create interest and display leasing opportunity and contact information pertaining to the project.

Due to the distance and speed of the vehicles travelling on Interstate 64/Highway 40, the 32 square foot sign is largely unreadable. In an attempt to provide a more readable visual image to the vehicles travelling +/- 60 miles per hour on Interstate 64/Highway 40, TPOC would like to increase the size of the future use sign to 128sq/ft (2 - 4' x16'). We believe that increasing the size of the sign will greatly improve the legibility for passing motorists.

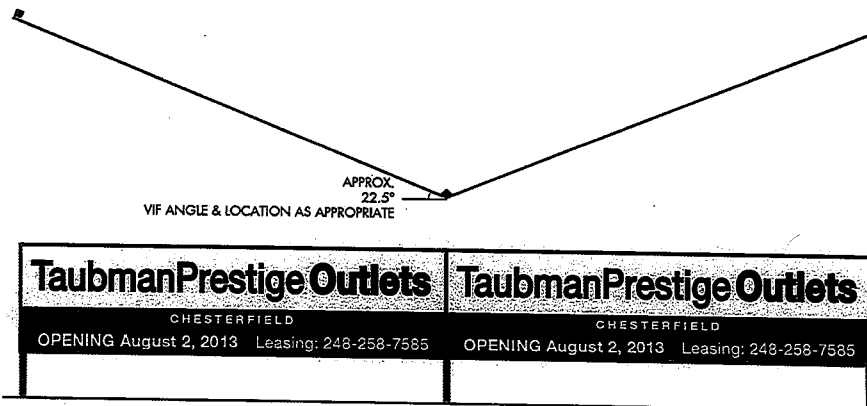
The sign will be constructed in a manner consistent with the City of Chesterfield Sign Regulations and assembled from high quality materials that will be maintained at this high quality appearance throughout the project's construction period. At such time of the center's Grand Opening, this sign will be removed in accordance with guideline set forth in the City of Chesterfield Sign Regulations.



EXISTING
APPROVED



2 **CONSTRUCTION SIGN - EXPANDED (SINGLE SIDE)**
SCALE: 1/2" = 1'-0"



1 **CONSTRUCTION SIGN - ELEVATION**
SCALE: 1/2" = 1'-0"
(TOTAL AREA=128SF)

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

APPROVED



6

APPROVED

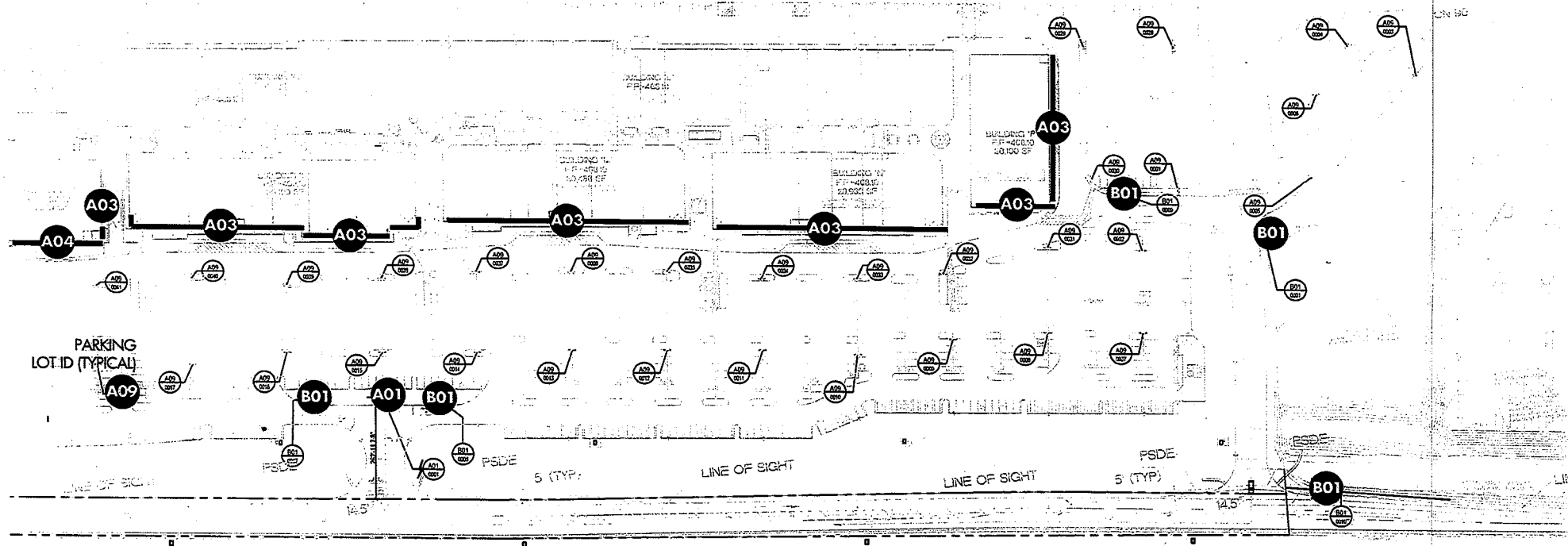


SIGN LOCATION PLAN - SITE (WEST)



Sign Location Plan - Site (east)

APPROVED



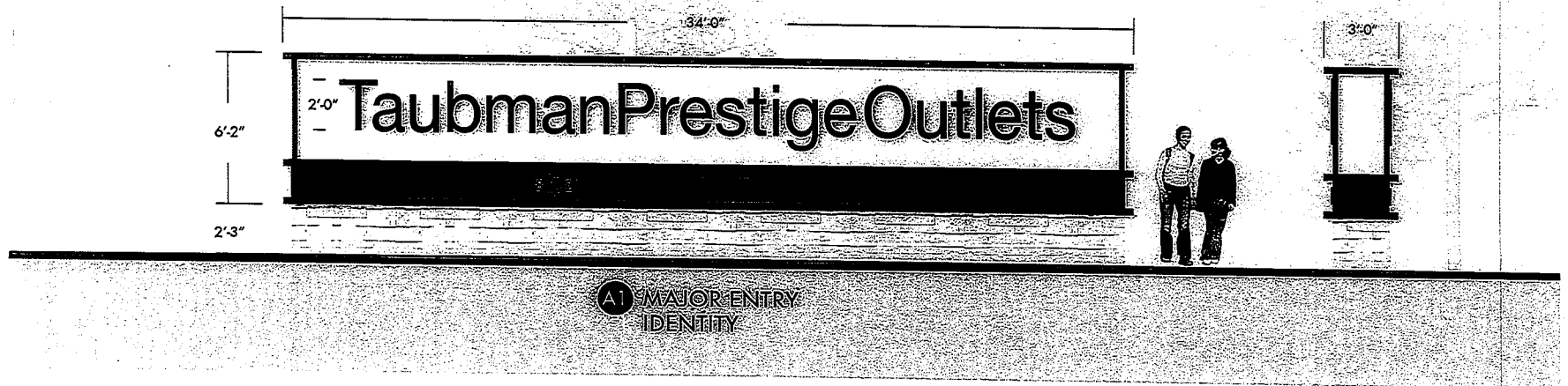
1 SIGN LOCATION PLAN - SITE (EAST)
1" = 75' 0"



EXISTING

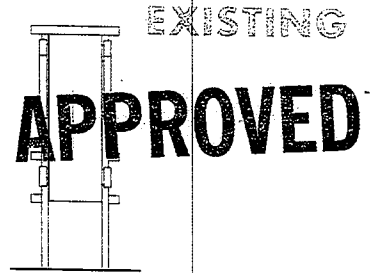
A01 - Major Entry Identity (Qty: 3)

APPROVED

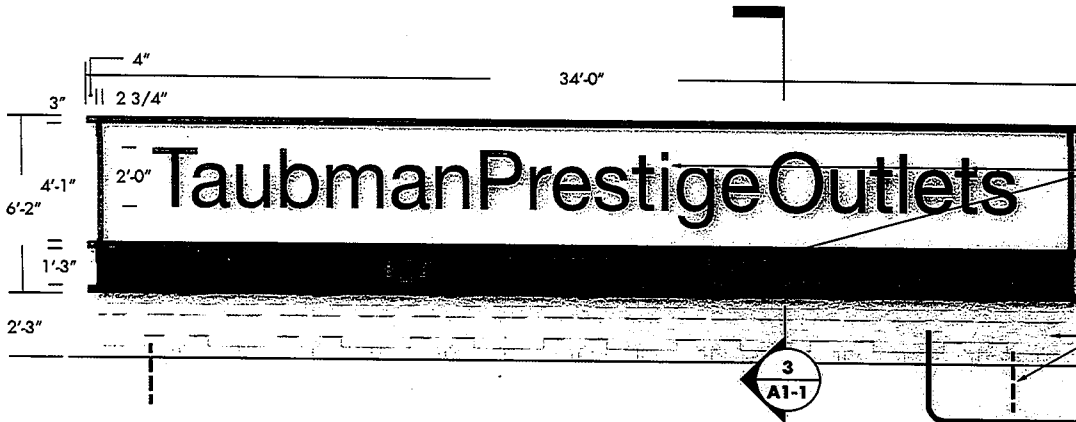


Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

A01 - Detail



4 PLAN
EG-210 SCALE: 1/4" = 1'-0"



1 A01 - MAJOR ENTRY ID
EG-210 SCALE: 1/4" = 1'-0"

COLORS
GREY: PMS 425C
RED: PMS 186C
BROWN: PMS 874C

POWER FOR SIGN TO BE PROVIDED AT 277V;
PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT
CONFORMS TO CITY OF CHESTERFIELD
ORDINANCE REQUIREMENT

CUSTOM FABRICATED & PAINTED METAL SIGN
CABINET & FRAME
FACE ILLUMINATED, 3" THK PAINTED LETTERS,
"TAUBMAN PRESTIGE" & "CHESTERFIELD" TO BE
DARK GREY DURING DAY & LIT WHITE AT
NIGHT; "OUTLET" LETTERS TO BE PAINTED RED &
LIT RED AT NIGHT; LETTERS ARE NOT TO HAVE
TRIM CAPS

TRANSLUCENT RED COLORED ACRYLIC
SQUARES INTERNALLY ILLUMINATED VIA LED

INTEGRATED STONE VENEER BASE; COORD.
VENEER TYPE W/ ARCH PACKAGE AS SPECIFIED
FOR MALL BUILDINGS

ENTIRE SIGN ASSEMBLY MECHANICALLY
ANCHORED INTO GROUND & FOUNDATION
AS REQUIRED

CONCEAL & COORDINATE ALL ELECTRICAL
CONDUITS, FASTENERS, HARDWARE ETC.

SIGN & RELATED COMPONENTS, FOUNDATION
TO BE ENGINEERED BY A LICENSED ENGINEER
IN THE STATE OF MISSOURI, IN ACCORDANCE
WITH THE WIND LOAD AND SEISMIC CRITERIA
INCLUDED IN THE STRUCTURAL DRAWINGS, AS
NECESSARY TO PREVENT SWAY OR MOVE-
MENT. SIGN FABRICATOR TO COORDINATE
W/ ALL RELATED TRADES, DISCIPLINES CON-
CEAL ALL POWER REQUIREMENTS ELECTRICAL
WIRING, FASTENERS, HARDWARE ETC.

ALL ILLUMINATION TO BE EVEN WITHOUT HOT
SPOT

3 SECTION
EG-210 SCALE: 1/4" = 1'-0"



2 SIDE
EG-210 SCALE: 1/4" = 1'-0"

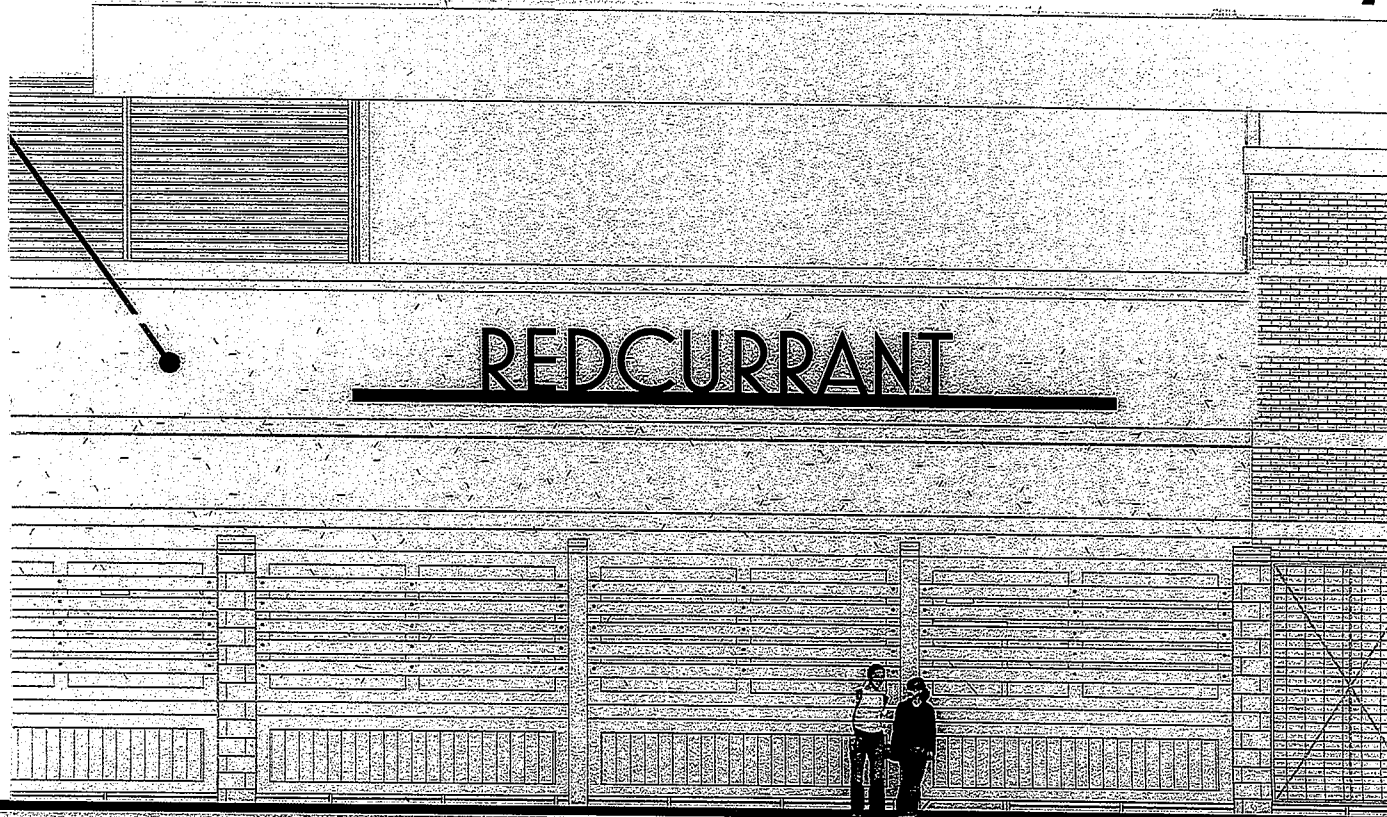


Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

EXISTING

A03 - Building Identity (Qty: TBD)

APPROVED



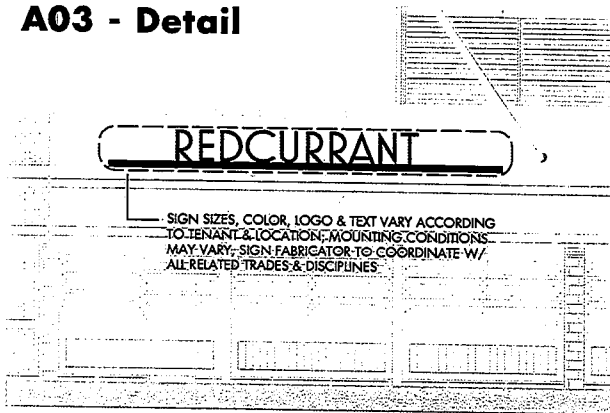
A3 BUILDING IDENTITY



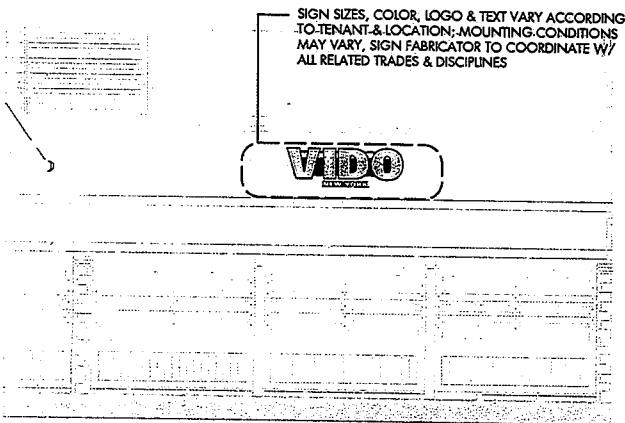
WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

A03 - Detail



13
A03 - TENANT ID
OP2 - ELEVATION
EG-210 SCALE: 1/8" = 1'-0"



10
A03 - TENANT ID
OP1 - ELEVATION
EG-210 SCALE: 1/8" = 1'-0"



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

POWER FOR SIGN TO BE PROVIDED AT 277V;
PROVIDE INTERNAL SIGN TRANSFORMER



14
OP2 - DETAIL
EG-210 SCALE: 3/8" = 1'-0"

POWER FOR SIGN TO BE PROVIDED AT 277V;
PROVIDE INTERNAL SIGN TRANSFORMER



11
OP1 - DETAIL
EG-210 SCALE: 3/8" = 1'-0"

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

CONCEAL ALL FASTENERS, HARDWARE ETC.
5" THK, OPEN CHANNEL ALUMINUM LETTER FORMS W/ CLEAR LEXAN BACK
EMBEDDED LED LIGHT MODULES
CONCEALED ELECTRICAL PROVISION
SIGN SHELF & ENTIRE SIGN ASSEMBLY MOUNTED TO WALL MECHANICALLY

OPTION 2A - HALO LIT

INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTER W/ TRANSLUCENT ACRYLIC FACE; NO TRIM CAP, SEAMLESS FACE & RETURN DETAILS

EXISTING

APPROVED

OPTION 2B - FACE LIT

15
OP2 - SECTION
EG-210 SCALE: 3/8" = 1'-0"

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCORDANCE WITH THE WIND LOAD AND SEISMIC CRITERIA INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CONCEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING, FASTENERS, HARDWARE ETC.

CONCEAL ALL FASTENERS, HARDWARE ETC.
APPROX. 3/8" THK OVERSIZE ESCUTCHEON BACK PLATE, MOUNTED FLUSH TO WALL, CONCEAL MOUNTING & ELECTRICAL CONDUITS ETC.
5" THK, OPEN CHANNEL ALUMINUM LETTER FORMS W/ CLEAR LEXAN BACK
EMBEDDED LED LIGHT MODULES
CONCEALED ELECTRICAL PROVISION

OPTION 1A - HALO LIT

INTERNALLY ILLUMINATED FACE LIT CHANNEL LETTER W/ TRANSLUCENT ACRYLIC FACE; NO TRIM CAP, SEAMLESS FACE & RETURN DETAILS

OPTION 1B - FACE LIT

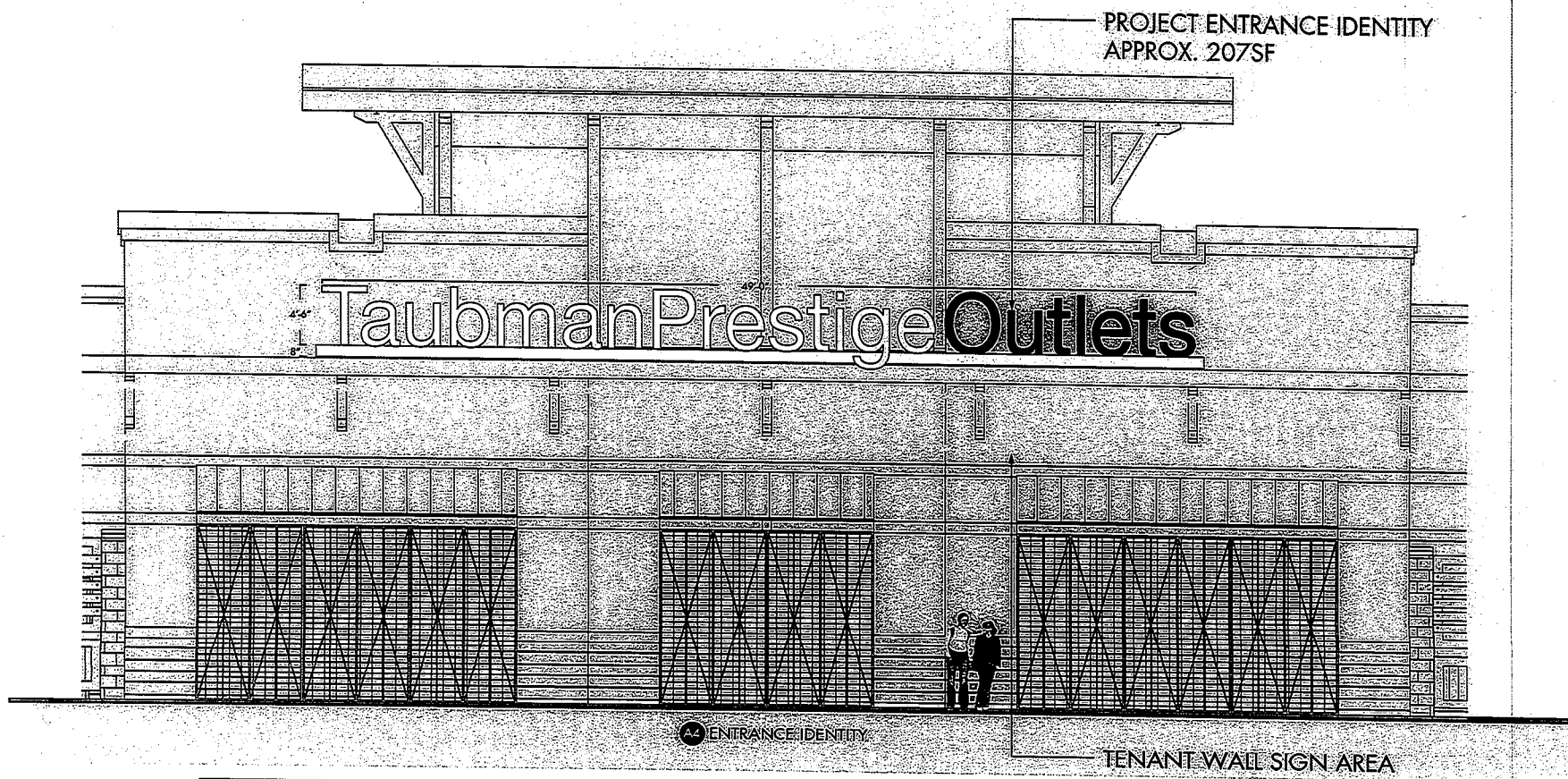
12
OP1 - SECTION
EG-210 SCALE: 3/8" = 1'-0"

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

EXISTING

A04 - Entrance Identity (Qty: 1)

APPROVEI



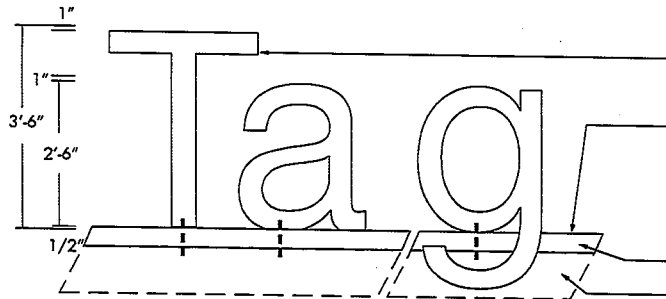
WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES. THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL "INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EXCEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

A04 - Detail

Outlet

19 DETAIL
EG-210 SCALE: 1/2" = 1'-0"



17 DETAIL
EG-210 SCALE: 1/2" = 1'-0"

FACE ILLUMINATED, 6" THK PAINTED LETTERS, "OUTLET"
LETTERS TO BE PAINTED RED & LT RED AT NIGHT; LETTERS ARE
NOT TO HAVE TRIM CAPS

"OUTLETS" LETTER RETURNS PAINTED WHITE

COLORS
RED: PMS 186C

POWER FOR SIGN TO BE PROVIDED AT 277V;
PROVIDE INTERNAL SIGN TRANSFORMER

FABRICATOR TO ENSURE LIGHTING OUTPUT
CONFORMS TO CITY OF CHESTERFIELD
ORDINANCE REQUIREMENT

FACE ILLUMINATED, 6" THK PAINTED LETTERS, "TAUBMAN
PRESTIGE" TO BE PAINTED WHITE & LT WHITE AT NIGHT;
LETTERS ARE NOT TO HAVE TRIM CAPS

ENTIRE SIGN ASSEMBLY IS MOUNTED TO 4" THK SIGN RAIL &
MOUNTED TO SCHEDULED ARCHITECTURAL CANOPY

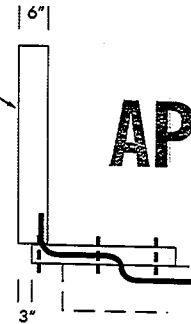
CONCEAL ALL MOUNTING HARDWARE & ELECTRICAL
CONDUITS WITHIN METAL RAIL

"TAUBMAN PRESTIGE" LETTER RETURNS PAINTED RED

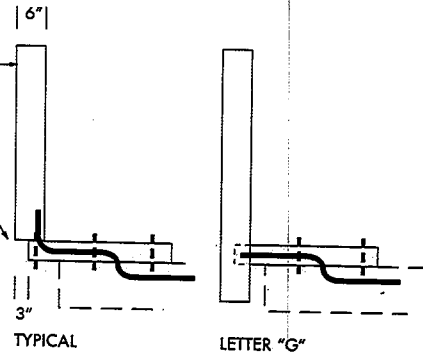
SIGN RAIL

FABRICATOR TO COORDINATE W/ SCHEDULED
ARCHITECTURAL CANOPY

SIGN & RELATED COMPONENTS TO BE ENGINEERED BY A
LICENSED ENGINEER IN THE STATE OF MISSOURI, IN ACCOR-
DANCE WITH THE WIND LOAD AND SEISMIC CRITERIA
INCLUDED IN THE STRUCTURAL DRAWINGS, AS NECESSARY
TO PREVENT SWAY OR MOVEMENT. SIGN FABRICATOR TO
COORDINATE W/ ALL RELATED TRADES, DISCIPLINES CON-
CEAL ALL POWER REQUIREMENTS ELECTRICAL WIRING,
FASTENERS, HARDWARE ETC.



20 SIDE
EG-210 SCALE: 1/2" = 1'-0"



18 SIDE
EG-210 SCALE: 1/2" = 1'-0"

Taubman Prestige Outlets



WALL MOUNTED SIGNAGE LOCATED ON THE EXTERIOR FACADES OF THE PROJECT WILL NOT
EXCEED 7.5% OF THE CUMULATIVE FACADE AREA OF ALL FOUR EXTERIOR FACADES.
THE FOUR FACADES INCLUDE THE NORTH, SOUTH, EAST & WEST FACADES, AS WELL AS PARTIAL
"INTERIOR" FACADES VISIBLE FROM SURFACE PARKING AREA. THE CUMULATIVE AREA FOR ALL FOUR
EXTERIOR FACADES IS 92,722 SQ. FT. EXTERIOR FACING WALL-MOUNTED SIGNAGE WILL NOT EX-
CEED A TOTAL AREA OF 6,954.2 SQ. FT. TOTAL.

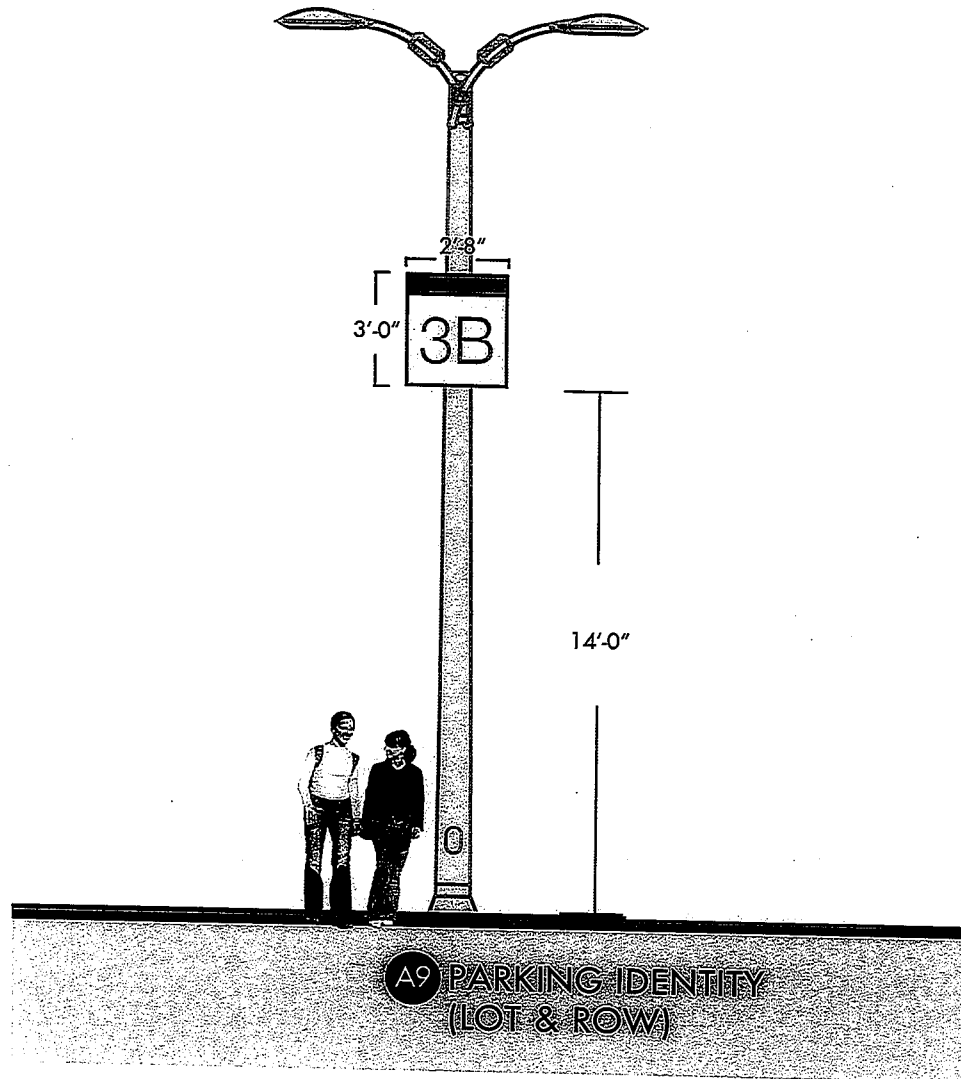
16 A04 - BUILDING ID
EG-210 SCALE: 1/4" = 1'-0"

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

A09 - Parking Identity (Qty: 58)

EXISTING

APPROVED

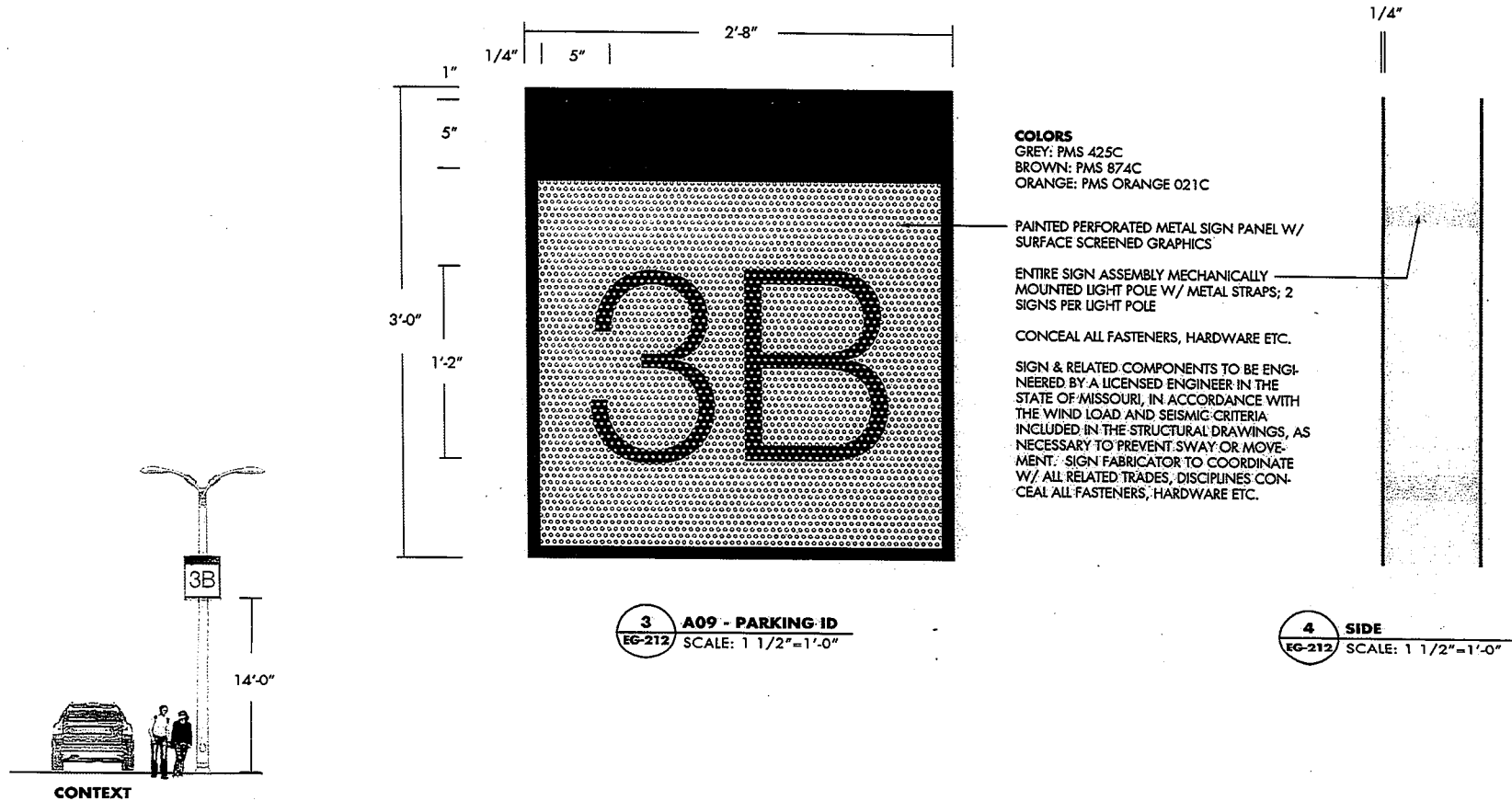


SELBERT
PERKINS
DESIGN

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

A09 - Detail

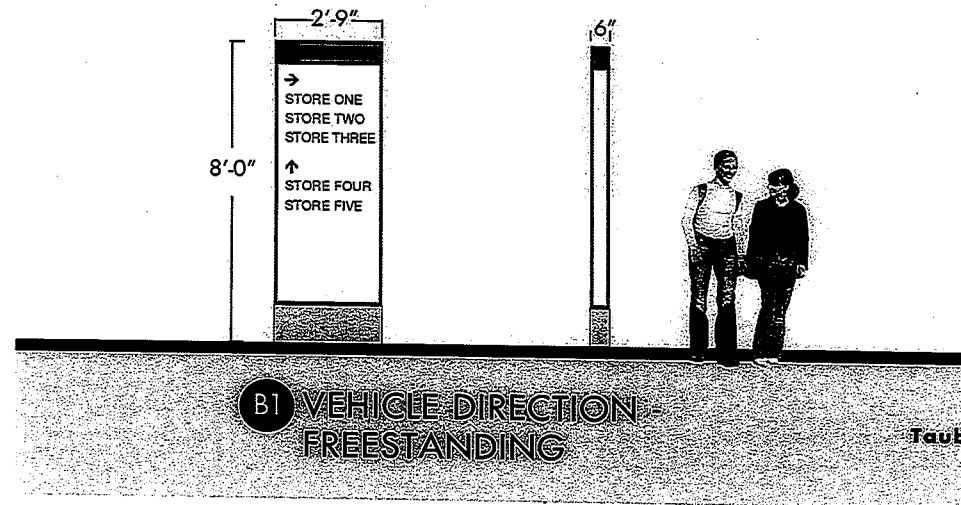
APPROVED



SELBERT
PERKINS
DESIGN

APPROVED

B01 - Vehicle Direction - Freestanding (Qty: 12)

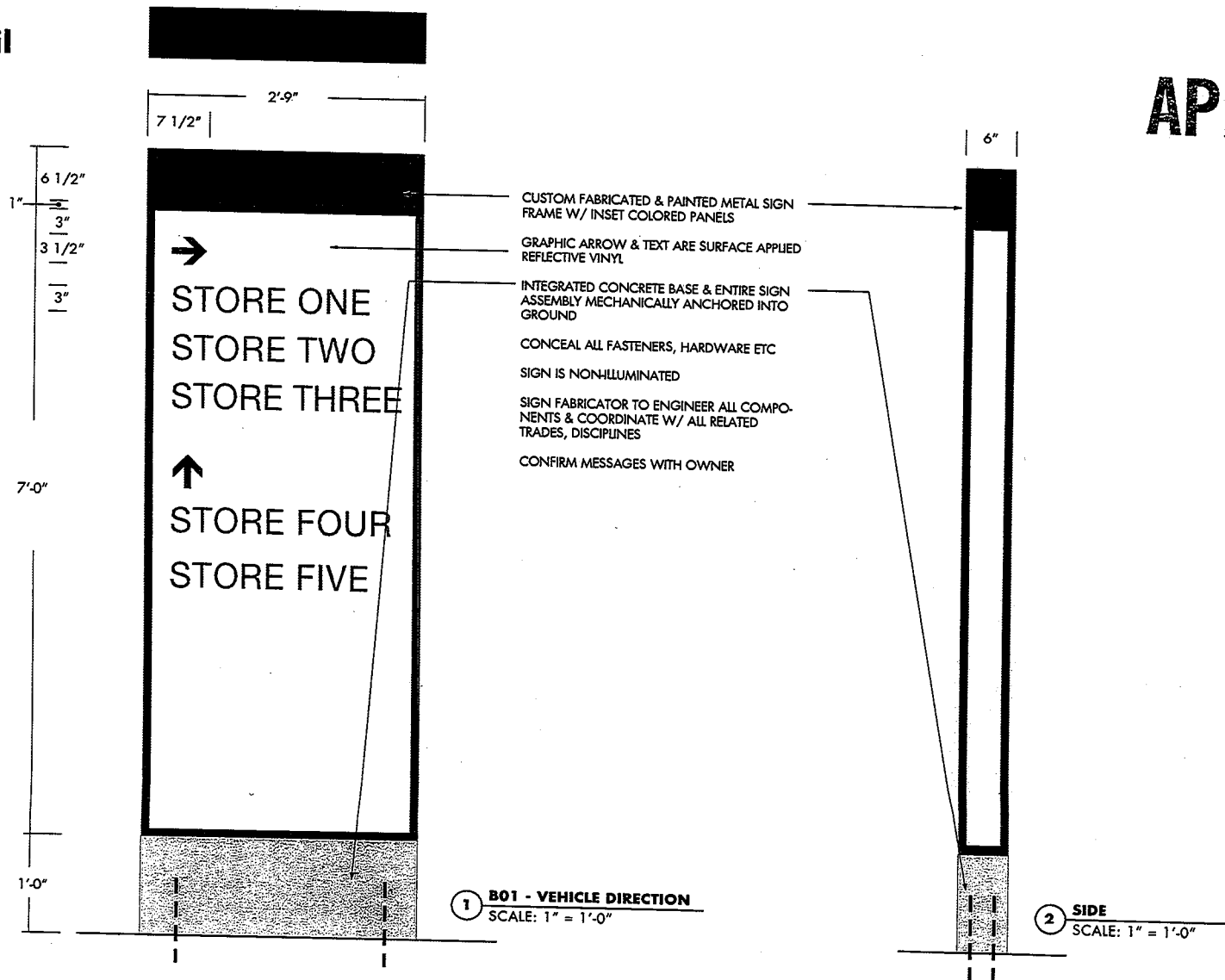


Taubman Prestige Outlets of Chesterfield
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 Exterior Signage - 26 February

B01 - Detail

EXISTING

APPROVE

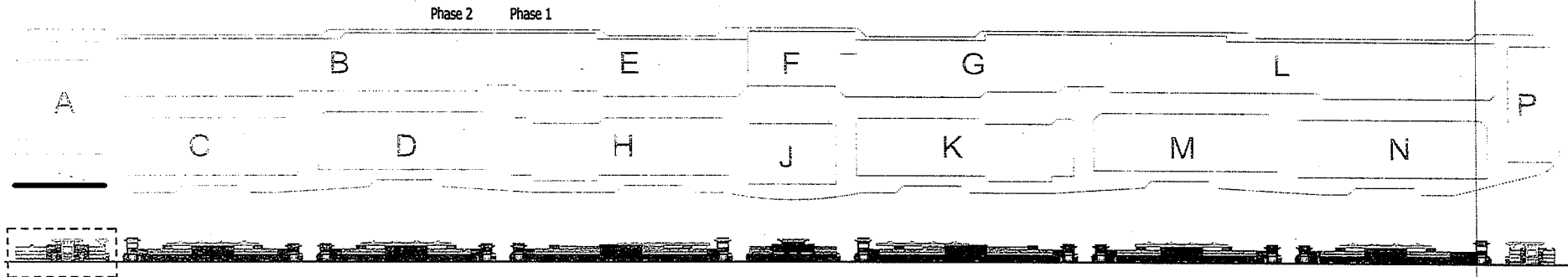


SELBERT
PERKINS
DESIGN

Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

Building A

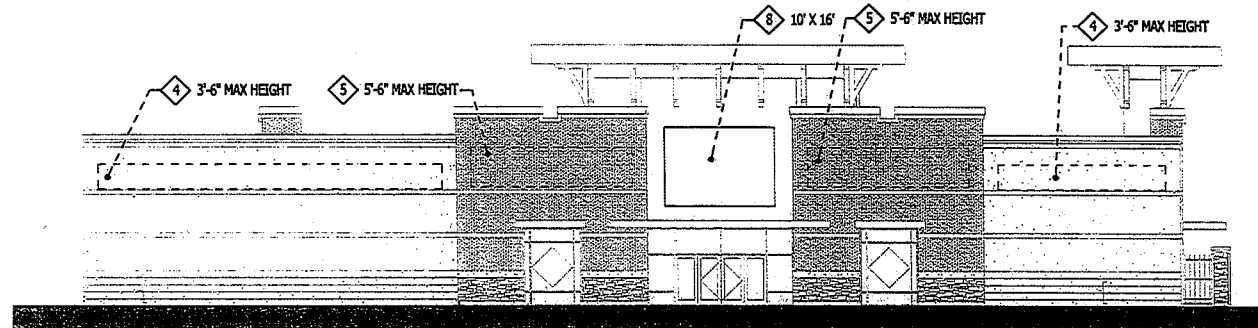
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 A South
1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



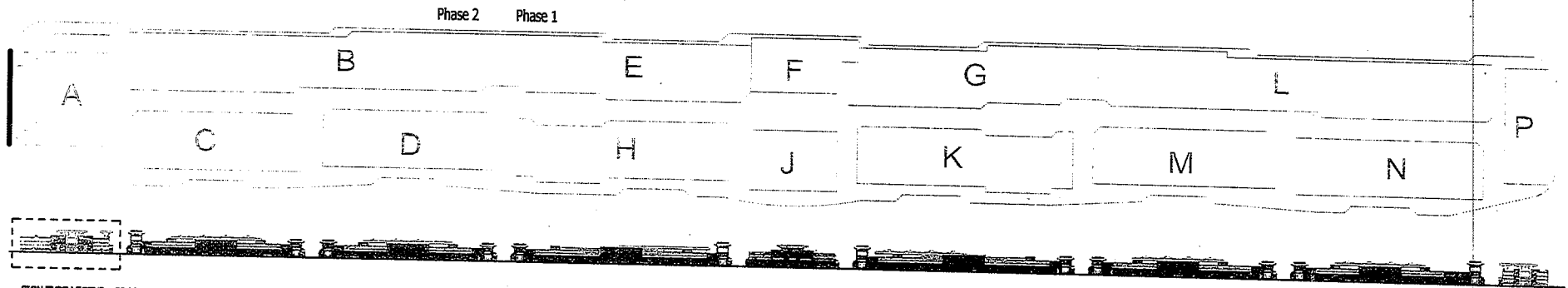
All signage found in the interior pedestrian shopping areas will be treated similarly to the interior signage found in the shopping areas of the traditional enclosed mall; All signage that is "interior" to the project, meaning that signage that does not face the "public realm" (such as parking lots, streets, and trails), will be handled and approved solely by the ownership / landlord.

Tenant sign square footage, quantity, and placement are all approximate and will vary based upon tenant names, logos, and dimensions. Architectural features will not be altered. The sum total of all installed individual tenant signage will not exceed the maximum approved square footage:

Taubman Prestige Outlets of Chesterfield
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 Exterior Signage - 26 February

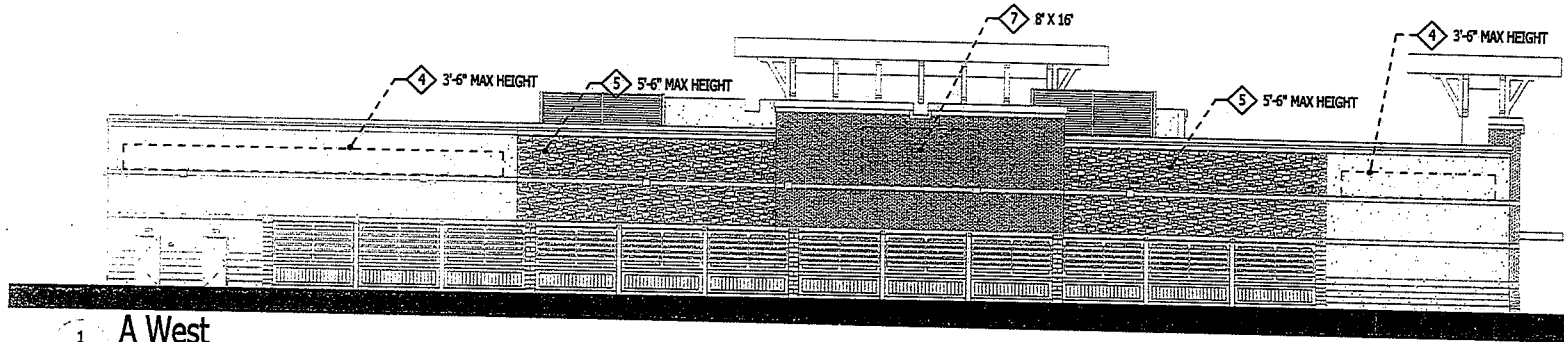
Building A - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 A West

1/16" = 1'-0"

NOTES:

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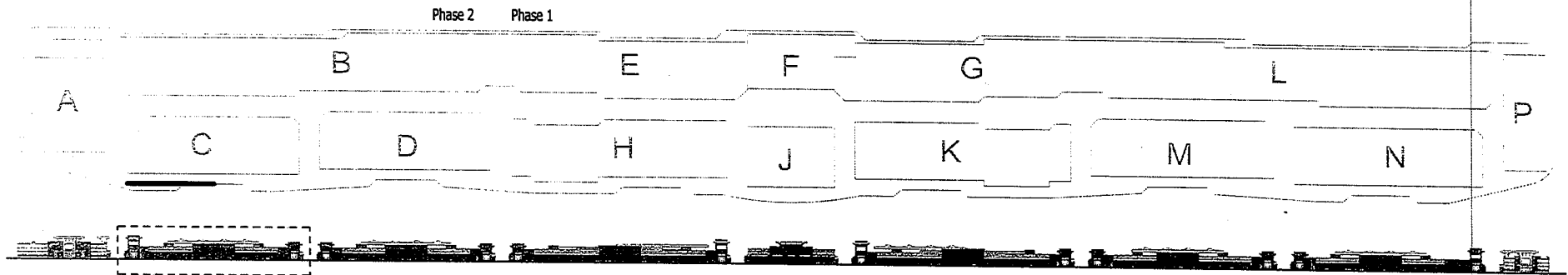
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

Building C

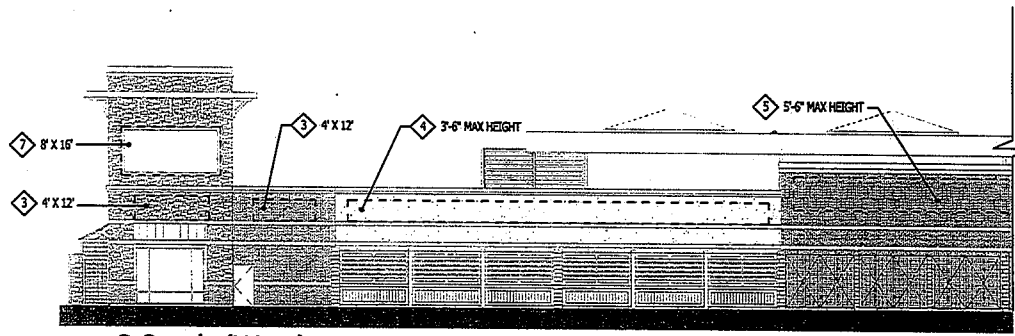
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (West)

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



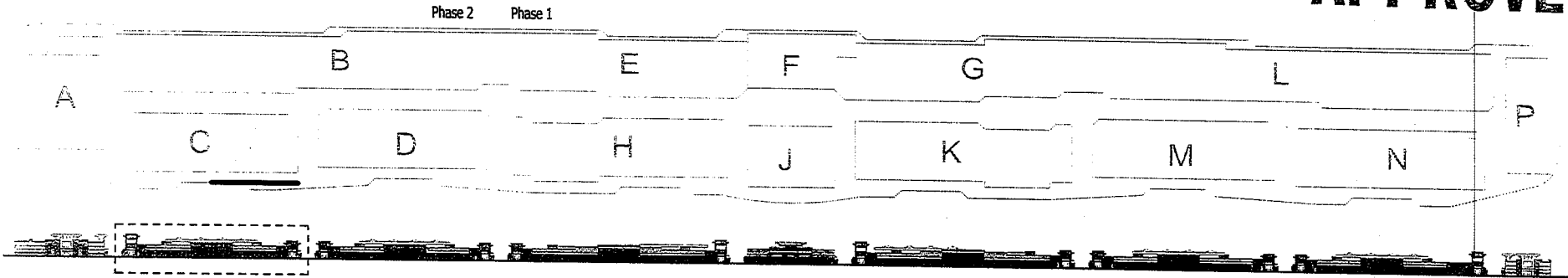
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

Building C - Continued

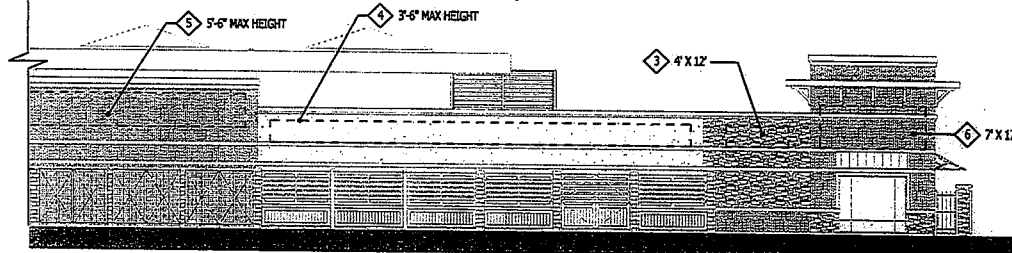
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 C South (East)

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



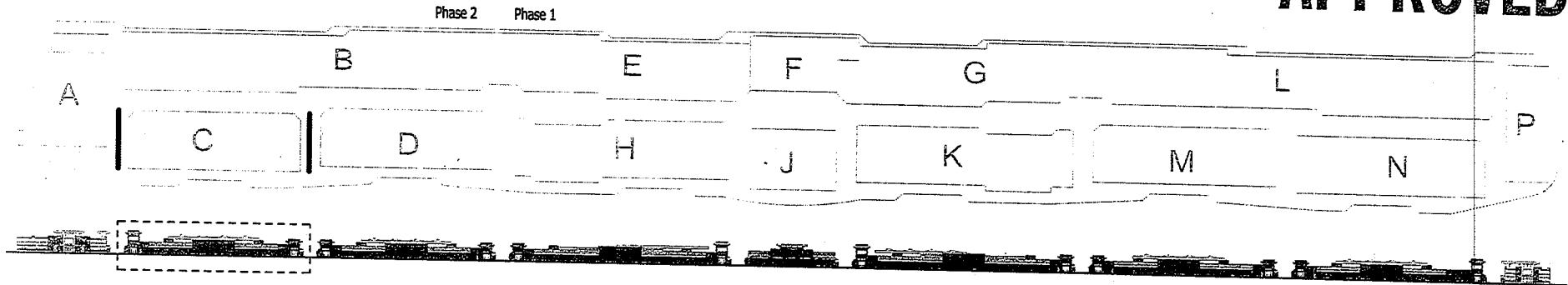
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Taubman Prestige Outlets of Chesterfield
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 Exterior Signage - 26 February

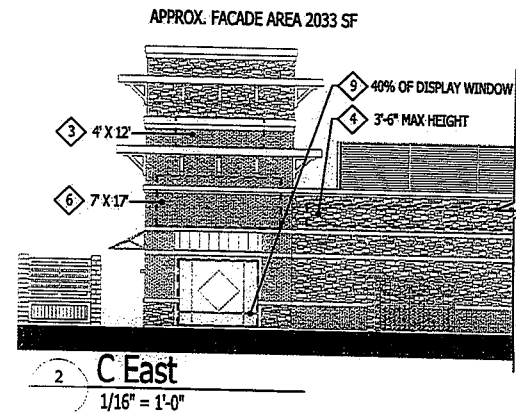
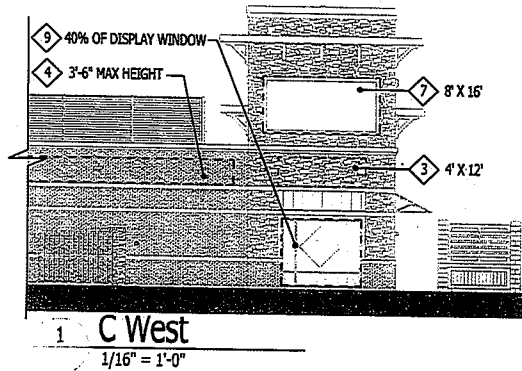
Building C - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



APPROX. FACADE AREA 2033 SF

NOTES:

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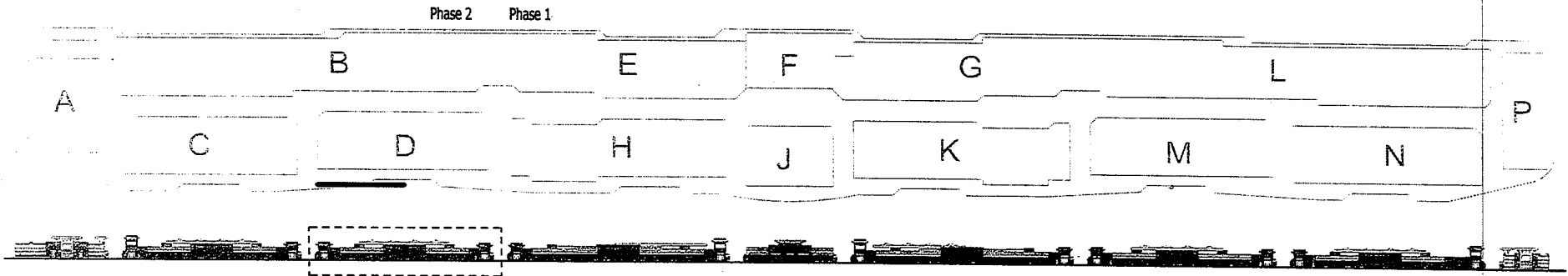
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

Building D

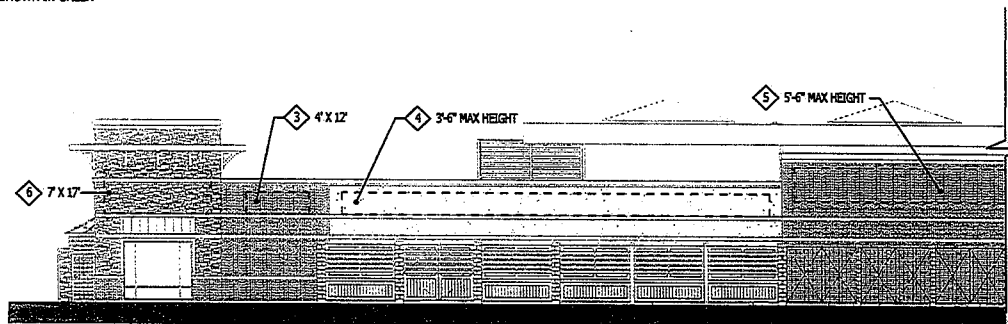
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 D South (West)

1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



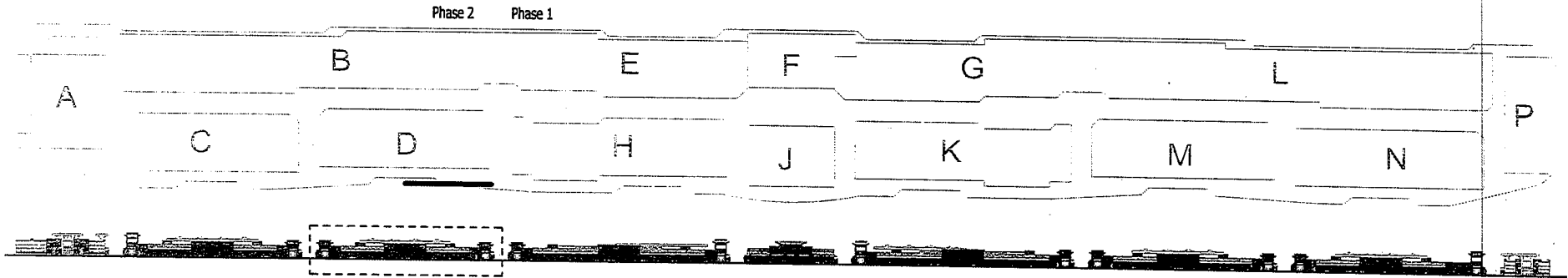
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

Building D - Continued

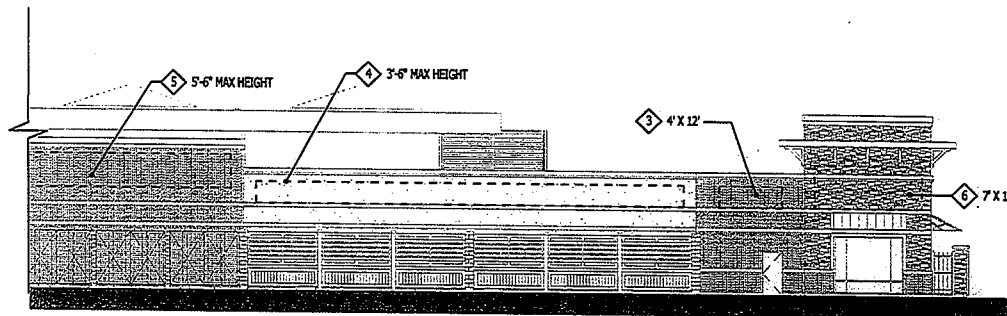
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 17' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 D South (East)

1/16" = 1'-0"

NOTES:

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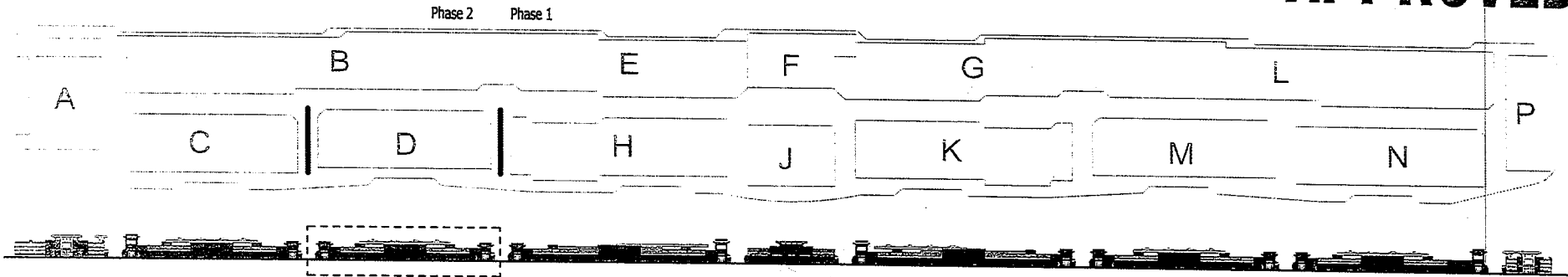
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

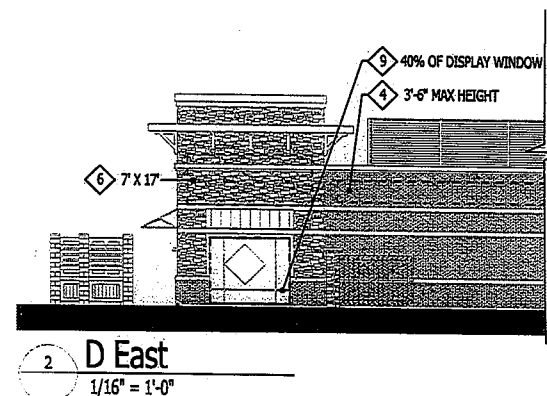
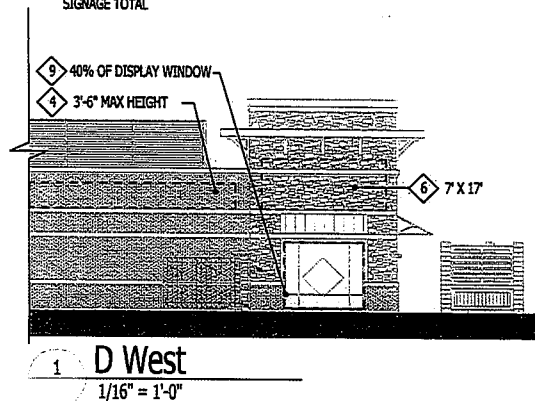
Building D - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-5" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7 X 17' | 9 40% OF DISPLAY WINDOW WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



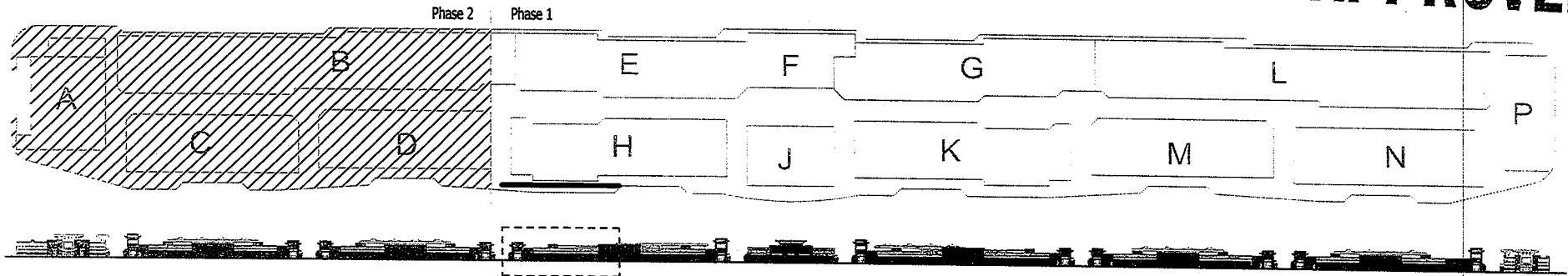
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

Building H

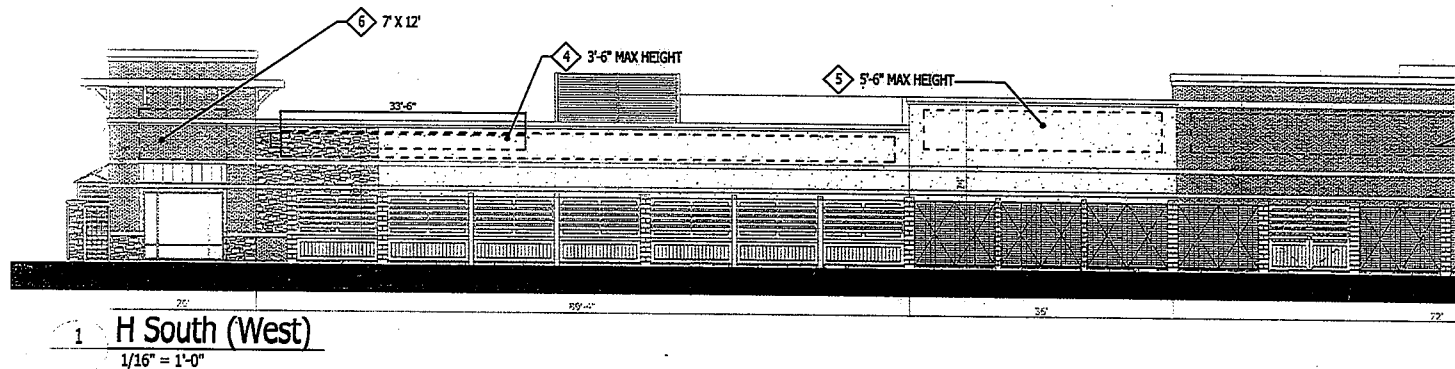
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 H South (West)
1/16" = 1'-0"

NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.



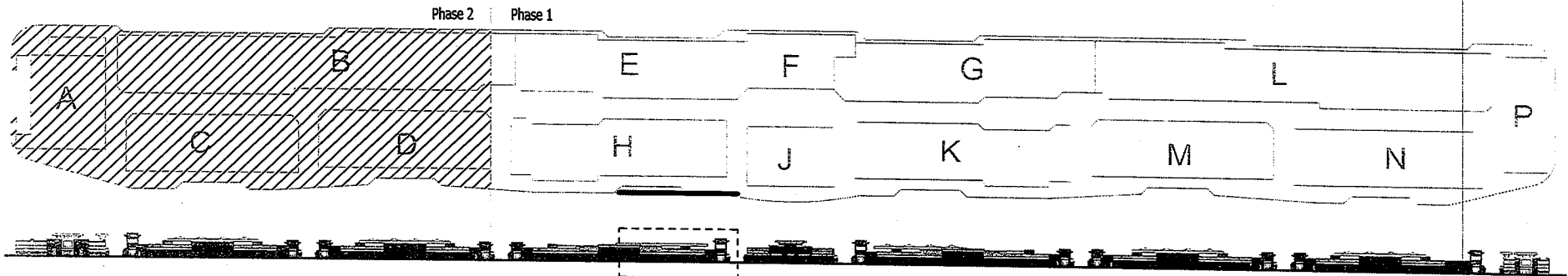
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

Building H - Continued

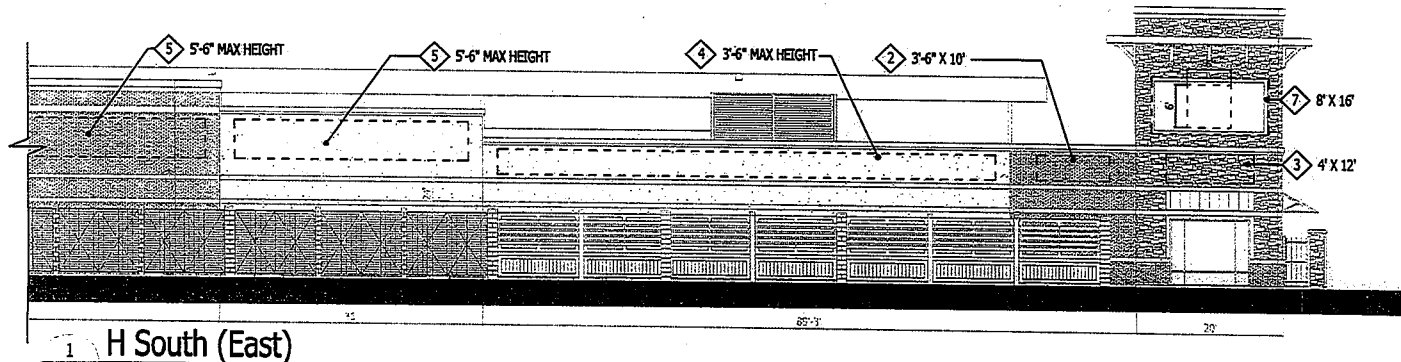
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



NOTES:

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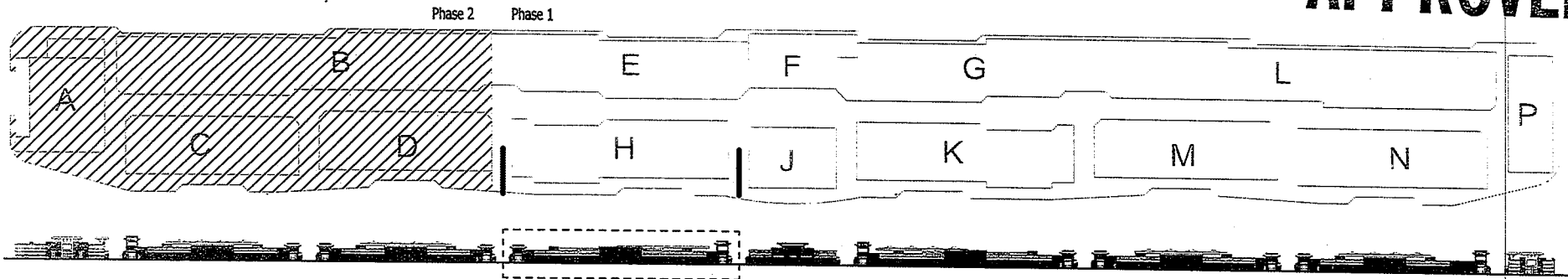
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

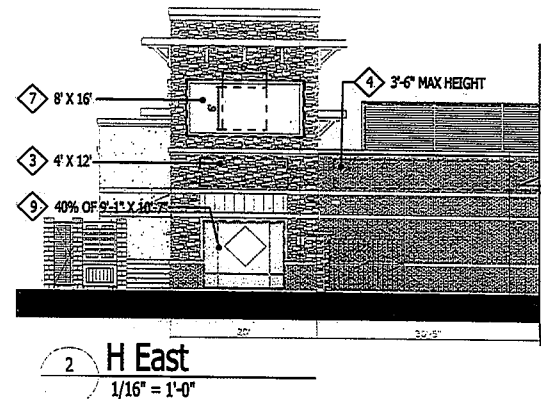
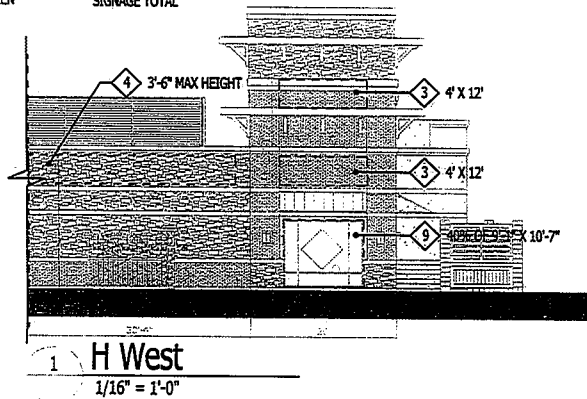
Building H - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



NOTES:

Dimensions of building signage are listed for letter and symbol dimensions only, and shall not include the electrical raceway such sign elements sit upon.

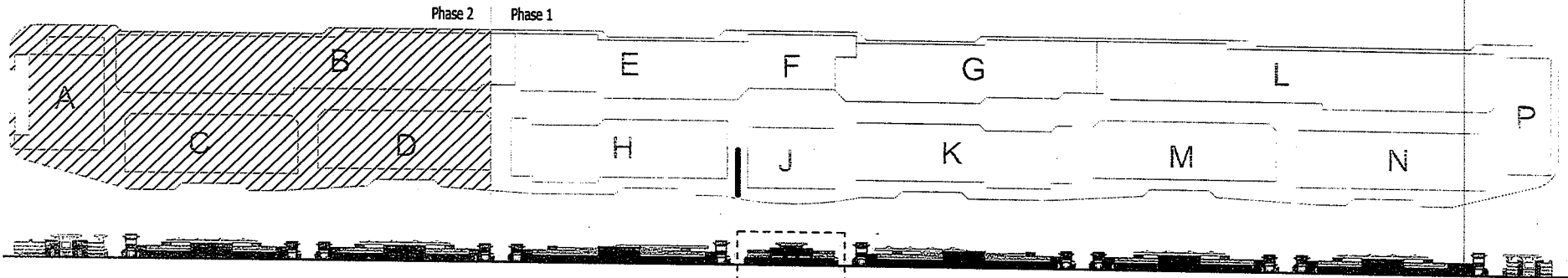
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
Exterior Signage - 26 February

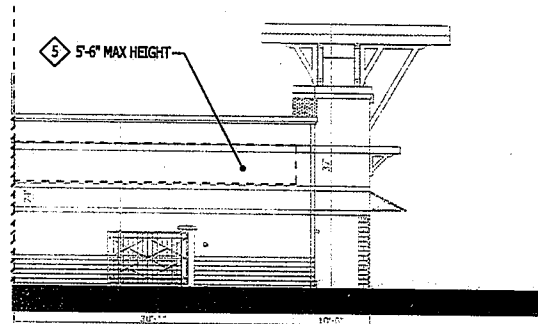
Building J

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J West
1/16" = 1'-0"

NOTES:

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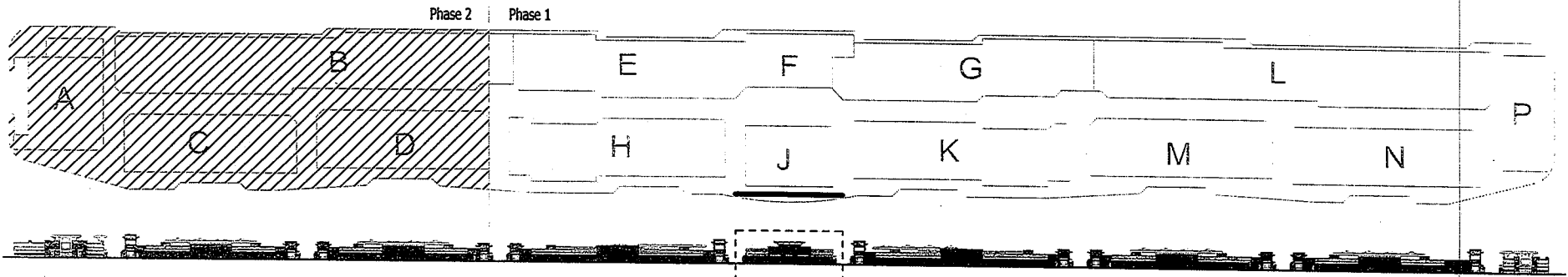
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

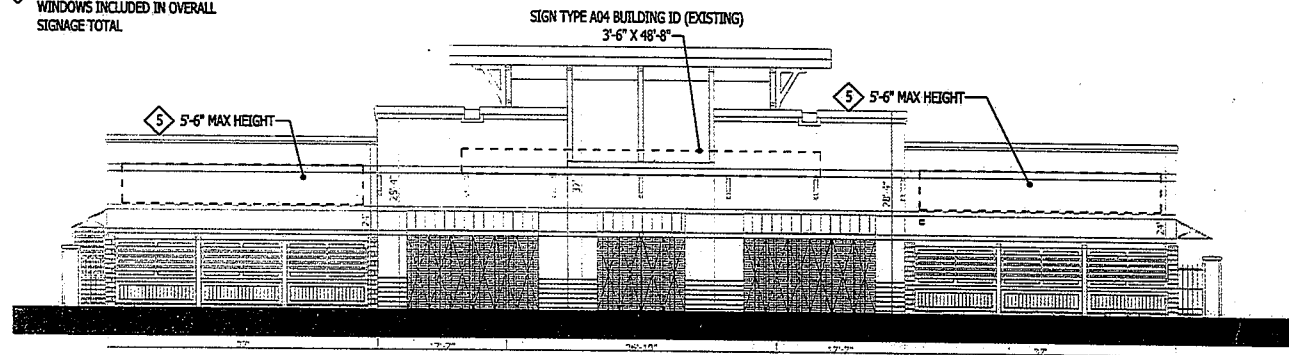
Building J - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J South

1/16" = 1'-0"

NOTES:

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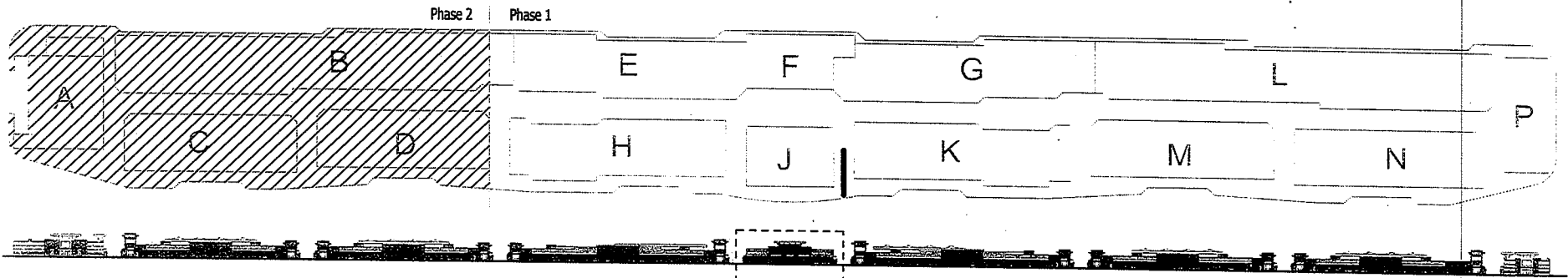
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February



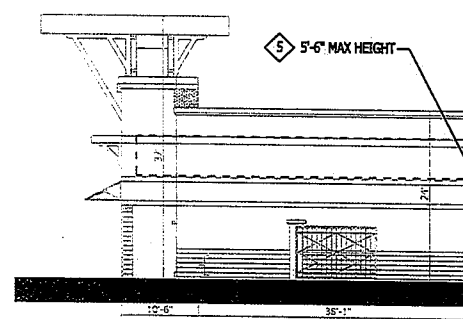
Building J - Continued

APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|---|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | 9 40% OF DISPLAY WINDOW
WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
- EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 J East

1/16" = 1'-0"

NOTES:

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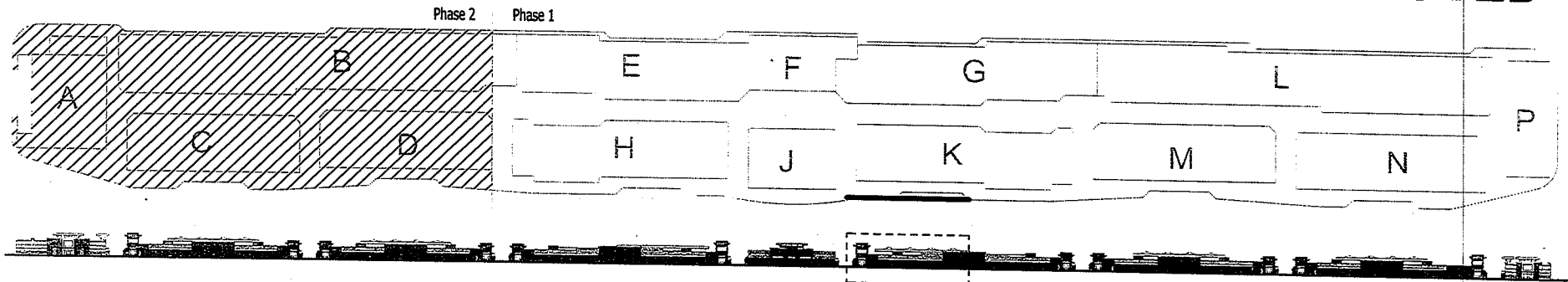
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February

Building K

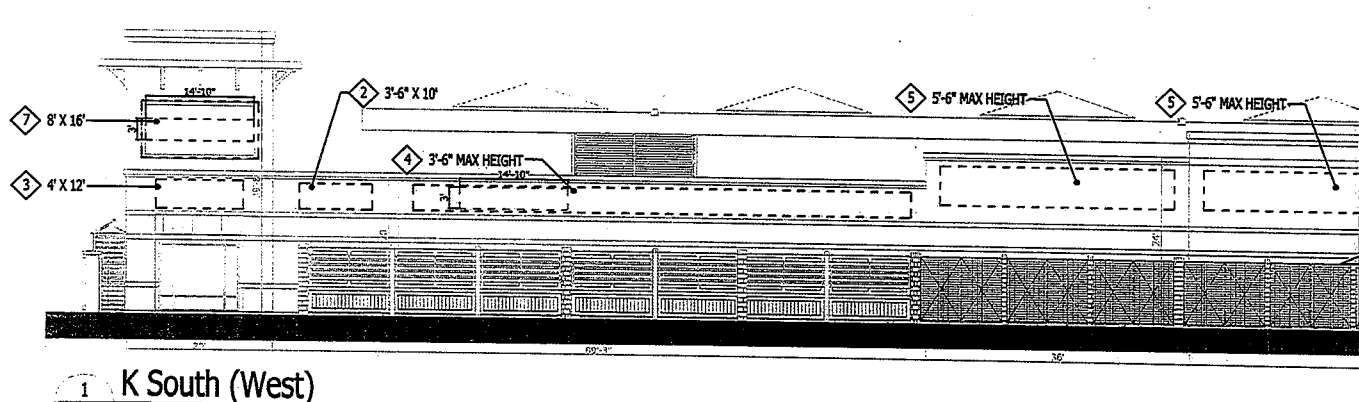
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
| 1 2' X 12' | 4 3'-6" MAX HEIGHT | 7 8' X 16' |
| 2 3'-6" X 10' | 5 5'-6" MAX HEIGHT | 8 10' X 16' |
| 3 4' X 12' | 6 7' X 12' | |

EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 K South (West)
1/16" = 1'-0"

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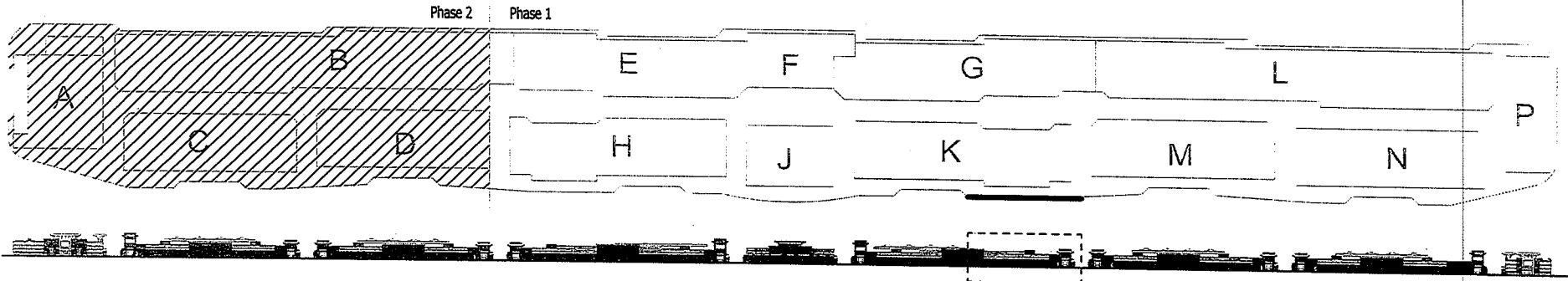
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Environmental Graphics
Exterior Signage - 26 February

Building K - Continued

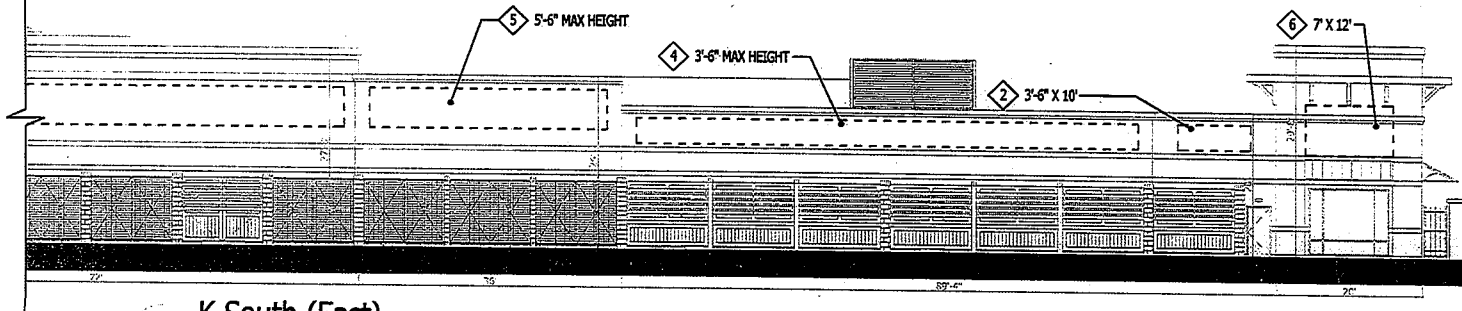
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
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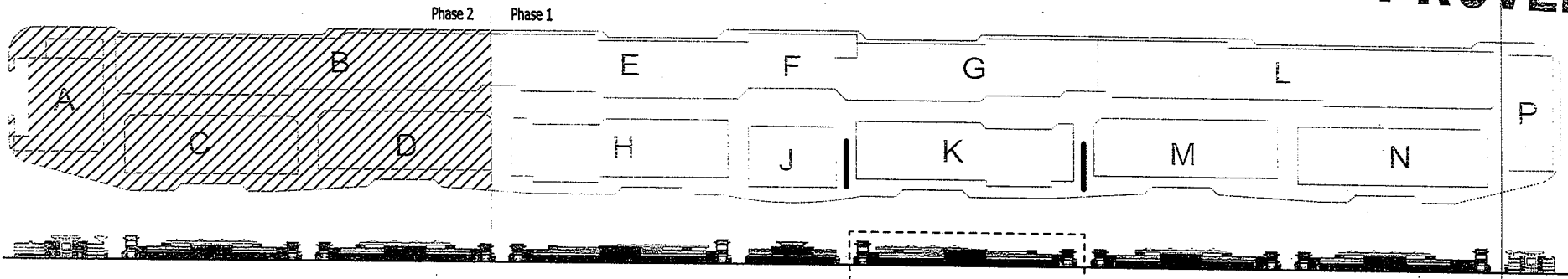
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Environmental Graphics
Exterior Signage - 26 February

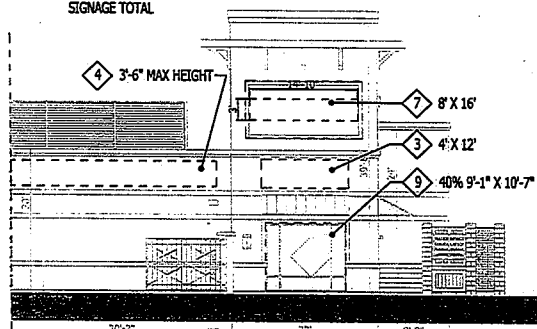
Building K - Continued

APPROVED

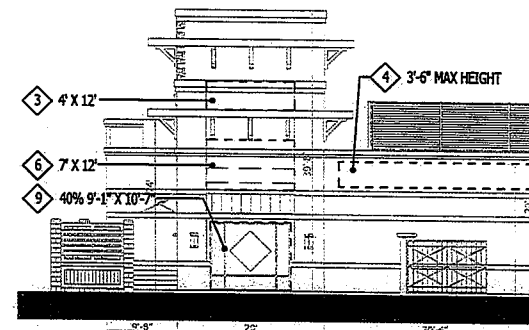


SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
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WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL |
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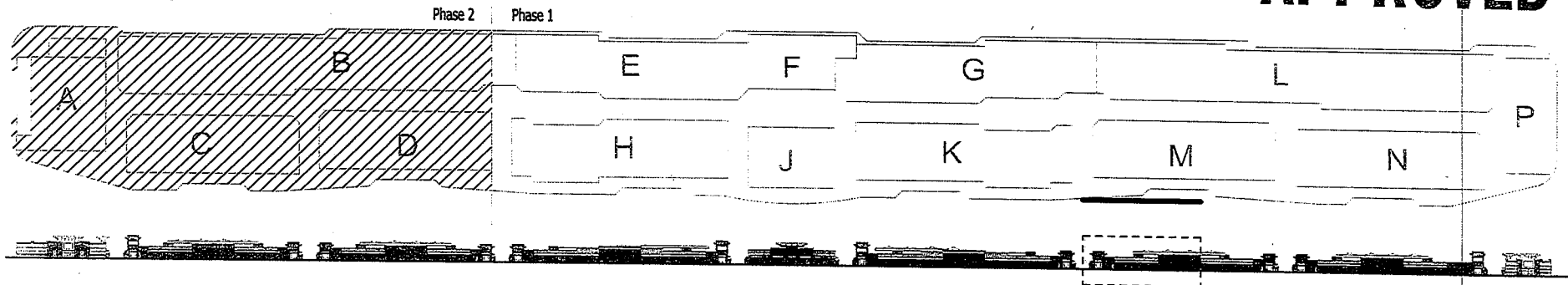
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Environmental Graphics
Exterior Signage - 26 February

Building M

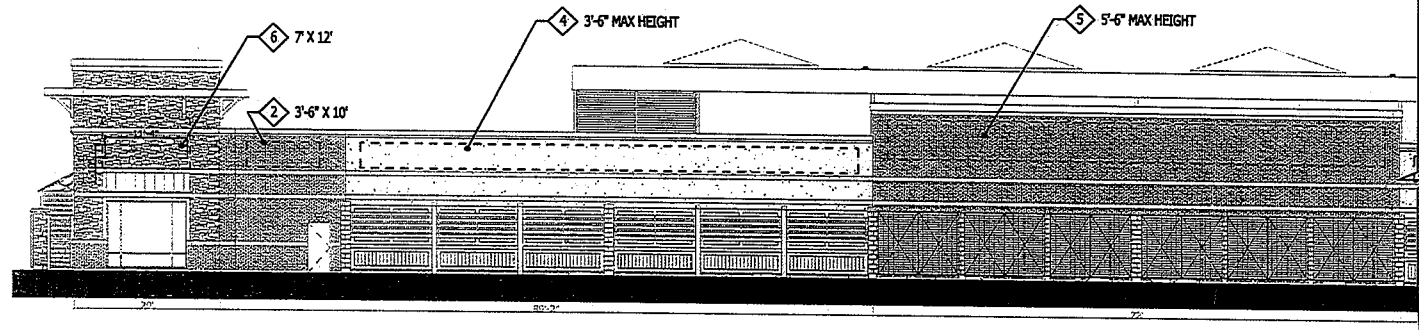
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
|---------------|--------------------|-------------|
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EXISTING TENANT SIGNAGE SHOWN IN GREEN



1 M South (West)

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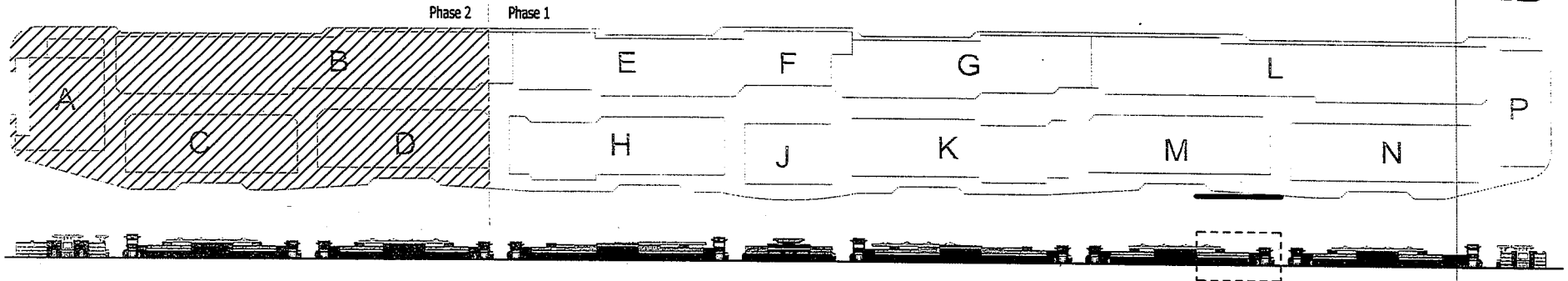
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Taubman Prestige Outlets of Chesterfield
Environmental Graphics
 Exterior Signage - 26 February



Building M - Continued

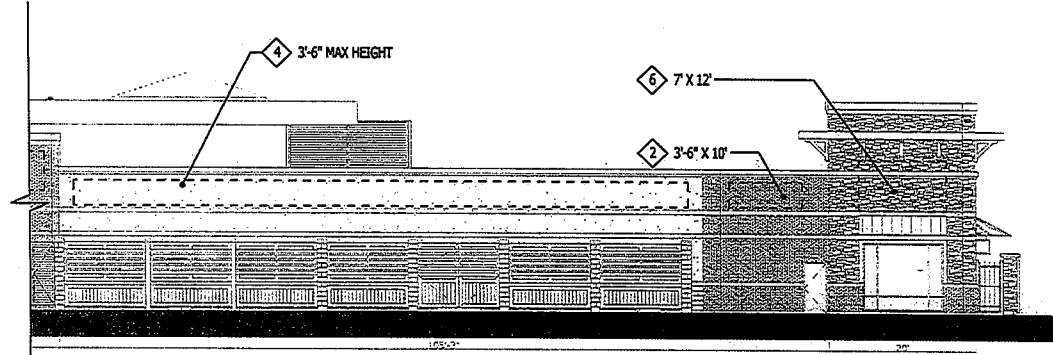
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SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

- | | | |
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1 M South (East) 1/16" = 1'-0"

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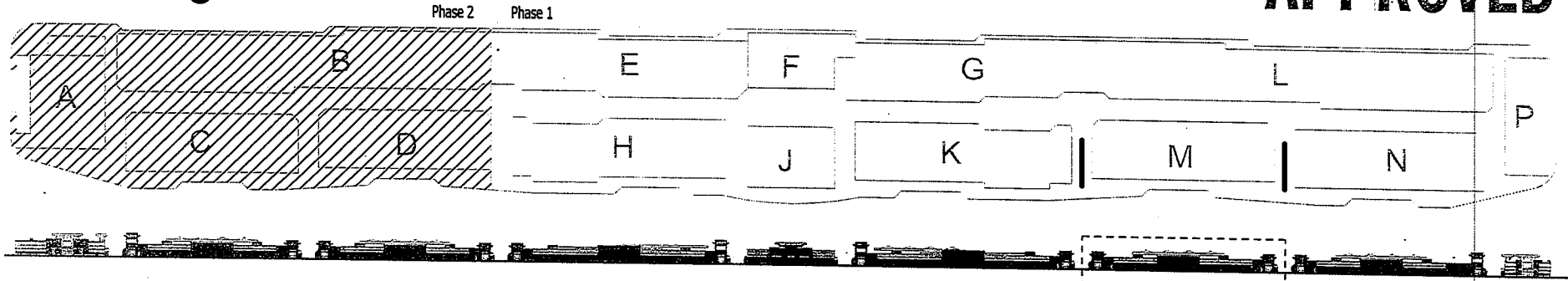
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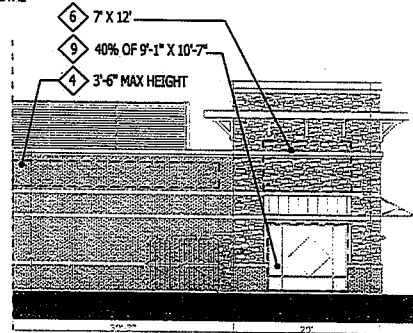
Building M - Continued

APPROVED

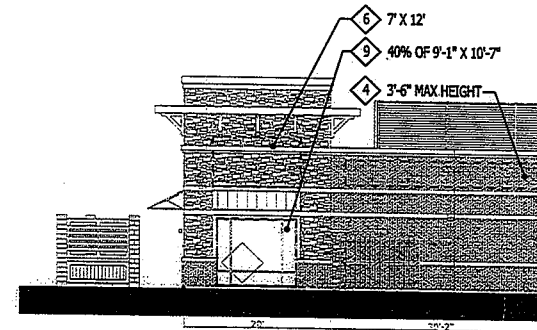


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- WINDOWS INCLUDED IN OVERALL SIGNAGE TOTAL



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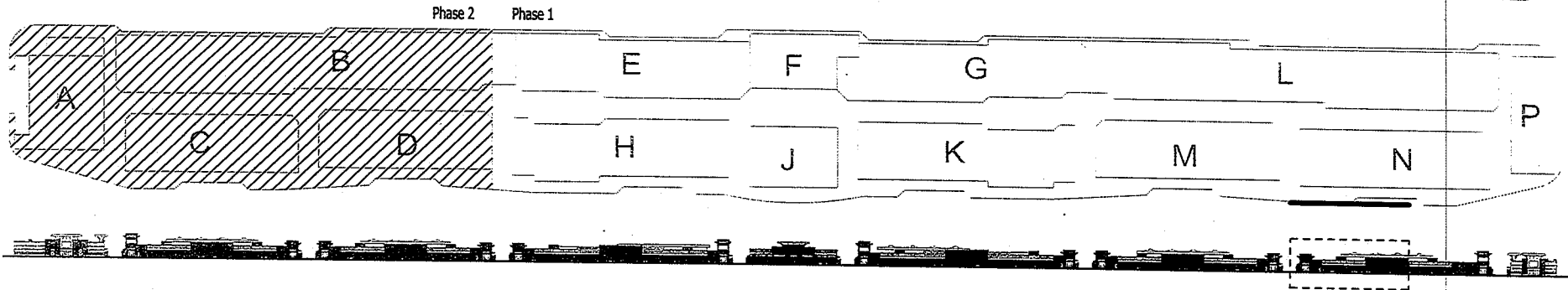
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Building N

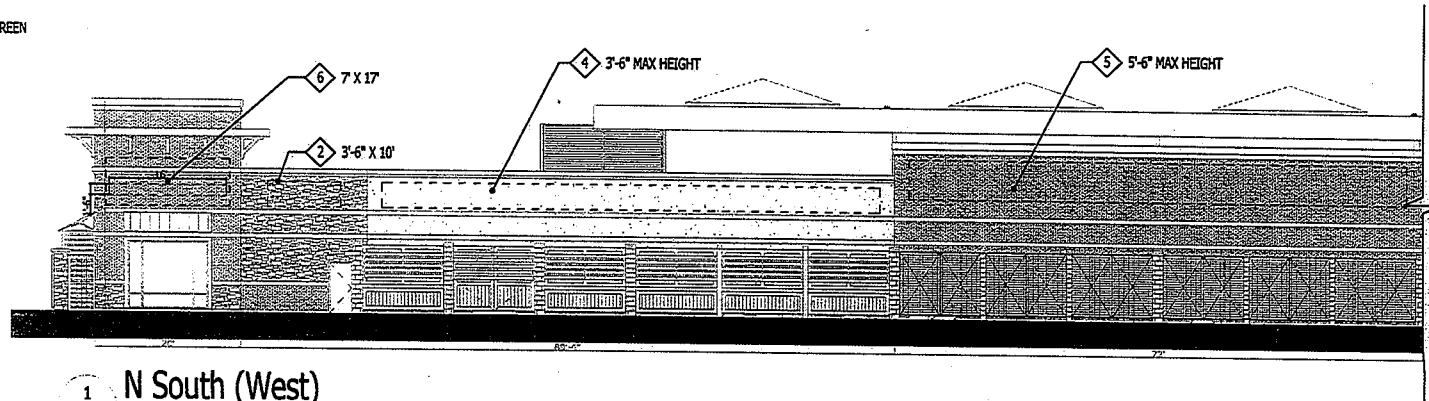
APPROVED



SIGN TYPE LEGEND - PROPOSED TENANT SIGNAGE

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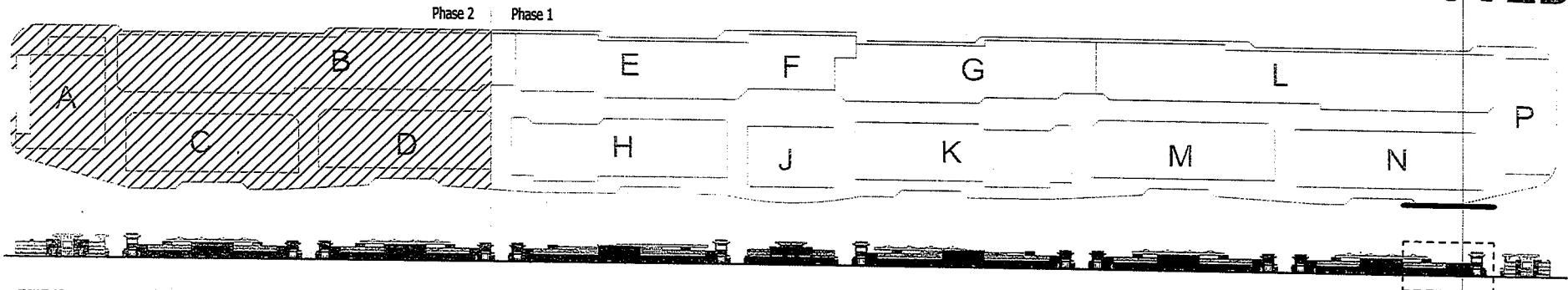
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Building N - Continued

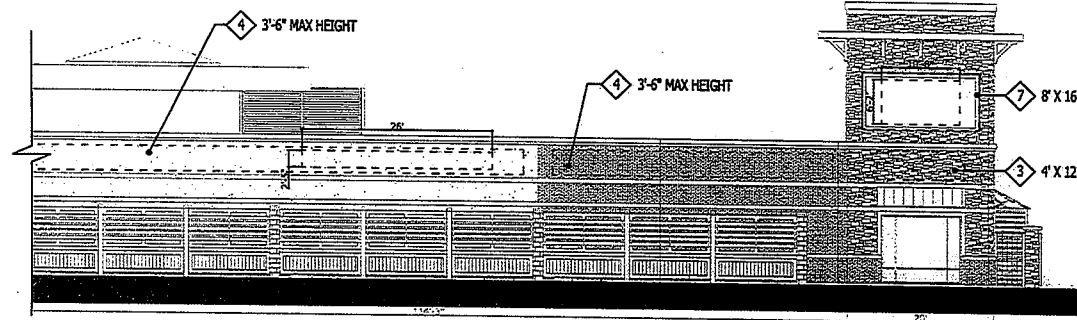
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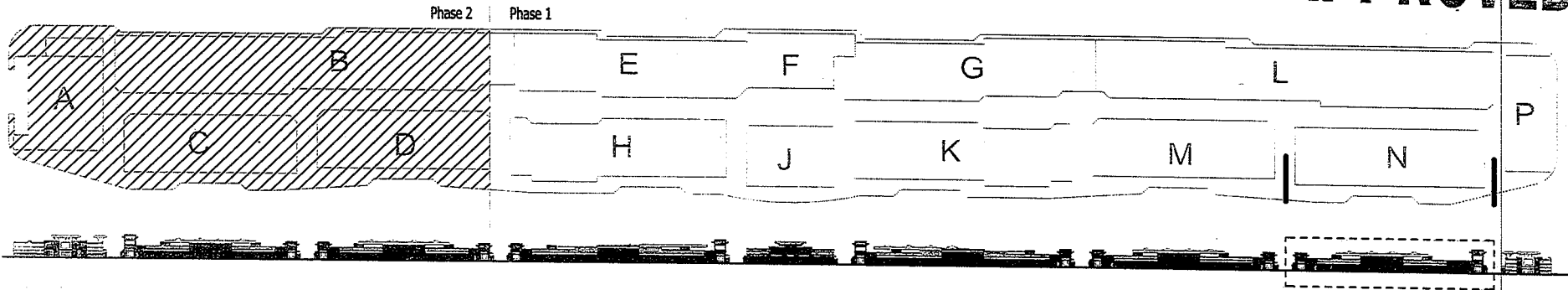
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Exterior Signage - 26 February

Building N - Continued

APPROVED

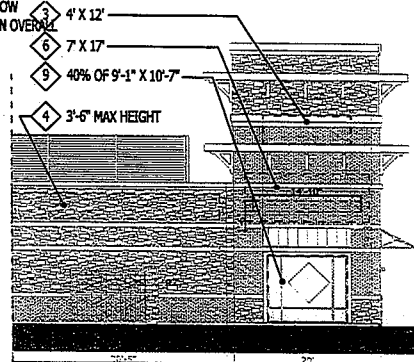


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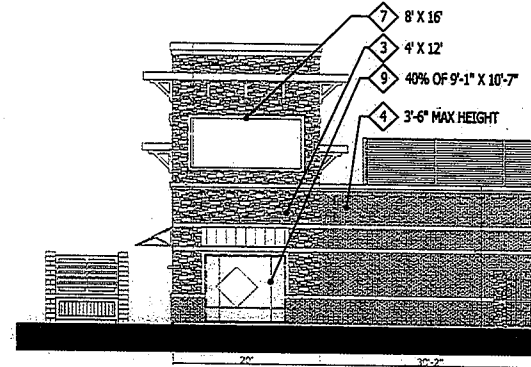
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EXISTING TENANT SIGNAGE SHOWN IN GREEN

WINDOWS INCLUDED IN OVERALL
SIGNAGE TOTAL



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FINANCE AND ADMINISTRATION COMMITTEE

At the 10/9/2017 Finance and Administration Committee of the Whole, the Committee unanimously recommended that the City Council accept and implement Staff's comprehensive revisions to the revisions to the City's compensation plan. The Committee directed that paragraph in the summary memorandum referencing that the merit raise distribution was to be based on the mid-point, to be deleted, allowing City Managers discretion and flexibility for distribution. Also, the Committee simultaneously directed that when staff annually provides information to the F&A Committee to develop a recommendation for the value of the merit pool, that staff also provides a description of the basis of that information. Specifically, staff should advise the Committee whether a provided value was calculated based on actual compensation, midpoint compensation or other as appropriate. The remainder of the recommendation was recommended for acceptance as presented. Accordingly, I've included a proposed resolution adopting the compensation plan and salary administration manual for Council action during Monday night's meeting.

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

Memorandum



TO: Mayor & City Council
FROM: Mike Geisel,^{MOG} City Administrator
DATE: October 10, 2017
RE: Compensation and Benefits Study

The Finance and Administration Committee unanimously recommended that the City Council accept and implement Staff's comprehensive revisions to the revisions to the City's compensation plan. The Committee directed that paragraph referencing that the merit raise distribution was to be based on the mid-point, was deleted, allowing City Managers discretion and flexibility for distribution. Also, the Committee simultaneously directed that when staff annually provides information to the F&A Committee to develop a recommendation for the value of the merit pool, that staff also provides a description of the basis of that information. Specifically, staff should advise the Committee whether a provided value was calculated based on actual compensation, midpoint compensation or other as appropriate. The remainder of the recommendation was accepted in whole and is provided below:

As directed by City Council, Staff has reviewed the wage and compensation data provided by CBIZ for the non-uniform civilian employee group and has developed a recommended course of action. As originally stated, the purpose of the Wage and Compensation study was intended to provide feedback as to the City's actual factual position relative to the competitive labor market. In general, it is my opinion that the CBIZ data indicates that the City is competitively positioned in the labor market and no major compensation adjustments are required. While the CBIZ study successfully provided that data, the recommendations went substantially further to recommend significant structural changes in our compensation structure and administration. I am pleased that City Council requested analysis and recommendations from staff relative to this information.

As we reviewed and compared the existing compensation structure with the CBIZ proposal, we identified several key concerns:

- 1) The existing compensation structure consists of 83 pay grades, all uniformly spaced at 2% increments and each providing a spread of 40% between the top and bottom of the compensation ranges. Managing 83 pay grades is administratively difficult and the nominal differences between adjacent pay grades is statistically insignificant. There is administrative value in reducing the total number of pay classifications by combining positions which are positioned similarly in the labor market.

- 2) In contrast to the existing 83 pay grades, the CBIZ proposal went to the opposite extreme, recommending broad banding, a total of 19 pay grades, in variable increments and with variable spreads as low as 40% and as high as 65%. This resulted in grouping jobs with larger market disparities and relied on management flexibility in hiring.
- 3) The CBIZ pay grades were developed by roughly equating the “compensation midpoint” at the 75th percentile for each job function. Contrasted to the existing City policy which states that the City’s compensation is to be in the “Top Five” of the comparable labor market. Statistically, both proposals are confusing and do not represent actual employee compensation within the pay grades. The 75th percentile was based on the incumbent market positions, which reflects compensation levels of employees with varied levels of experience and tenure. It should also be noted that the statistical significance of the percentile range varies between job functions as the shape of the normal distribution curve varies with distribution of compensation within the individual labor market for each function.
- 4) The CBIZ proposal recommends that the compensation ranges should be adjusted annually by a multiplier which they would provide to the City, as determined by the labor market. Contrasted to the City’s current compensation policy of automatically adjusting the compensation ranges effective January first, based on the published 12 month CPI (June to June) as reported in July of the previous year.
- 5) The CBIZ report recommended that they would provide an annual market adjustment recommendation for the purpose of establishing the annual merit increase value. The current City policy requires the F&A Committee of City Council to review and recommend the amount of the annual merit pool to the full City Council in accordance with F&A policy #40.

While the data provided by CBIZ is valuable and has confirmed our market competitiveness, it has also confirmed concerns with a specific number of positions. However, I am reluctant to recommend acceptance of the CBIZ implementation and administration compensation strategies in whole. I do not believe our current system is irrevocably damaged and although some significant changes are required, I believe the existing system can be modified and will continue to serve the City well into the future. While the City has generally followed the current compensation system for more than 15 years, we recognize that the existing system is imperfect and this is an opportunity to fine tune the current system.

In order to fully understand the methodology and need for some of the specific changes, it is important to identify specific concerns in each compensation plan that we consider to be problematic, and therefore desire to avoid:

- 1) The CBIZ recommendation of “broad banding”, assigning each employee function into one of 9 compensation grades creates a wholesale re-configuration of the existing compensation hierarchy within significantly disparate positions.
- 2) The CBIZ recommendation of compensation ranges with variable midpoint differentials and variable spreads 40% - 65% is simply too dramatic of a shift in compensation philosophy at this juncture. The higher range spreads create starting compensation levels well below market and top of range values that create potential excessive future labor obligations on the City.
- 3) The recommendation of using the 75th percentile for creation of the compensation ranges has created a significant level of confusion on what that means for actual employee compensation levels. Establishing actual starting compensation at some fixed percentage below the 75th percentile, ignores the variances in standard deviations around the mid-point. In some job positions, 20% below the midpoint might be equivalent to the 50th percentile, while in others, it might be lower than the 25th percentile.
- 4) The CBIZ plan recommendations have created some concern as to the long term financial impacts of implementation
- 5) The existing compensation plan practices have deviated from the original recommendations circa 2002.
- 6) The existing compensation policy which requires the F&A Committee to “review the June CPI each year and make a recommendation as to the amount to budget for the performance based salary adjustments (or merit pool) for the upcoming year” has created confusion as to its intent.

Attached hereto, for your consideration, is a comprehensive recommendation for the City’s compensation plan for non-uniformed civilian employees. As stated earlier, it is my belief that the CBIZ data has generally affirmed the City’s competitiveness in the various labor markets with which we compete. **The net result of the compensation plan revisions reduces the City’s collective maximum compensation by \$234,961 without sacrificing competitiveness. As recommended, there are 23 employees that fall below the minimum proposed pay classifications, down from the 31 employees recommended by CBIZ. The immediate increase in employee compensation to implement this recommendation is \$41,335, reduced by 20% from the \$51,632 in conjunction with the CBIZ recommendations.** A detailed list of those employees who would

receive compensation adjustments is included in (Appendix A). I want to explicitly state that the list includes one employee action that is **not** readily associated with the proposed compensation plan modification. Included in the recommendation is the promotion of one Senior Engineer to the position of Assistant City Engineer. When the City eliminated the Director of Public Services (DPS) position and named Mr. Eckrich to be the City Engineer\Director of Public Works, we did not back fill the DPS position nor did we promote any individual to the Assistant City Engineer's position.

- My first recommendation is to **eliminate half of the existing compensation classifications in the City's current matrix, thereby leaving 33 pay classifications each separated by 4% increments.** (Appendix B). As it currently exists, the City's compensation plan consists of 83 separate pay classifications. Though many of those are simply calculated values and are not utilized, it is still a cumbersome number of classifications to manage. Further, the classifications are nominally separated by 2% increments. This is primarily an administrative improvement and only impacts a very limited number of employees. It does not materially impact this recommendation financially. The existing compensation classes at the 2% and 6% increments are to be eliminated. Rather than maintain pay grades as A, A2, A4, A6, B, ... etc., the A2 and A6 grades are eliminated.
- Rather than continue the practice of establishing the compensation ranges based upon the "range midpoint", **I recommend that the compensation ranges be established based upon starting compensation.** I have analyzed the market data and our current compensation hierarchy and **propose to establish the minimum compensation levels at 10% - 15% below the market median.** It should be recognized that the "market" reflects the broad spectrum of employees from the comparable employers, including employees with all levels of experience. The proposed pay classification matrix which describes the proposed compensation classification for each job position is provided as Appendix C. Creating the compensation classification by defining the starting minimum compensation provides assurance that the City is competitive to attract new employees, yet responsible to taxpayers in compensating experienced employees at reasonable levels.
- For your convenience and in order to provide a side by side comparison of the existing pay classification matrix with the proposed pay classification matrix,

see Appendix D. It is important to re-state, the minimum starting pay for each classification in the proposed matrix is identical to the starting compensation in the proposed matrix. The 2% and 6% classification increments have been deleted, and as described herein later, the proposed ranges have been decreased from the existing 40% to 30%, and that of course reduces the midpoint value. One of the administrative benefits of this recommendation is that it utilizes the existing compensation classification system.

- **I recommend that the City continue its practice of adjusting the compensation plan annually, by the CPI from the prior year.** However, rather than implement the CPI adjustment in January, separate from the annual merit review, the compensation plan adjustment should be effective **concurrent with the annual merit adjustments in July of each year.** In my opinion, the regular COLA adjustment of the pay plan, without adjusting the compensation of individual employees, has been the most significant component of the existing pay plan which has maintained the City's competitiveness over the long term. The compensation ranges would be adjusted **AFTER** the merit raises have been distributed. In my opinion, it is simply a poor business practice to provide compensation increases to a probationary employee. That would significantly reduce or eliminate the individual adjustments for those employees who typically fall below the range when the adjustment is done separately in January of each year. Further, regardless of when the annual CPI adjustment is applied, probationary employees should not be given any increase in compensation. **No probationary employee should be eligible for a raise, regardless of classification adjustment. It will be incorporated into their performance review at their anniversary date.**
- I recommend **that the existing 40% pay classification range spreads be reduced to 30%.** (also shown on Appendix D). As stated earlier, if the range is established by the minimum starting compensation, the top of range would be established, generally, as being 30% higher than the starting compensation. It is recognized that during a typical ten year career term, as the range is adjusted annually by the CPI, the effective range experienced by the employee will remain 40% wide. (Appendix E) This provides a significant reduction in the potential future liabilities of the City, while maintaining market competitiveness. As will be noted later, the pay classification range spreads are uniformly established to be 30% wide, however, specific job

positions are identified for 40% ranges due to their role, function, and lack of organizational redundancy.

- **As described herein, the recommended pay plan is constructed based upon starting compensation levels 10% – 15% below market median, with uniform 30% range spread, and with uniform 4% increments** between range classifications. However, there are a number of specific employee positions that for a variety of reasons, are critical to the City's operation. This is not to diminish or de-value any other position, but is simply a reflection that within the City's organizational structure, performance and retention of individual employees in these positions can dramatically influence the City's performance. There are a number of specifically identified positions, due to the operational impact, limited redundancy, and market availability, these positions are identified as "high value" and are slotted differently within the compensation plan. It is recognized that while most positions within the City allow for employees with varied levels of experience, providing for career growth, learning and progression, these specific positions reflect functions that require considerable prior experience. **The City would not consider hiring inexperienced, entry level candidates to these positions and retention is highly desired.** These positions are impactful, have no organizational redundancy, do not have the luxury of "learning on the job". They are expected to possess skills, abilities and have demonstrated experience and competencies that allow them to perform at a high level as compared to their peers. As such, **I recommend that the specific range spreads for these positions only, continue to exist at 40%.** If not readily apparent, it should be clearly re-stated that the existing pay plan uniformly includes 40% pay ranges. While this recommendation reduces the pay classification ranges to 30% overall, it simply maintains the existing 40% range spread for these specific positions.

Director of Public Works\City Engineer
Director of Planning and Development Services
Director of Parks, Recreation and Arts
Finance Director
IT Director
Superintendent
Parks Maintenance
Arts and Entertainment

Street and Sewer Maintenance
Recreation Operations
Facilities Supervisor
City Arborist\Urban Forester
Employee Services Administrator
Asst. City Administrator

I have also provided an updated Salary Administration Plan which provides uniform guidance and consistency for implementation of the recommended plan changes.

Finally, I have included several individual bar graphs (Supplemental graphs) which clearly illustrate the compensation structure for various positions. Each graph provides market data relative to the market percentile calculations, as well as CBIZ recommendations, the current compensation range, and the ranges as recommended herein. I believe the graphs are very informative.

We have spent many hours analyzing various alternatives and I have come to the conclusion that our existing compensation plan should be modified slightly as opposed to initiating a major change in our salary administration. The CBIZ results have validated the City's position in the labor market, and we have the benefit of identifying those minor concerns in our existing plan. Implementing the recommendations identified herein provides the foundation for our compensation administration for the foreseeable future.

I look forward to discussing this at the F&A Committee of the Whole as directed by City Council. If you have any questions, or require additional information, please let me know.

Attachments:

Appendix A – EMPLOYEE COMPENSATION SUMMARY

Appendix B – PROPOSED COMPENSATION CLASSIFICATION MATRIX

Appendix C - PROPOSED COMPENSATION CLASSIFICATION POSITION MATRIX

Appendix D – EXISTING COMPENSATION MATRIX VERSUS PROPOSED

Appendix E – IMPACT OF ANNUAL CPI ADJUSTMENT

Appendix F – CBIZ RECOMMENDED COMPENSATION CLASSIFICATION MATRIX

Appendix G – CBIZ SALARY RANGES

Appendix H – CBIZ MARKET SUMMARY

Supplemental Graphs

RESOLUTION NO. _____

A RESOLUTION TO ADOPT AND IMPLEMENT REVISIONS TO THE CHESTERFIELD EMPLOYEE COMPENSATION PLAN AND SALARY ADMINISTRATION MANUAL.

WHEREAS, The Finance and Administration Committee of the Whole has reviewed and recommended specific changes to the City of Chesterfield's compensation plan and salary administration manual; and

WHEREAS, The City of Chesterfield strives to promote economy and effectiveness in the personnel services rendered to the City of Chesterfield; and

WHEREAS, The City of Chesterfield desires to establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service; and

WHEREAS, The City of Chesterfield endeavors to ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures; and

WHEREAS, The City of Chesterfield believes that providing a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness; and

WHEREAS, The City of Chesterfield strives to be an attractive employer and to encourage each employee to render their best service to residents, businesses, and visitors in the City; and

WHEREAS, The City of Chesterfield desires to provide managers and supervisors direction and guidance in administering the salary administration program to ensure that it is fair and consistent to individual employees and the City of Chesterfield.

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

Section 1.

The City Administrator is hereby authorized and directed to implement revisions to the City of Chesterfield's compensation plan and salary administration manual, as reviewed and recommended by the Finance and Administration Committee of the Whole on October 10, 2017.

Section 2.

A copy of the Chesterfield compensation plan and salary administration manual is attached hereto and identified as "Exhibit A".

Passed and approved by the City Council of the City of Chesterfield, Missouri this 16th day of October, 2017.

Presiding Officer

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

APPENDIX A

Job Title	Existing Pay Grade	Current Comp.	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Raise Required to minimum
Parks Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,197.20	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,197.20	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,987.18	E	\$37,588	\$43,227	\$48,865	\$0	\$601
Parks Maintenance Worker	D4	\$36,987.39	E	\$37,588	\$43,227	\$48,865	\$0	\$601
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$37,202.05	E	\$37,588	\$43,227	\$48,865	\$0	\$386
Planning Technician	E	\$37,588.30	E4	\$39,093	\$44,957	\$50,820	\$0	\$1,504
Building Maint. Technician	E4	\$40,317.06	F	\$40,596	\$46,685	\$52,775	\$0	\$279
Asst to CA/Deputy City Clerk	E	\$40,274.00	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,946
Senior Maintenance Worker	E4	\$39,092.56	F4	\$42,220	\$48,553	\$54,886	\$0	\$3,128
Senior Maintenance Worker	E4	\$40,458.08	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,762
Senior Maintenance Worker	E4	\$41,575.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$645
Senior Maintenance Worker	E4	\$41,575.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$645
Senior Parks Maintenance Worker	E4	\$40,458.08	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,762
Senior Parks Maintenance Worker	E4	\$41,296.11	F4	\$42,220	\$48,553	\$54,886	\$0	\$924
Code Enforcement Inspector	F	\$41,247.23	F4	\$42,220	\$48,553	\$54,886	\$0	\$973
City Arborist/Urban Forester	H4	\$49,245.25	I4	\$53,184	\$63,821	\$74,458	\$0	\$3,939
Project Planner	H4	\$49,245.04	I4	\$53,184	\$61,162	\$69,140	\$0	\$3,939
Project Planner	H4	\$49,245.25	I4	\$53,184	\$61,162	\$69,140	\$0	\$3,939
Assistant City Engineer	N	\$75,140.21	O	\$81,151	\$93,324	\$105,496	\$0	\$6,011

Total \$41,336

APPENDIX A

PROPOSED PAY CLASSIFICATION SYSTEM

Job Title	Existing Pay Grade	Current Comp.	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Raise Required to minimum
Accounting Clerk	F2	\$43,625.09	F	\$40,596	\$46,685	\$52,775	\$0	\$0
Arts & Entertainment Superintendent	M4	\$75,002.10	M4	\$72,357	\$86,829	\$101,300	\$0	\$0
Assistant Court Administrator	E	\$40,187.47	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Asst to CA/Deputy City Clerk	E	\$40,274.00	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,946
Building Attendant	D	\$34,804.02	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Building Attendant	D	\$34,804.02	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Building Attendant	D	\$34,804.43	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Building Attendant	D	\$43,286.05	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Building Maint. Technician	E4	\$40,317.06	F	\$40,596	\$46,685	\$52,775	\$0	\$279
Building Maintenance Assistant Supervisor	I	\$61,564.05	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Building Maintenance Supervisor	L	\$76,469.12	L	\$64,420	\$77,304	\$90,188	\$0	\$0
Business Assistance Coordinator	E4	\$47,020.06	F	\$40,596	\$46,685	\$52,775	\$0	\$0
City Arborist/Urban Forester	H4	\$49,245.25	I4	\$53,184	\$63,821	\$74,458	\$0	\$3,939
City Clerk	M	\$74,804.08	M	\$69,574	\$80,011	\$90,447	\$0	\$0
Civil Engineer	L4	\$66,997.01	L4	\$66,997	\$77,047	\$87,097	\$0	\$0
Civil Engineer	L4	\$66,997.42	L4	\$66,997	\$77,047	\$87,097	\$0	\$0
Code Enforcement Inspector	F	\$41,247.23	F4	\$42,220	\$48,553	\$54,886	\$0	\$973
Comm. Svcs./Econ. Dev. Director	P	\$116,947.17	P	\$87,643	\$105,172	\$122,700	\$0	\$0
Command Staff Coordinator	E	\$52,206.96	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Communication Specialist	G2	\$48,277.01	H	\$47,351	\$54,454	\$61,557	\$0	\$0
Computer Programmer	I6	\$69,574.47	M	\$69,574	\$80,011	\$90,447	\$0	\$0
Court Administrator	I2	\$70,256.16	J4	\$57,439	\$66,055	\$74,671	\$0	\$0
Court Assistant	C2	\$36,014.99	C4	\$33,515	\$38,543	\$43,570	\$0	\$0
Customer Service Representative	C	\$32,226.06	C	\$32,226	\$37,060	\$41,894	\$0	\$0
Detective/Evidence Secretary	D	\$46,219.68	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Employee Services Administrator	I6	\$60,305.02	I4	\$53,184	\$63,821	\$74,458	\$0	\$0
Executive Assistant	E	\$37,588.30	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Executive Assistant	E	\$40,533.17	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Executive Assistant	E	\$42,503.14	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Executive Assistant	E	\$49,990.10	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Finance Director	P	\$100,620.00	P4	\$91,149	\$109,379	\$127,608	\$0	\$0
Fleet Maintenance Mechanic	F6	\$45,942.00	G4	\$45,597	\$52,437	\$59,277	\$0	\$0
Fleet Maintenance Mechanic	F6	\$53,099.07	G4	\$45,597	\$52,437	\$59,277	\$0	\$0
Fleet Maintenance Mechanic	F6	\$56,106.13	G4	\$45,597	\$52,437	\$59,277	\$0	\$0
Fleet Maintenance Mechanic	F6	\$57,866.02	G4	\$45,597	\$52,437	\$59,277	\$0	\$0
Fleet Maintenance Mechanic	F6	\$59,766.10	G4	\$45,597	\$52,437	\$59,277	\$0	\$0
Fleet Maintenance Supervisor	H6	\$63,998.06	J4	\$57,439	\$66,055	\$74,671	\$0	\$0
Forestry Technician	E	\$37,588.30	E	\$37,588	\$43,227	\$48,865	\$0	\$0

APPENDIX A

Job Title	Existing Pay Grade	Current Comp.	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Raise Required to minimum
GIS Administrator	L	\$70,201.04	L	\$64,420	\$74,083	\$83,746	\$0	\$0
GIS Analyst - CAD Tech	H	\$47,351.20	H	\$47,351	\$54,454	\$61,557	\$0	\$0
GIS Analyst - CAD Tech	H	\$51,057.14	H	\$47,351	\$54,454	\$61,557	\$0	\$0
IT Director	P	\$97,578.00	P	\$87,643	\$105,172	\$122,700	\$0	\$0
Lead GIS Analyst - CAD Tech.	I	\$55,975.09	I	\$51,139	\$58,810	\$66,481	\$0	\$0
Maintenance Operations Superintendent	M4	\$100,488.13	I	\$51,139	\$58,810	\$66,481	\$0	\$0
Maintenance Operations Superintendent	M4	\$89,570.00	I	\$51,139	\$58,810	\$66,481	\$0	\$0
Office Manager - Planning	G	\$53,698.11	G	\$43,844	\$50,420	\$56,997	\$0	\$0
Parks Facility Attendant	D	\$34,804.02	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Parks Facility Attendant	D	\$34,804.43	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Parks Maintenance Supervisor	H2	\$57,292.14	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Parks Maintenance Supervisor	H2	\$58,133.09	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Parks Maintenance Supervisor	H2	\$58,618.14	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Parks Maintenance Supervisor	H2	\$59,482.18	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Parks Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,197.20	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,197.20	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Parks Maintenance Worker	D4	\$36,987.18	E	\$37,588	\$43,227	\$48,865	\$0	\$601
Parks Maintenance Worker	D4	\$36,987.39	E	\$37,588	\$43,227	\$48,865	\$0	\$601
Parks Maintenance Worker	D4	\$38,190.05	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Parks Maintenance Worker	D4	\$38,429.04	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Parks Maintenance Worker	D4	\$40,271.09	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Parks Maintenance Worker	D4	\$40,958.11	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Parks Maintenance Worker	D4	\$41,333.14	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Parks, Recreation & Art Director	P	\$101,585.12	P4	\$91,149	\$109,379	\$127,608	\$0	\$0
Planning and Dvlp. Ser. Director	P	\$92,000.06	P4	\$91,149	\$109,379	\$127,608	\$0	\$0
Planning Technician	E	\$37,588.30	E4	\$39,093	\$44,957	\$50,820	\$0	\$1,504
Planning Technician	E	\$40,533.17	E4	\$39,093	\$44,957	\$50,820	\$0	\$0
Project Manager	J2	\$76,282.13	I4	\$66,997	\$77,047	\$87,097	\$0	\$0
Project Manager	J2	\$76,661.10	I4	\$66,997	\$77,047	\$87,097	\$0	\$0
Project Planner	H4	\$49,245.04	I4	\$53,184	\$61,162	\$69,140	\$0	\$3,939
Project Planner	H4	\$49,245.25	I4	\$53,184	\$61,162	\$69,140	\$0	\$3,939
Project Planner	H4	\$55,000.19	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Pub Works Dir. - City Engineer	P	\$105,916.10	P4	\$91,149	\$109,379	\$127,608	\$0	\$0
Records Clerk	D	\$34,804.43	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk	D	\$38,977.12	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk	D	\$39,080.08	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk	D	\$39,437.22	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk	D	\$39,437.22	D	\$34,804	\$40,025	\$45,246	\$0	\$0

APPENDIX A

Job Title	Existing Pay Grade	Current Comp.	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Raise Required to minimum
Records Clerk	D	\$42,640.21	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk	D	\$43,867.20	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Records Clerk Supervisor	F	\$40,596.19	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Recreation Aide	D	\$34,804.43	D	\$34,804	\$40,025	\$45,246	\$0	\$0
Recreation Concessions Manager	H4	\$49,245.25	H4	\$49,245	\$56,632	\$64,019	\$0	\$0
Recreation Concessions Manager	H4	\$54,650.13	H4	\$49,245	\$56,632	\$64,019	\$0	\$0
Recreation Operations Superintendent	M4	\$87,779.12	M4	\$72,357	\$86,829	\$101,300	\$0	\$0
Recreation Specialist	E4	\$19,170.81	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$19,799.98	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$39,092.56	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$39,092.56	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$41,849.18	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$42,640.00	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Recreation Specialist	E4	\$42,645.20	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Senior Accountant	G4	\$58,090.03	H4	\$49,245	\$56,632	\$64,019	\$0	\$0
Assistant City Engineer	N	\$75,140.21	O	\$81,151	\$93,324	\$105,496	\$0	\$6,011
Senior Civil Engineer	N	\$76,069.14	N	\$75,140	\$86,411	\$97,682	\$0	\$0
Senior Engineering Const. Inspect	H2	\$59,069.09	H	\$47,351	\$54,454	\$61,557	\$0	\$0
Senior Engineering Const. Inspect	H2	\$64,482.08	H	\$47,351	\$54,454	\$61,557	\$0	\$0
Senior Maintenance Worker	E4	\$39,092.56	F4	\$42,220	\$48,553	\$54,886	\$0	\$3,128
Senior Maintenance Worker	E4	\$40,458.08	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,762
Senior Maintenance Worker	E4	\$41,575.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$645
Senior Maintenance Worker	E4	\$41,575.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$645
Senior Maintenance Worker	E4	\$42,706.14	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$44,523.02	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$44,749.12	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$44,929.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$45,304.06	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$46,444.11	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$47,603.09	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$48,735.02	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$48,948.02	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$49,836.18	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$54,078.13	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Maintenance Worker	E4	\$54,295.07	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$40,458.08	F4	\$42,220	\$48,553	\$54,886	\$0	\$1,762
Senior Parks Maintenance Worker	E4	\$41,296.11	F4	\$42,220	\$48,553	\$54,886	\$0	\$924
Senior Parks Maintenance Worker	E4	\$42,990.06	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$43,619.06	F4	\$42,220	\$48,553	\$54,886	\$0	\$0

APPENDIX A

Job Title	Existing Pay Grade	Current Comp.	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Raise Required to minimum
Senior Parks Maintenance Worker	E4	\$44,284.03	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$44,354.13	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$44,758.06	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$45,192.99	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$46,064.10	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$46,554.14	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Parks Maintenance Worker	E4	\$47,347.04	F4	\$42,220	\$48,553	\$54,886	\$0	\$0
Senior Planner	L4	\$66,997.42	L4	\$66,997	\$77,047	\$87,097	\$0	\$0
Street Maintenance Supervisor	H2	\$53,206.19	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Street Maintenance Supervisor	H2	\$59,080.11	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Street Maintenance Supervisor	H2	\$62,553.09	I4	\$53,184	\$61,162	\$69,140	\$0	\$0
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$36,196.99	E	\$37,588	\$43,227	\$48,865	\$0	\$1,391
Street Maintenance Worker	D4	\$37,202.05	E	\$37,588	\$43,227	\$48,865	\$0	\$386
Street Maintenance Worker	D4	\$38,494.14	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Street Maintenance Worker	D4	\$38,924.08	E	\$37,588	\$43,227	\$48,865	\$0	\$0
Technical Operations Administrator	L	\$68,190.10	L	\$64,420	\$74,083	\$83,746	\$0	\$0

Total \$41,336

APPENDIX B
PROPOSED COMPENSATION CLASSIFICATION MATRIX

PROPOSED WAGE CLASSIFICATION					
Pay Grade	Minimum	Median	Maximum	Spread	Increment
A	\$27,629	\$31,773	\$35,918	30%	4%
A4	\$28,734	\$33,044	\$37,354	30%	4%
B	\$29,839	\$34,315	\$38,791	30%	4%
B4	\$31,032	\$35,687	\$40,342	30%	4%
C	\$32,226	\$37,060	\$41,894	30%	4%
C4	\$33,515	\$38,543	\$43,570	30%	4%
D	\$34,804	\$40,025	\$45,246	30%	4%
D4	\$36,197	\$41,626	\$47,056	30%	4%
E	\$37,588	\$43,227	\$48,865	30%	4%
E4	\$39,093	\$44,957	\$50,820	30%	4%
F	\$40,596	\$46,685	\$52,775	30%	4%
F4	\$42,220	\$48,553	\$54,886	30%	4%
G	\$43,844	\$50,420	\$56,997	30%	4%
G4	\$45,597	\$52,437	\$59,277	30%	4%
H	\$47,351	\$54,454	\$61,557	30%	4%
H4	\$49,245	\$56,632	\$64,019	30%	4%
I	\$51,139	\$58,810	\$66,481	30%	4%
I4	\$53,184	\$61,162	\$69,140	30%	4%
J	\$55,230	\$63,514	\$71,799	30%	4%
J4	\$57,439	\$66,055	\$74,671	30%	4%
K	\$59,649	\$68,596	\$77,543	30%	4%
K4	\$62,034	\$71,340	\$80,645	30%	4%
L	\$64,420	\$74,083	\$83,746	30%	4%
L4	\$66,997	\$77,047	\$87,097	30%	4%
M	\$69,574	\$80,011	\$90,447	30%	4%
M4	\$72,357	\$83,211	\$94,065	30%	4%
N	\$75,140	\$86,411	\$97,682	30%	4%
N4	\$78,146	\$89,867	\$101,589	30%	4%
O	\$81,151	\$93,324	\$105,496	30%	4%
O4	\$84,398	\$97,057	\$109,717	30%	4%
P	\$87,643	\$100,790	\$113,936	30%	4%
P4	\$91,149	\$104,821	\$118,494	30%	4%
Q	\$94,655	\$108,853	\$123,051	30%	4%

APPENDIX C
PROPOSED COMPENSATION CLASSIFICATION POSITION
MATRIX

PROPOSED PAY PLAN DATA					
JOB TITLE	GRADE	MIN	MIDPOINT	MAX	Spread
Customer Service Representative	C	\$32,226	\$37,060	\$41,894	30%
Court Assistant	C4	\$33,515	\$38,543	\$43,570	30%
Building Attendant	D	\$34,804	\$40,025	\$45,246	30%
Detective/Evidence Secretary	D	\$34,804	\$40,025	\$45,246	30%
Records Clerk	D	\$34,804	\$40,025	\$45,246	30%
Recreation Aide	D	\$34,804	\$40,025	\$45,246	30%
Maintenance Worker (Parks\Street)	E	\$37,588	\$43,227	\$48,865	30%
Assistant Court Administrator	E	\$37,588	\$43,227	\$48,865	30%
Executive Assistant	E	\$37,588	\$43,227	\$48,865	30%
Forestry Technician	E	\$37,588	\$43,227	\$48,865	30%
Planning Technician	E4	\$39,093	\$44,957	\$50,820	30%
Facility Maintenance Technician	F	\$40,596	\$46,685	\$52,775	30%
Business Assistance Coordinator	F	\$40,596	\$46,685	\$52,775	30%
Recreation Specialist	E	\$37,588	\$43,227	\$48,865	30%
Records Clerk Supervisor	F	\$40,596	\$46,685	\$52,775	30%
Senior Maintenance Worker (Parks\Street)	F4	\$42,220	\$48,553	\$54,886	30%
Asst to CA/Deputy City Clerk	F4	\$42,220	\$48,553	\$54,886	30%
Code Enforcement Inspector	F4	\$42,220	\$48,553	\$54,886	30%
Accounting Clerk	F	\$40,596	\$46,685	\$52,775	30%
Fleet Maintenance Mechanic	G4	\$45,597	\$52,437	\$59,277	30%
Office Manager	G	\$43,844	\$50,420	\$56,997	30%
Communication Specialist	H	\$47,351	\$54,454	\$61,557	30%
GIS Analyst - CAD Tech	H	\$47,351	\$54,454	\$61,557	30%
Senior Engineering Const. Inspect	H	\$47,351	\$54,454	\$61,557	30%
Senior Accountant	H4	\$49,245	\$56,632	\$64,019	30%
Maintenance Supervisor (Parks\Street)	I4	\$53,184	\$61,162	\$69,140	30%
City Arborist/Urban Forester	I4	\$53,184	\$61,162	\$69,140	30%
Project Planner	I4	\$53,184	\$61,162	\$69,140	30%
Recreation Manager	H4	\$49,245	\$56,632	\$64,019	30%
Fleet Maintenance Supervisor	J4	\$57,439	\$66,055	\$74,671	30%
Court Assistant	C4	\$33,515	\$38,543	\$43,570	30%
Building Maintenance Assistant Supervisor	I4	\$53,184	\$61,162	\$69,140	30%
Lead GIS Analyst - CAD Tech.	I4	\$53,184	\$61,162	\$69,140	30%
Computer Programmer	M	\$69,574	\$80,011	\$90,447	30%
Employee Services Administrator	I4	\$53,184	\$63,821	\$74,458	40%
Court Administrator	J4	\$57,439	\$66,055	\$74,671	30%
Facilities Maintenance Supervisor	L	\$64,420	\$77,304	\$90,188	40%
GIS Administrator	L	\$64,420	\$74,083	\$83,746	30%
Technical Operations Administrator	L	\$64,420	\$74,083	\$83,746	30%
Civil Engineer	L4	\$66,997	\$77,047	\$87,097	30%
Senior Planner	L4	\$66,997	\$77,047	\$87,097	30%
City Clerk	M	\$69,574	\$83,489	\$97,404	40%
Superintendent - Arts & Recreation	M4	\$72,357	\$86,829	\$101,300	40%
Superintendent - Recreations Operations	M4	\$72,357	\$86,829	\$101,300	40%
Superintendent - Parks Maintenance Operations	M4	\$72,357	\$86,829	\$101,300	40%
Superintendent - Street & Fleet Operations	M4	\$72,357	\$86,829	\$101,300	40%
Project Manager	L4	\$66,997	\$77,047	\$87,097	30%
Senior Civil Engineer	N	\$75,140	\$86,411	\$97,682	30%
Assistant City Engineer	O	\$81,151	\$93,324	\$105,496	30%
Asst. City Administrator	P	\$87,643	\$105,172	\$122,700	40%
Finance Director	P4	\$91,149	\$109,379	\$127,608	40%
IT Director	P	\$87,643	\$105,172	\$122,700	40%
Parks, Recreation & Art Director	P4	\$91,149	\$109,379	\$127,608	40%
Planning and Dulp. Ser. Director	P4	\$91,149	\$109,379	\$127,608	40%
Pub Works Dir. - City Engineer	P4	\$91,149	\$109,379	\$127,608	40%

**APPENDIX D SIDE BY SIDE COMPARISON
EXISTING COMPENSATION MATRIX V PROPOSED**

Job Title	PROPOSED					EXISTING			
	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Existing Class	Starting pay at existing Class	Midpoint at existing Class	Maximum at existing Class
Accounting Clerk	F	\$40,596	\$46,685	\$52,775	30%	F2	\$41,407	\$49,689	\$57,971
Arts & Entertainment Superintendent	M4	\$72,357	\$86,829	\$101,300	40%	M4	\$72,357	\$86,828	\$101,300
Senior Civil Engineer (PROMOTE TO ASST. CITY ENGR.	O	\$81,151	\$93,324	\$105,496	30%	N	\$75,140	\$90,168	\$105,196
Assistant Court Administrator	E	\$37,588	\$43,227	\$48,865	30%	E	\$37,588	\$45,106	\$52,625
Asst to CA/Deputy City Clerk	F4	\$42,220	\$48,553	\$54,886	30%	F	\$40,596	\$48,715	\$56,834
Building Attendant	D	\$34,804	\$40,025	\$45,246	30%	D	\$34,804	\$41,766	\$48,726
Building Maint. Technician	F	\$40,596	\$46,685	\$52,775	30%	E4	\$39,093	\$46,911	\$54,729
Building Maintenance Assistant Supervisor	I4	\$53,184	\$61,162	\$69,140	30%	I	\$51,139	\$61,367	\$71,595
Building Maintenance Supervisor	L	\$64,420	\$77,304	\$90,188	40%	L	\$64,420	\$77,305	\$90,189
Business Assistance Coordinator	F	\$40,596	\$46,685	\$52,775	30%	E4	\$39,093	\$46,911	\$54,729
City Arborist/Urban Forester	I4	\$53,184	\$63,821	\$74,458	40%	H4	\$49,245	\$59,094	\$68,944
City Clerk	M	\$69,574	\$80,011	\$90,447	30%	M	\$69,574	\$83,489	\$97,404
Civil Engineer	L4	\$66,997	\$77,047	\$87,097	30%	L4	\$66,997	\$80,397	\$93,796
Code Enforcement Inspector	F4	\$42,220	\$48,553	\$54,886	30%	F	\$40,596	\$48,715	\$56,834
Comm. Svcs./Econ. Dev. Director	P	\$87,643	\$105,172	\$122,700	40%	P	\$87,643	\$105,172	\$122,700
Command Staff Coordinator	E	\$37,588	\$43,227	\$48,865	30%	E	\$37,588	\$45,106	\$52,625
Communication Specialist	H	\$47,351	\$54,454	\$61,557	30%	G2	\$44,720	\$53,665	\$62,609
Computer Programmer	M	\$69,574	\$80,011	\$90,447	30%	I6	\$54,207	\$65,049	\$75,890
Court Administrator	J4	\$57,439	\$66,055	\$74,671	30%	J2	\$56,335	\$67,602	\$78,868
Court Assistant	C4	\$33,515	\$38,543	\$43,570	30%	C2	\$32,871	\$39,445	\$46,019
Customer Service Representative	C	\$32,226	\$37,060	\$41,894	30%	C2	\$32,871	\$39,445	\$46,019
Detective/Evidence Secretary	D	\$34,804	\$40,025	\$45,246	30%	D	\$34,804	\$41,766	\$48,726
Employee Services Administrator	I4	\$53,184	\$63,821	\$74,458	40%	I6	\$54,207	\$65,049	\$75,890
Executive Assistant	E	\$37,588	\$43,227	\$48,865	30%	E	\$37,588	\$45,106	\$52,625
Finance Director	P4	\$91,149	\$109,379	\$127,608	40%	P	\$87,643	\$105,172	\$122,700
Fleet Maintenance Mechanic	G4	\$45,597	\$52,437	\$59,277	30%	F6	\$43,032	\$51,638	\$60,244
Fleet Maintenance Supervisor	J4	\$57,439	\$66,055	\$74,671	30%	H6	\$50,192	\$60,230	\$70,269
Forestry Technician	E	\$37,588	\$43,227	\$48,865	30%	E	\$37,588	\$45,106	\$52,625
GIS Administrator	L	\$64,420	\$74,083	\$83,746	30%	L	\$64,420	\$77,305	\$90,189
GIS Analyst - CAD Tech	H	\$47,351	\$54,454	\$61,557	30%	H	\$47,351	\$56,821	\$66,291
IT Director	P	\$87,643	\$105,172	\$122,700	40%	P	\$87,643	\$105,172	\$122,700
Lead GIS Analyst - CAD Tech.	I	\$51,139	\$58,810	\$66,481	30%	I	\$51,139	\$61,367	\$71,595
Office Manager - Planning	G	\$43,844	\$50,420	\$56,997	30%	G	\$43,844	\$52,612	\$61,381
Parks Facility Attendant	D	\$34,804	\$40,025	\$45,246	30%	D	\$34,804	\$41,766	\$48,726
Maintenance Operations Superintendent	M4	\$72,357	\$86,829	\$101,300	40%	M4	\$72,357	\$86,828	\$101,300
Parks Maintenance Supervisor	I4	\$53,184	\$61,162	\$69,140	30%	H2	\$48,298	\$57,957	\$67,617
Parks Maintenance Worker	E	\$37,588	\$43,227	\$48,865	30%	D4	\$36,197	\$43,436	\$50,675
Parks, Recreation & Art Director	P4	\$91,149	\$109,379	\$127,608	40%	P	\$87,643	\$105,172	\$122,700

**APPENDIX D SIDE BY SIDE COMPARISON
EXISTING COMPENSATION MATRIX V PROPOSED**

Job Title	PROPOSED					EXISTING			
	PROPOSED PAY CLASS.	PROPOSED MINIMUM COMP.	PROPOSED MIDPOINT COMP.	PROPOSED MAXIMUM COMP.	PROPOSED SPREAD	Existing Class	Starting pay at existing Class	Midpoint at existing Class	Maximum at existing Class
Planning and Dvlp. Ser. Director	P4	\$91,149	\$109,379	\$127,608	40%	P	\$87,643	\$105,172	\$122,700
Planning Technician	E4	\$39,093	\$44,957	\$50,820	30%	E	\$37,588	\$45,106	\$52,625
Project Manager	L4	\$66,997	\$77,047	\$87,097	30%	N	\$75,140	\$90,168	\$105,196
Project Planner	I4	\$53,184	\$61,162	\$69,140	30%	H4	\$49,245	\$59,094	\$68,944
Pub Works Dir. - City Engineer	P4	\$91,149	\$109,379	\$127,608	40%	P	\$87,643	\$105,172	\$122,700
Records Clerk	D	\$34,804	\$40,025	\$45,246	30%	D	\$34,804	\$41,766	\$48,726
Recreation Aide	D	\$34,804	\$40,025	\$45,246	30%	D	\$34,804	\$41,766	\$48,726
Recreation Concessions Manager	H4	\$49,245	\$56,632	\$64,019	30%	H4	\$49,245	\$59,094	\$68,944
Recreation Manager	H4	\$49,245	\$56,632	\$64,019	30%	H4	\$49,245	\$59,094	\$68,944
Recreation Operations Superintendent	M4	\$72,357	\$86,829	\$101,300	40%	M4	\$72,357	\$86,828	\$101,300
Recreation Specialist	E	\$37,588	\$43,227	\$48,865	30%	E4	\$39,093	\$46,911	\$54,729
Senior Accountant	H4	\$49,245	\$56,632	\$64,019	30%	G4	\$45,597	\$54,717	\$63,836
Senior Civil Engineer	N	\$75,140	\$86,411	\$97,682	30%	N	\$75,140	\$90,168	\$105,196
Senior Engineering Const. Inspect	H	\$47,351	\$54,454	\$61,557	30%	H2	\$48,298	\$57,957	\$67,617
Senior Maintenance Worker	F4	\$42,220	\$48,553	\$54,886	30%	E4	\$39,093	\$46,911	\$54,729
Senior Parks Maintenance Worker	F4	\$42,220	\$48,553	\$54,886	30%	E4	\$39,093	\$46,911	\$54,729
Senior Planner	L4	\$66,997	\$77,047	\$87,097	30%	L4	\$66,997	\$80,397	\$93,796
Maintenance Operations Superintendent	M4	\$72,357	\$86,829	\$101,300	40%	M4	\$72,357	\$86,828	\$101,300
Street Maintenance Supervisor	I4	\$53,184	\$61,162	\$69,140	30%	H2	\$48,298	\$57,957	\$67,617
Street Maintenance Worker	E	\$37,588	\$43,227	\$48,865	30%	D4	\$36,197	\$43,436	\$50,675
Technical Operations Administrator	L	\$64,420	\$74,083	\$83,746	30%	L	\$64,420	\$77,305	\$90,189

APPENDIX E
IMPACT OF ANNUAL CPI ADJUSTMENT ON CLASSIFICATION RANGES

1.00% Assumed CPI \$50,000 Assumed midpoint			
	Annual CPI Adjustment	Compounded growth	Compounded interest
Year 1	1.00%		
Year 2	1.00%	\$50,500	1.00%
Year 3	1.00%	\$51,005	2.01%
Year 4	1.00%	\$51,515	3.03%
Year 5	1.00%	\$52,030	4.06%
Year 6	1.00%	\$52,551	5.10%
Year 7	1.00%	\$53,076	6.15%
Year 8	1.00%	\$53,607	7.21%
Year 9	1.00%	\$54,143	8.29%
Year 10	1.00%	\$54,684	9.37%
		\$55,231	10.46%

1.50% Assumed CPI \$50,000 Assumed midpoint			
	Annual CPI Adjustment	Compounded growth	Compounded interest
Year 1	1.50%		
Year 2	1.50%	\$50,750	1.50%
Year 3	1.50%	\$51,511	3.02%
Year 4	1.50%	\$52,284	4.57%
Year 5	1.50%	\$53,068	6.14%
Year 6	1.50%	\$53,864	7.73%
Year 7	1.50%	\$54,672	9.34%
Year 8	1.50%	\$55,492	10.98%
Year 9	1.50%	\$56,325	12.65%
Year 10	1.50%	\$57,169	14.34%
		\$58,027	16.05%

2.00% Assumed CPI \$50,000 Assumed midpoint			
	Annual CPI Adjustment	Compounded growth	Compounded interest
Year 1	2.00%		
Year 2	2.00%	\$51,000	2.00%
Year 3	2.00%	\$52,020	4.04%
Year 4	2.00%	\$53,060	6.12%
Year 5	2.00%	\$54,122	8.24%
Year 6	2.00%	\$55,204	10.41%
Year 7	2.00%	\$56,308	12.62%
Year 8	2.00%	\$57,434	14.87%
Year 9	2.00%	\$58,583	17.17%
Year 10	2.00%	\$59,755	19.51%
		\$60,950	21.90%

APPENDIX F
CBIZ RECOMMENDED COMPENSATION CLASSIFICATION MATRIX

Salary/Grade & Job Title		Range Minimum	Range Midpoint	Range Maximum
16				
16	Finance Director	91,938	117,220	142,503
16	Parks, Recreation & Art Director	91,938	117,220	142,503
16	Planning and Dvlp. Ser. Director	91,938	117,220	142,503
16	Pub Works Dir. - City Engineer	91,938	117,220	142,503
15				
15	Comm. Svcs./Econ. Dev. Director	78,245	99,762	121,279
15	IT Director	78,245	99,762	121,279
14				
14	Arts & Entertainment Superintendent	\$68,039	\$86,750	\$105,460
14	Recreation Operations Superintendent	\$68,039	\$86,750	\$105,460
14	Senior Civil Engineer	\$68,039	\$86,750	\$105,460
14	Senior Planner	\$68,039	\$86,750	\$105,460
14	Parks Maintenance Operations Superintendent	\$68,039	\$86,750	\$105,460
13				
13	Building Maintenance Supervisor	\$60,348	\$75,434	\$90,521
13	City Clerk	\$60,348	\$75,434	\$90,521
13	Civil Engineer	\$60,348	\$75,434	\$90,521
13	Computer Programmer	\$60,348	\$75,434	\$90,521
13	GIS Administrator	\$60,348	\$75,434	\$90,521
13	Project Manager	\$60,348	\$75,434	\$90,521
13	Technical Operations Administrator	\$60,348	\$75,434	\$90,521
12				
12	Building Maintenance Assistant Supervisor	\$53,405	\$66,756	\$80,107
12	City Arborist/Urban Forester	\$53,405	\$66,756	\$80,107
12	Court Administrator	\$53,405	\$66,756	\$80,107
12	Employee Services Administrator	\$53,405	\$66,756	\$80,107
12	Fleet Maintenance Supervisor	\$53,405	\$66,756	\$80,107
12	Lead GIS Analyst - CAD Tech.	\$53,405	\$66,756	\$80,107
12	Parks Maintenance Supervisor	\$53,405	\$66,756	\$80,107
12	Project Planner	\$53,405	\$66,756	\$80,107
12	Street Maintenance Supervisor	\$53,405	\$66,756	\$80,107
11				
11	Communication Specialist	\$47,261	\$59,076	\$70,892
11	GIS Analyst - CAD Tech	\$47,261	\$59,076	\$70,892
11	Recreation Concessions Manager	\$47,261	\$59,076	\$70,892
11	Recreation Manager	\$47,261	\$59,076	\$70,892
11	Senior Accountant	\$47,261	\$59,076	\$70,892
11	Senior Engineering Const. Inspect	\$47,261	\$59,076	\$70,892
10				
10	Accounting Clerk	\$42,197	\$52,747	\$63,296
10	Asst to CA/Deputy City Clerk	\$42,197	\$52,747	\$63,296
10	Building Maint. Technician	\$42,197	\$52,747	\$63,296
10	Business Assistance Coordinator	\$42,197	\$52,747	\$63,296
10	Code Enforcement Inspector	\$42,197	\$52,747	\$63,296
10	Fleet Maintenance Mechanic	\$42,197	\$52,747	\$63,296
10	Office Manager - Planning	\$42,197	\$52,747	\$63,296
10	Senior Maintenance Worker	\$42,197	\$52,747	\$63,296
10	Senior Parks Maintenance Worker	\$42,197	\$52,747	\$63,296
9				
9	Assistant Court Administrator	\$38,445	\$47,095	\$55,745
9	Command Staff Coordinator	\$38,445	\$47,095	\$55,745
9	Executive Assistant	\$38,445	\$47,095	\$55,745
9	Forestry Technician	\$38,445	\$47,095	\$55,745
9	Parks Maintenance Worker	\$38,445	\$47,095	\$55,745
9	Planning Technician	\$38,445	\$47,095	\$55,745
9	Recreation Specialist	\$38,445	\$47,095	\$55,745
9	Street Maintenance Worker	\$38,445	\$47,095	\$55,745
8				
8	Building Attendant	\$34,326	\$42,049	\$49,773
8	Court Assistant	\$34,326	\$42,049	\$49,773
8	Customer Service Representative	\$34,326	\$42,049	\$49,773
8	Detective/Evidence Secretary	\$34,326	\$42,049	\$49,773
8	Parks Facility Attendant	\$34,326	\$42,049	\$49,773
8	Records Clerk	\$34,326	\$42,049	\$49,773
8	Recreation Aide	\$34,326	\$42,049	\$49,773

APPENDIX G

CBIZ RECOMMENDED COMPENSATION RANGES

City of Chesterfield, MO
Preliminary Compensation Study Results
Exhibit 3 - Proposed Salary Ranges
Structures Effective January 1, 2017 to December 31, 2017

Grade	Salary Range			Range Spread	Midpoint Differential
	Minimum	Midpoint	Maximum		
1	\$17,500	\$21,000	\$24,500	40%	
2	\$19,250	\$23,100	\$26,950	40%	10.0%
3	\$21,175	\$25,410	\$29,645	40%	10.0%
4	\$23,293	\$27,951	\$32,610	40%	10.0%
5	\$25,622	\$30,746	\$35,870	40%	10.0%
6	\$28,440	\$34,128	\$39,816	40%	11.0%
7	\$30,924	\$37,882	\$44,840	45%	11.0%
8	\$34,326	\$42,049	\$49,773	45%	11.0%
9	\$38,445	\$47,095	\$55,745	45%	12.0%
10	\$42,197	\$52,747	\$63,296	50%	12.0%
11	\$47,261	\$59,076	\$70,892	50%	12.0%
12	\$53,405	\$66,756	\$80,107	50%	13.0%
13	\$60,348	\$75,434	\$90,521	50%	13.0%
14	\$68,039	\$86,750	\$105,460	55%	15.0%
15	\$78,245	\$99,762	\$121,279	55%	15.0%
16	\$91,938	\$117,220	\$142,503	55%	17.5%
17	\$108,204	\$140,665	\$173,126	60%	20.0%
18	\$129,844	\$168,797	\$207,751	60%	20.0%
19	\$159,243	\$210,997	\$262,751	65%	25.0%

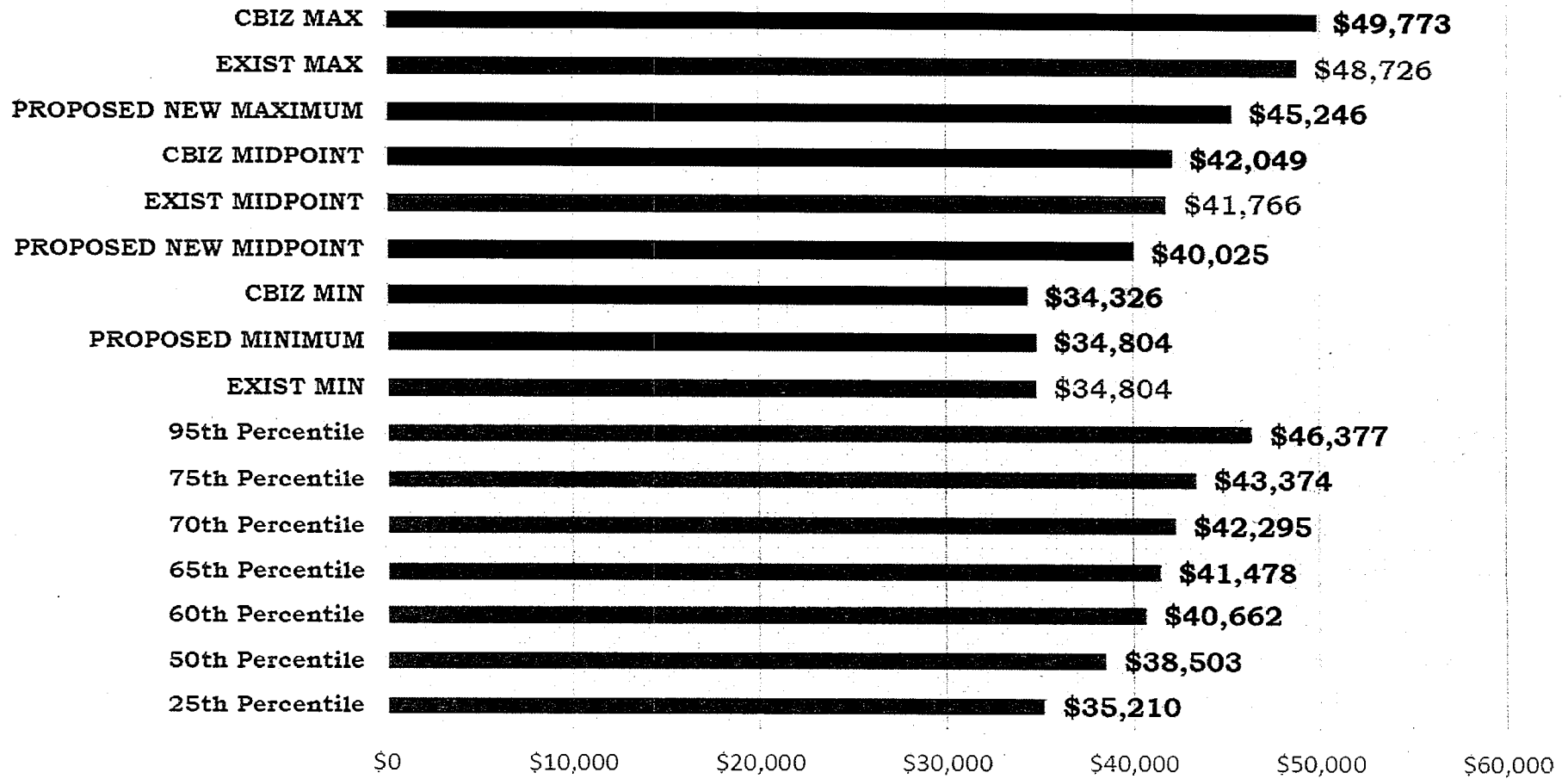
Grade	Salary Range - Hourly Rates			Range Spread	Midpoint Differential
	Minimum	Midpoint	Maximum		
1	\$8.41	\$10.10	\$11.78	40%	
2	\$9.25	\$11.11	\$12.96	40%	10.0%
3	\$10.18	\$12.22	\$14.25	40%	10.0%
4	\$11.20	\$13.44	\$15.68	40%	10.0%
5	\$12.32	\$14.78	\$17.25	40%	10.0%
6	\$13.67	\$16.41	\$19.14	40%	11.0%
7	\$14.87	\$18.21	\$21.56	45%	11.0%
8	\$16.50	\$20.22	\$23.93	45%	11.0%
9	\$18.48	\$22.64	\$26.80	45%	12.0%
10	\$20.29	\$25.36	\$30.43	50%	12.0%
11	\$22.72	\$28.40	\$34.08	50%	12.0%
12	\$25.68	\$32.09	\$38.51	50%	13.0%
13	\$29.01	\$36.27	\$43.52	50%	13.0%
14	\$32.71	\$41.71	\$50.70	55%	15.0%
15	\$37.62	\$47.96	\$58.31	55%	15.0%
16	\$44.20	\$56.36	\$68.51	55%	17.5%
17	\$52.02	\$67.63	\$83.23	60%	20.0%
18	\$62.43	\$81.15	\$99.88	60%	20.0%
19	\$76.56	\$101.44	\$126.32	65%	25.0%

APPENDIX H CBIZ MARKET DATA SUMMARY

City of Chesterfield, MO
Preliminary Compensation Study Results
Exhibit 1 - Market Summary Non-Uniformed
Data Effective January 1, 2017

Annualized Average Base	Job Title	Weighted Base Salary						Weighted Total Cash Compensation						CBIZ Pay Grade		
		25th	50th	60th	65th	70th	75th	95th	25th	50th	60th	65th	70th	75th	95th	
\$100,620	Finance Director	\$98,902	\$111,719	\$117,561	\$120,259	\$122,956	\$125,877	\$136,444	\$102,919	\$117,653	\$124,631	\$127,781	\$130,931	\$134,420	\$146,681	16
\$105,916	Pub Works Dir. - City Engineer	\$94,407	\$105,229	\$109,921	\$112,154	\$114,386	\$116,733	\$125,549	\$97,297	\$108,406	\$113,259	\$115,558	\$117,856	\$120,283	\$129,349	16
\$97,578	IT Director	\$83,291	\$93,204	\$99,528	\$101,953	\$104,378	\$107,540	\$116,502	\$86,348	\$97,254	\$104,137	\$106,790	\$109,444	\$112,885	\$122,712	15
\$101,585	Parks, Recreation & Art Director	\$84,847	\$100,648	\$106,156	\$109,164	\$112,172	\$114,927	\$127,212	\$84,847	\$100,648	\$106,156	\$109,164	\$112,172	\$114,927	\$127,212	16
\$92,000	Planning and Dvlp. Ser. Director	\$84,847	\$100,648	\$106,156	\$109,164	\$112,172	\$114,927	\$127,212	\$84,847	\$100,648	\$106,156	\$109,164	\$112,172	\$114,927	\$127,212	16
\$116,947	Comm. Svcs./Econ. Dev. Director	\$81,723	\$88,315	\$92,220	\$93,776	\$95,332	\$97,284	\$103,112	\$85,389	\$92,328	\$96,428	\$98,064	\$99,700	\$101,750	\$107,880	15
\$95,029	Parks Maintenance Operations Superintendent	\$78,668	\$83,180	\$87,879	\$89,324	\$90,769	\$93,119	\$97,995	\$80,976	\$85,678	\$90,482	\$91,970	\$93,458	\$95,860	\$100,900	14
\$75,605	Senior Civil Engineer	\$73,232	\$81,331	\$82,783	\$84,068	\$85,352	\$86,078	\$91,775	\$73,806	\$81,940	\$83,478	\$84,783	\$86,088	\$86,858	\$92,614	14
\$76,472	Project Manager	\$68,208	\$75,696	\$77,183	\$78,398	\$79,613	\$80,357	\$85,688	\$68,781	\$76,304	\$77,878	\$79,114	\$80,349	\$81,136	\$86,527	13
\$66,997	Civil Engineer	\$66,118	\$73,002	\$74,543	\$75,692	\$76,842	\$77,612	\$82,589	\$66,565	\$73,459	\$75,090	\$76,258	\$77,425	\$78,241	\$83,263	13
\$70,201	GIS Administrator	\$63,296	\$69,866	\$74,083	\$75,695	\$77,307	\$79,415	\$85,367	\$64,038	\$70,819	\$75,265	\$76,946	\$78,627	\$80,849	\$87,033	13
\$58,280	Street Maintenance Supervisor	\$60,280	\$64,839	\$69,044	\$70,403	\$71,761	\$73,864	\$78,554	\$60,917	\$65,638	\$69,954	\$71,354	\$72,753	\$74,911	\$79,750	12
\$58,381	Parks Maintenance Supervisor	\$60,280	\$64,839	\$69,044	\$70,403	\$71,761	\$73,864	\$78,554	\$60,917	\$65,638	\$69,954	\$71,354	\$72,753	\$74,911	\$79,750	12
\$49,245	Project Planner	\$56,477	\$60,600	\$63,069	\$64,048	\$65,026	\$66,261	\$69,918	\$57,175	\$61,357	\$63,862	\$64,854	\$65,847	\$67,099	\$70,809	12
\$76,469	Building Maintenance Supervisor	\$60,280	\$64,839	\$69,044	\$70,403	\$71,761	\$73,864	\$78,554	\$60,917	\$65,638	\$69,954	\$71,354	\$72,753	\$74,911	\$79,750	12
\$66,997	Senior Planner	\$61,736	\$77,754	\$78,747	\$80,935	\$83,124	\$83,620	\$94,066	\$61,736	\$77,754	\$78,747	\$80,935	\$83,124	\$83,620	\$94,066	14
\$61,776	Senior Engineering Const. Inspect	\$51,840	\$54,870	\$57,941	\$58,896	\$59,850	\$61,386	\$64,623	\$51,840	\$54,870	\$57,941	\$58,896	\$59,850	\$61,386	\$64,623	11
\$63,998	Fleet Maintenance Supervisor	\$60,280	\$64,839	\$69,044	\$70,403	\$71,761	\$73,864	\$78,554	\$60,917	\$65,638	\$69,954	\$71,354	\$72,753	\$74,911	\$79,750	12
\$68,190	Technical Operations Administrator	\$64,214	\$68,785	\$71,543	\$72,631	\$73,719	\$75,098	\$79,161	\$65,439	\$70,116	\$72,933	\$74,046	\$75,159	\$76,567	\$80,723	13
\$74,804	City Clerk	\$58,682	\$67,324	\$72,206	\$74,202	\$76,197	\$78,638	\$86,175	\$58,682	\$67,324	\$72,206	\$74,202	\$76,197	\$78,638	\$86,175	13
\$46,220	Detective/Evidence Secretary	\$36,124	\$38,831	\$40,292	\$40,904	\$41,516	\$42,247	\$44,577	\$36,921	\$39,689	\$41,183	\$41,809	\$42,436	\$43,183	\$45,567	8
\$55,975	Lead GIS Analyst - CAD Tech.	\$55,374	\$60,617	\$64,678	\$66,095	\$67,511	\$69,542	\$74,595	\$55,713	\$61,082	\$65,225	\$66,673	\$68,120	\$70,192	\$75,360	12
\$70,256	Court Administrator	\$56,030	\$61,110	\$65,090	\$66,471	\$67,853	\$69,843	\$74,759	\$56,491	\$61,614	\$65,618	\$67,009	\$68,400	\$70,402	\$75,355	12
\$56,534	Computer Programmer	\$61,343	\$67,462	\$70,553	\$71,898	\$73,242	\$74,788	\$79,964	\$63,136	\$69,616	\$72,968	\$74,406	\$75,844	\$77,520	\$83,036	13
\$87,779	Recreation Operations Superintendent	\$64,736	\$71,925	\$75,939	\$77,590	\$79,241	\$81,248	\$87,497	\$67,262	\$74,724	\$78,890	\$80,604	\$82,318	\$84,401	\$90,888	14
\$58,090	Senior Accountant	\$53,709	\$56,135	\$59,038	\$59,886	\$60,734	\$62,185	\$64,972	\$54,708	\$57,221	\$60,174	\$61,041	\$61,909	\$63,385	\$66,247	11
\$61,564	Building Maintenance Assistant Supervisor	\$55,609	\$59,764	\$63,661	\$64,911	\$66,161	\$68,110	\$72,412	\$56,183	\$60,483	\$64,480	\$65,767	\$67,054	\$69,053	\$73,489	12
\$60,305	Employee Services Administrator	\$51,478	\$56,006	\$59,089	\$60,233	\$61,377	\$62,919	\$67,098	\$52,580	\$57,512	\$60,739	\$61,961	\$63,182	\$64,795	\$69,290	12
\$54,650	Recreation Concessions Manager	\$50,570	\$55,720	\$58,525	\$59,694	\$60,864	\$62,266	\$66,712	\$51,791	\$57,025	\$59,876	\$61,065	\$62,254	\$63,680	\$68,198	11
\$49,245	City Arborist/Urban Forester	\$57,633	\$60,466	\$62,081	\$62,737	\$63,394	\$64,201	\$66,679	\$58,257	\$61,145	\$62,790	\$63,459	\$64,129	\$64,951	\$67,476	12
\$45,872	Senior Maintenance Worker	\$46,472	\$51,119	\$52,659	\$53,528	\$54,398	\$55,167	\$58,745	\$46,764	\$51,431	\$52,982	\$53,856	\$54,730	\$55,506	\$59,101	10
\$43,923	Senior Parks Maintenance Worker	\$46,472	\$51,119	\$52,659	\$53,528	\$54,398	\$55,167	\$58,745	\$46,764	\$51,431	\$52,982	\$53,856	\$54,730	\$55,506	\$59,101	10
\$51,057	GIS Analyst - CAD Tech	\$48,915	\$53,558	\$56,648	\$57,808	\$58,968	\$60,513	\$64,767	\$49,191	\$54,007	\$57,144	\$58,334	\$59,524	\$61,092	\$65,475	11
\$54,556	Fleet Maintenance Mechanic	\$47,416	\$52,802	\$54,822	\$55,874	\$56,926	\$57,936	\$62,186	\$48,598	\$54,156	\$56,221	\$57,302	\$58,384	\$59,417	\$63,793	10
\$41,247	Code Enforcement Inspector	\$44,049	\$50,992	\$54,217	\$55,689	\$57,162	\$58,774	\$64,524	\$44,049	\$51,043	\$54,260	\$55,738	\$57,215	\$58,824	\$64,603	10
\$75,002	Arts & Entertainment Superintendent	\$67,877	\$80,518	\$84,925	\$87,331	\$89,738	\$91,941	\$101,770	\$67,877	\$80,518	\$84,925	\$87,331	\$89,738	\$91,941	\$101,770	14
\$48,277	Communication Specialist	\$48,327	\$52,640	\$55,726	\$56,844	\$57,961	\$59,504	\$63,550	\$51,242	\$55,965	\$59,437	\$60,679	\$61,920	\$63,657	\$68,128	11
\$40,317	Building Maint. Technician	\$41,664	\$43,935	\$45,308	\$45,850	\$46,391	\$47,077	\$49,098	\$42,164	\$44,470	\$45,862	\$46,412	\$46,961	\$47,657	\$49,708	10
\$53,698	Office Manager - Planning	\$44,440	\$48,698	\$51,191	\$52,191	\$53,190	\$54,437	\$58,189	\$45,490	\$49,928	\$52,505	\$53,543	\$54,581	\$55,869	\$59,770	10
\$52,207	Command Staff Coordinator	\$40,971	\$44,319	\$46,228	\$47,004	\$47,781	\$48,735	\$51,663	\$41,773	\$45,189	\$47,137	\$47,929	\$48,721	\$49,695	\$52,682	9
\$49,245	Recreation Manager	\$44,613	\$51,477	\$54,914	\$56,416	\$57,918	\$59,637	\$65,430	\$44,841	\$51,722	\$55,168	\$56,675	\$58,181	\$59,904	\$65,712	11
\$47,020	Business Assistance Coordinator	\$43,127	\$46,652	\$48,661	\$49,478	\$50,296	\$51,300	\$54,382	\$43,972	\$47,568	\$49,618	\$50,451	\$51,285	\$52,310	\$55,454	10
\$40,187	Assistant Court Administrator	\$40,304	\$45,384	\$49,153	\$50,495	\$51,837	\$53,721	\$58,546	\$40,595	\$45,724	\$49,489	\$50,836	\$52,183	\$54,065	\$58,918	9
\$42,654	Executive Assistant	\$38,906	\$43,168	\$45,388	\$46,337	\$47,286	\$48,396	\$52,032	\$39,218	\$43,548	\$45,799	\$46,762	\$47,725	\$48,850	\$52,541	9
\$39,061	Planning Technician	\$39,617	\$43,170	\$45,165	\$45,983	\$46,801	\$47,799	\$50,892	\$40,349	\$43,970	\$46,003	\$46,837	\$47,671	\$48,687	\$51,840	9
\$40,274	Asst to CA/Deputy City Clerk	\$40,535	\$46,149	\$48,025	\$49,079	\$50,132	\$51,070	\$55,400	\$40,535	\$46,149	\$48,025	\$49,079	\$50,132	\$51,070	\$55,400	10
\$43,625	Accounting Clerk	\$41,169	\$43,081	\$44,438	\$44,931	\$45,425	\$46,103	\$47,892	\$41,498	\$43,476	\$44,874	\$45,383	\$45,893	\$46,592	\$48,440	10
\$36,015	Court Assistant	\$34,476	\$38,078	\$39,891	\$40,681	\$41,471	\$42,378	\$45,422	\$34,911	\$38,554	\$40,390	\$41,189	\$41,989	\$42,906	\$45,986	8
\$36,951	Street Maintenance Worker	\$36,865	\$40,887	\$43,203	\$44,140	\$45,077	\$46,235	\$49,762	\$37,129	\$41,262	\$43,570	\$44,519	\$45,468	\$46,622	\$50,215	9
\$38,537	Parks Maintenance Worker	\$36,865	\$40,887	\$43,203	\$44,140	\$45,077	\$46,235	\$49,762	\$37,129	\$41,262	\$43,570	\$44,519	\$45,468	\$46,622	\$50,215	9
\$39,749	Records Clerk	\$35,210	\$38,503	\$40,662	\$41,478	\$42,295	\$43,744	\$46,377	\$35,402	\$38,709	\$40,876	\$41,696	\$42,515	\$43,599	\$46,614	8
\$37,588	Forestry Technician	\$42,639	\$44,348	\$45,275	\$46,663	\$46,050	\$46,514	\$47,988	\$42,876	\$44,602	\$45,539	\$46,321	\$46,790	\$47,278	\$48,278	9
\$40,923	Recreation Specialist	\$37,369	\$41,596	\$43,642	\$44,554	\$45,466	\$46,489	\$50,027	\$37,653	\$41,902	\$43,960	\$44,877	\$45,794	\$46,823	\$50,378	9
\$28,967	Customer Service Representative	\$29,649	\$32,774	\$34,353	\$35,039	\$35,726	\$36,516	\$39,159	\$30,376	\$33,467	\$35,089	\$35,779	\$36,469	\$37,280	\$39,922	8
\$39,288	Building Attendant	\$32,775	\$36,679	\$38,264	\$39,049	\$39,835	\$40,627	\$43,761	\$33,220	\$37,339	\$38,905	\$39,714	\$40,522	\$41,305	\$44,565	8
\$34,804	Parks Facility Attendant	\$37,047	\$39,216	\$40,506	\$41,019	\$41,532	\$42,177	\$44,097	\$37,434	\$39,630	\$40,935	\$41,455	\$41,974	\$42,627	\$44,570	8
\$36,798	Recreation Aide	\$33,775	\$37,476	\$39,300	\$40,105	\$40,909	\$41,821	\$44,932	\$33,878	\$37,586	\$39,414	\$40,220	\$41,026	\$41,941	\$45,057	8

Records Clerk
CBIZ CLASS 8
PROPOSED CLASS D



NO CHANGE IN STARTING COMPENSATION.

REDUCE TO 30% SPREAD, REDUCES MIDPOINT AND MAXIMUM COMPENSATION

21% cash value between 25th and 75th percentiles (\$8,164)

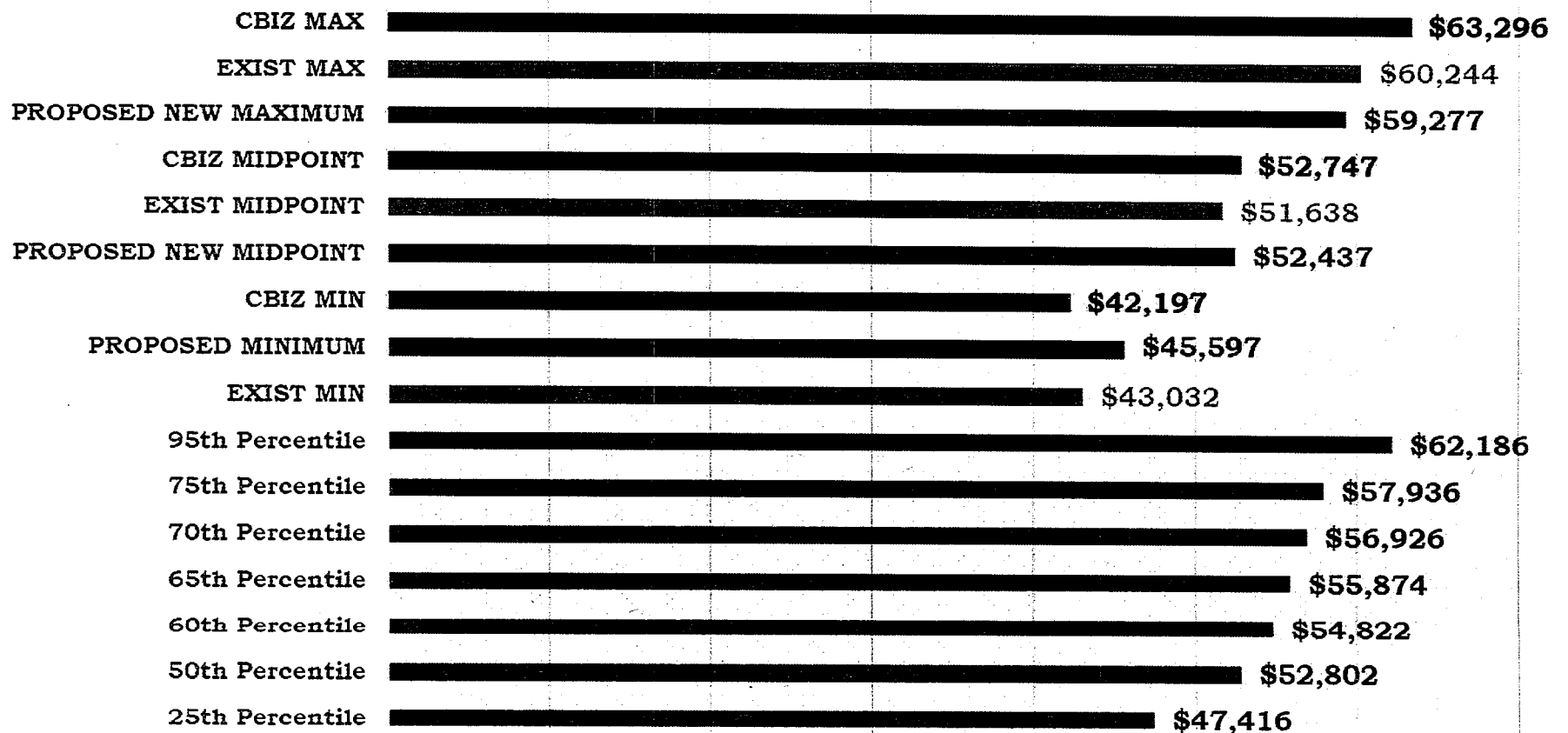
Existing starting salary below 25th percentile

Proposed Midpoint ~ 60th percentile

Fleet Maintenance Mechanic

CBIZ CLASS 10

PROPOSED CLASS G4



\$0 \$10,000 \$20,000 \$30,000 \$40,000 \$50,000 \$60,000 \$70,000

JOB IS BELOW MARKET

20% cash value between 25th and 75th percentiles (\$10,520)

Existing starting salary WELL below 25th percentile

Proposed starting salary still below 25th percentile

Proposed Midpoint ~ 50th percentile

Proposed Maximum remains below existing maximum

Accounting Clerk
CBIZ CLASS 10
PROPOSED CLASS F



JOB IS AT MARKET

11% cash value between 25th and 75th percentiles (\$4,934) very narrow

Existing starting salary ~ 25th percentile

Proposed lower starting salary < 25th,

Proposed Midpoint ~ 75th percentile

Proposed Maximum reduced significantly, equivalent to CBIZ Midpoint

Street Maintenance Worker

CBIZ CLASS 9

PROPOSED CLASS E



JOB SLIGHTLY BELOW MARKET

23% cash value between 25th and 75th percentiles (\$9,370)

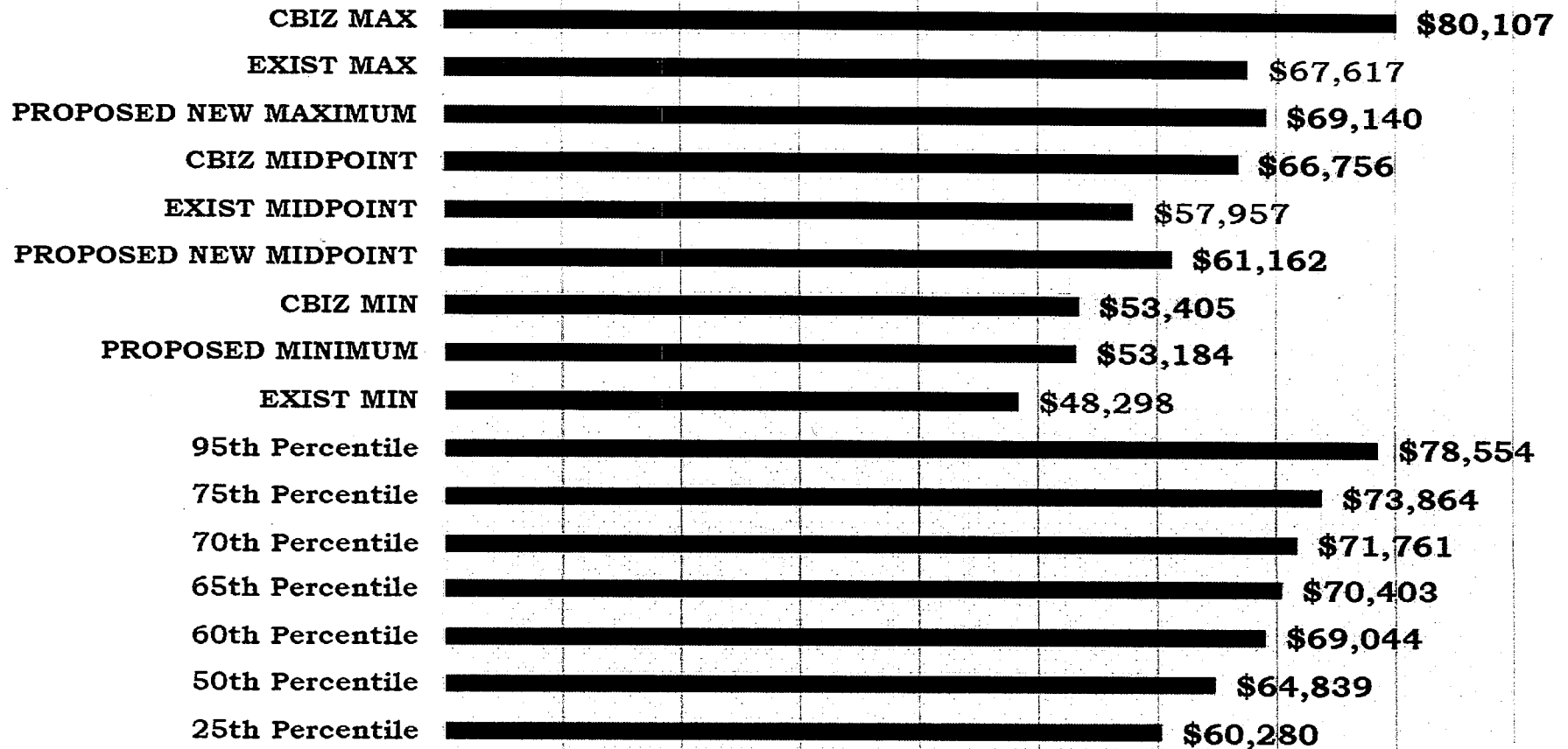
Existing starting salary below 25th percentile

Proposed Midpoint ~ 60th percentile

Maintenance. Supervisor

CBIZ CLASS 12

CHESTERFIELD CLASS I4



\$0 \$10,000 \$20,000 \$30,000 \$40,000 \$50,000 \$60,000 \$70,000 \$80,000 \$90,000

JOB IS WELL BELOW MARKET

21% cash value between 25th and 75th percentiles (\$13,584)

Existing starting salary DESPERATELY below 25th percentile

Proposed Midpoint STILL ~ 25th percentile

City of Chesterfield

SALARY ADMINISTRATION PLAN

TABLE OF CONTENTS

	<u>Page</u>
PREFACE	
CHAPTER I - INTRODUCTION	1
CHAPTER II - DEFINITIONS	2
CHAPTER III - POSITION CLASSIFICATION AND ASSIGNMENT POLICIES	3
Section 1 - Position Classification - Description and Purpose. . .	3
Section 2 - Position Classes	3
Section 3 - Job Descriptions	4
Section 4 - Maintenance of Job Descriptions	5
Section 5 - New Job Descriptions.	5
Section 6 - Position Evaluation.	5
Section 7 - Position Evaluation Reviews	5
CHAPTER IV - THE PAY PLAN AND SALARY ADMINISTRATION POLICIES.	6

Section 1	- Pay Plan Structure.	6
Section 2	- Compensation Below Assigned Pay Level.	6
Section 3	- Compensation Above Assigned Pay Level.	7
Section 4	- Compensation Levels for New Hires	7
Section 5	- Compensation Actions	8
CHAPTER V	- PERFORMANCE APPRAISAL PROGRAM . . .	12
Section 1	- Objectives	12
Section 2	- Policy.	12
Section 3	- Performance Appraisal Schedule	12
Section 4	- Performance Appraisal Evaluation	13
Section 5	- Performance Appraisal Appeal.	13
CHAPTER VI	- COMPENSATION DECISION-MAKING	14
Section 1	- Objective.	14
Section 2	- Policy	14
Section 3	- Merit Increases.	14
Section 4	- Procedure to Determine Compensation.	14

PREFACE

This Salary Administration Manual shall provide full information concerning the salary administration program which will compensate all civilian (non-law enforcement) employees of the City of Chesterfield for the work they perform. The policies described herein shall be used as a guide in any further development of the merit pay plan and position classification plan. The City of Chesterfield, however, reserves the right to change or revoke this manual, permanently or temporarily, if it is in the best interest of the City to do so. No policy shall be construed to imply a binding employment contract with any employee for compensation for any period of time.

CHAPTER I
INTRODUCTION

The City of Chesterfield Salary Administration Manual described herein has been established to meet the following objectives and goals:

- A. To promote economy and effectiveness in the personnel services rendered to the City of Chesterfield.
- B. To establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service.
- C. To ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures.
- D. To provide a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness.
- E. To make the City of Chesterfield an attractive employer and to encourage each employee to render their best service to the City of Chesterfield.
- F. To guide managers and supervisors administering the salary administration program and to assist them in the administration of the program so that it is fair and consistent to individual employees and the City of Chesterfield.

CHAPTER II

DEFINITIONS

Words used in this manual in the present tense include the future as well as the present, the singular includes the plural; and the plural includes the singular. The following words have the significance attached to them in this section, unless otherwise apparent from the context of the section in which they appear.

CITY - City of Chesterfield, Missouri

CITY ADMINISTRATOR - The Chief Administrative officer of the City of Chesterfield.

DEPARTMENT HEADS - The recognized Department Heads of the City of Chesterfield.

FULL-TIME EMPLOYEE - An employee who is scheduled to work forty (40) hours per week on a regular basis.

MAY - Is permissive or optional.

SHALL - Is mandatory

SUPERVISOR OR MANAGER - A person having the responsibility of assigning work, guiding and disciplining employees

CHAPTER III

COMPENSATION CLASSIFICATION AND ASSIGNMENT POLICIES

Section 1. Compensation Classification - Description and Purpose

The Compensation Classification plan is comprised of a list of compensation classifications for positions supported by written specifications (i.e., job descriptions) setting forth the duties and responsibilities within each class of positions. The purpose of the classification plan shall be to:

- A. Provide similar pay for similar work.
- B. Establish qualification standards for recruiting purposes.
- C. Provide a means of analyzing work distribution, areas of responsibility, lines of authority, and other relationships between positions.
- D. Assist in determining budget requirements.
- E. Provide a basis for developing standard work performance.
- F. Establish lines of promotion and career growth.
- G. Indicate training needs.
- H. Provide uniform titles for positions.

All full-time employees of the City of Chesterfield shall be included in a position classification plan with the exception of the City Administrator, who shall remain a non-classified employee. Commissioned law enforcement employees will be addressed in a separate volume.

Section 2. Compensation Classes

Compensation classifications shall be consist of one or more positions that are similar in the basic character of their duties and responsibilities so that the same pay level, title and qualification requirements can be applied and the positions can be treated fairly and equitably under like conditions.

Section 3. Job Descriptions

Job descriptions are concise, written documents summarizing accountability, nature and scope, duties, qualifications, contacts, complexity and working conditions associated with a position. Job

descriptions are important sources of information for developing performance standards, evaluating jobs in the marketplace, and training employees.

Current job descriptions will be maintained for all positions in the position classification plan. The format and definition of terms used in the job descriptions will be as follows:

- A. Identification - This section will list the position title, the department which the associated position is assigned and the immediate supervisor.
- B. Position Summary - This section shall broadly explain the kind and level of work which characterizes the position and thereby distinguishes it from other classes. It may include references to such factors as level of responsibility, independence of action, areas of expertise, and supervision exercised.
- C. Principal Duties and Responsibilities - This section shall list a variety of duties and responsibilities which will customarily be performed by the associated position. This section may not be construed as setting forth all the specific responsibilities and duties, nor shall it limit or modify the right of any appointing authority to assign, direct, and control the work of employees. All job descriptions shall include the phrase "performs all other related work as required," to provide flexibility in assigning employees as necessary.
- D. Skills, Knowledge and Abilities - This part of the job description shall set forth the special skills, knowledge and abilities which are required of new employees at the time of their appointment.
- E. Minimum Education, Certification, and Experience Requirements - This section shall present a general statement of the minimum experience, education and other additional training/certifications which would ordinarily provide adequate preparation for a position and for successful performance of the work characteristics of the position.

Section 4. Maintenance of Job Descriptions

It will be the responsibility of each Department Head to review the job description of each position in their department regularly. Appropriate revisions and recommendations shall be submitted to the City Administrator for review and approval. The City Administrator may require revisions prior to approval. The Employee Services Administrator shall maintain copies of each currently approved job description.

Section 5. New Job Descriptions

If a new job position is created, the Department Head is responsible for developing a description. The new job description shall be submitted for review and approval by the City Administrator. Under no circumstances shall a salary action be taken until such process is completed.

Section 6. Position Evaluation

Position evaluation is the process of determining the value of a position and assigning it to the appropriate compensation classification level. It shall be the responsibility of the City Administrator to assign each job title to its appropriate group by function and then by positions which are substantially similar with respect to difficulty, responsibility, and character of work. Such similar positions shall require generally the same amount of training and experience for proper performance to merit approximately equal pay.

Section 7. Position Evaluation Reviews

It shall be the responsibility of the Department Head to re-evaluate job positions for which revised position descriptions have been submitted; evaluate new positions for which position descriptions have been submitted; and submit all position evaluations and re-evaluations to the City Administrator for approval.

CHAPTER IV

THE PAY PLAN AND SALARY ADMINISTRATION POLICIES

Section 1. Pay Plan Structure

The City of Chesterfield pay plan structure consists of thirty-three (33) individual compensation positions. Each compensation classification position consists of an alpha-numeric identifier (e.g. D4), a compensation minimum, midpoint and maximum, and is characterized by a defined “spread”, which is the percentage difference between the maximum and minimum compensation levels. The compensation classifications are designed to include values for each civilian job position within the City of Chesterfield, with the exception of the City Administrator. The compensation classifications are designed to uniformly increase at four (4%) percent between each successive position. The pay plan structure is generally designed with 30% spread between the minimum and maximum compensation for each classification. However, there are a number of specific positions that have been identified as “critical” positions, and those positions have been designed with 40% spread of compensation values.

- A. A sufficient number of pay levels were included to capture the full range of job values represented in the city administration and the full range of job values anticipated in the future.
- B. Each pay level was made wide enough (30% - 40%) to allow employees to earn merit increases while performing their responsibilities.
- C. The distance between pay levels (4%) was made large enough to reflect actual differences in relative values of jobs in each pay level.
- D. Each position was assigned to the pay level which best represented its combined internal value to the City and external value in the marketplace.

To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually, on July 1st, immediately after distribution of the annual merit increases if applicable. Each compensation classification range is to be

adjusted by the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported for July in the prior calendar year. In the event the aforementioned CPI-W value is zero or negative, no adjustment is to be applied.

The Finance and Administration Committee of Council will annually make a recommendation to the full City Council with regard to what amount to budget for performance based compensation adjustments in the upcoming budget. Staff will provide information to the Finance and Administration Committee including but not limited to; CPI, Cost of Labor indexes, and City Revenues such that the Committee can provide the recommendation for the value of the merit pool budget.

Section 2. Compensation Below Assigned Pay Level

In no event shall a probationary employee's compensation be increased as a result of the annual CPI-W compensation plan adjustment. A probationary employee may temporarily be compensated below grade, until they have successfully completed their probationary period and received their first annual merit increase, at which time their compensation shall be adjusted to ensure they are within the appropriate pay grade.

If an employee's salary is too low to coincide with the position classification plan, the compensation will be increased to the minimum value of the newly assigned pay level.

Section 3. Compensation Above Assigned Pay Level

As a result of a compensation classification adjustment and/or the re-evaluation and reassignment of certain positions in the position classification plan, individual salaries may be above the maximum value of the appropriate pay level.

If an employee's salary is too high, they shall not receive merit increases until such time as they are "recaptured" by the appropriate pay level. Once the employee's salary falls within the appropriate salary level, they will be once again be eligible for merit increases.

Section 4. Compensation Levels For New Hires

The salary level for a new employee will depend upon the employee's qualifications. As a rule, new employees will be hired at the minimum

amount of their pay level. Any hires above the minimum pay level up to the established maximum salaries described in the previous paragraph, may not occur without a written recommendation by the Department Head to the City Administrator stating why the candidate exceeds the minimum qualifications for the position. New employees may be hired at a compensation level not more than ten percent (10%) above the minimum pay for their job classification with the expressed approval of the Department Head. When job or market conditions necessitate, new employees may be hired at a compensation level up to the job classification midpoint only with the written permission of the City Administrator.

If at any time, acute competition, demonstrated exceptional qualifications of a candidate and/or labor shortages in the labor market create an unusually difficult situation for hiring personnel, the City Administrator may request that the Finance and Administration Committee so declare such situation and provide exemptions from the hiring salary limitation.

Section 5. Compensation Actions

The following types of compensation action may occur and affect the placement of any employee in the merit pay plan:

- A. Promotions - A promotion is the assignment of an employee from one position to another position having a higher maximum salary. When an employee is promoted to a position in a higher classification, the employee's salary shall be increased to not less than the minimum rate for the higher classification or to another point in salary range, whichever provides the employee with a salary increase of at least five percent (5%) above their current rate of pay. This action should be distinguished from a reclassification of a position which is assigned to a higher pay level.
- B. Demotions - A demotion is the involuntary assignment of an employee from one position to another position having a lower maximum salary. When an employee is involuntarily demoted to an assignment in a classification having a lower maximum rate than the salary received at the time of reassignment, then the employee shall receive the maximum rate established for the classification to which the employee is being demoted; otherwise, the employee shall receive their present

rate if that rate is lower than the maximum rate of the classification to which they are being demoted.

- C. Separations - Separations shall include resignation, dismissal, retirement, lay-off, disability or death. No salary actions shall be taken as a result of an employee's separation, unless such action is specified by ordinance or an employee contract.
- D. Transfer - A transfer is the voluntary assignment of an employee from one position to another position having either a lower or higher maximum salary. An employee who voluntarily transfers to another position will be subject to the pay level of the position being accepted and will start at a salary most equivalent to their salary in the previous position but not to exceed the maximum rate of the new range or fall below the minimum rate of the new range.
- E. Performance - Performance is the carrying out of required action and displayed patterns of behavior. Performance evaluations shall determine performance levels and the assigned merit increases according to performance.
- F. Overtime - All full-time non-exempt employees covered by the Fair Labor Standards Act must be compensated at the rate of 1-1/2 times the number of hours worked over forty (40) in a seven (7) day work week or over an established work period or receive compensatory time off. The work week for purposes of this section shall be defined as beginning at 12:01 a.m. Sunday morning and proceeding for seven (7) full continuous days until midnight the following Saturday night. Authorized absences with pay during the work week or work period because of vacation, holidays, military training leave, or compensatory time off shall be considered authorized work for the purposes of calculating overtime. The City reserves the right to change work schedules during the work week or work period to reduce overtime liability.
- G. Overtime/Callouts on Holidays and Vacation - Any non-exempt employees covered by the Fair Labor Standards Act, who are called to work on a holiday or while on vacation shall be paid at the rate of one (1) times the employee's hourly rate for all hours worked. Such

overtime compensation shall be in addition to regular pay received for the holiday. Both the holiday hours and the hours worked on the holiday shall be included in the calculation of all hours worked for the work week.

- H. Call-Outs - If an employee is called back to work outside of a normally scheduled work day or is called back to work after having completed a regularly scheduled work day, the City shall compensate the employee a minimum of two (2) hours.
- I. Approval of Overtime - The City shall not be obligated to pay overtime not expressly authorized in advance by a direct supervisor. Employees who perform unauthorized overtime work shall not receive payment. All overtime should be recorded and claimed in the appropriate pay period and on the appropriate time sheet.
- J. Scheduling of Overtime - When scheduling overtime, supervisors shall attempt to equitably distribute overtime among all qualified employees and it shall be assigned to the most appropriate position classification which can perform the work.

Supervisors shall when possible, give employees reasonable advance notice of overtime work. When sufficient personnel with appropriate skills are not available on a voluntary basis to perform required overtime, employees who refuse to work assigned overtime or who fail to report upon notice for overtime work may be subject to appropriate disciplinary action.

- K. Compensatory Time Off - All employees covered by the Fair Labor Standards Act are eligible for compensatory time off in lieu of overtime pay when work hours exceed forty (40) hours in a seven (7) day work week or their work period hours. Employees cannot receive both compensatory time and overtime as compensation for the same excess hours worked. The city will grant compensatory time off in lieu of overtime unless the operations of the city would be unduly disrupted by the employee's absence from work.

Accrual of compensatory time shall be limited to a maximum of forty (40) hours for all covered employees except those employees

responding to an emergency or significant event. In this event, compensatory time may be temporarily accrued up to eighty (80) hours.

Compensatory time shall be accrued at a rate of one and one-half (1-1/2) hours for each excess hour worked. All compensatory time accrual as well as compensatory time taken, must be approved by the employee's supervisor and reviewed by his Department Head. Employees will be compensated for unused accrued compensatory time remaining at the time of separation from employment.

CHAPTER V
PERFORMANCE APPRAISAL PROGRAM

Section 1. Objectives

The objectives of the City of Chesterfield Performance Appraisal Program are to optimize each employee's job performance by providing good information to an employee in regard to established performance standards. Employees must be compared to their job description and work performance and not to their co-workers. The Performance Appraisal Program also provides managers and supervisors with a more acceptable tool for employee compensation decision-making.

Section 2. Policy

To accomplish the objectives of the Performance Appraisal Program, it is important that both managers and employees view the process as a positive tool to produce more effective working relationships and work ethic. This is more likely to occur when employees understand their job responsibilities, receive feedback on their performance against specific job standards and are given the opportunity to develop useful action plans to improve performance when deficiencies exist.

Section 3. Performance Appraisal Schedule

The City of Chesterfield Performance Appraisal Schedule shall be as follows:

- A. All new employees shall be evaluated after six (6) months of service from their date of hire. They shall be evaluated again after twelve (12) months of service from their date of hire.
- B. After the six (6) month and twelve (12) month evaluations, all employees shall be evaluated annually prior to July 1. If a new employee received their twelve (12) month service evaluation after July 1 and prior to October 1 of any given year, they shall be added to the next annual evaluation cycle with all other employees on May 1. If a new employee has received his twelve (12) month service evaluation on or after October 1 and prior to July 1, they shall not be required to be evaluated during the next regular annual evaluation cycle. They shall, however, be eligible for a pro-rata merit increase effective July 1st, based upon the percentage amount included in the fiscal year

budget for merit increases. From that date forward, the employee shall be included in the regular July 1st evaluation cycle.

- C. Following the successful completion of the twelve (12) month probationary evaluation and the annual evaluation thereafter, an employee shall be eligible for a merit based increase in compensation as determined in conjunction with the compensation plan in effect at the time of the evaluation. The total dollars budgeted for salary increases shall be determined each year by the City Council during the annual budget process.

Section 4. Performance Appraisal Evaluation

All evaluations completed by subordinate supervisors must be approved by each level of supervision in the department including the Department Head. The City Administrator shall evaluate all Department Heads and Executive staff.

The Department Head will forward their recommendations for merit awards to the Finance Director, who shall review them and forward them to the City Administrator for final approval.

Prior to the six (6) month or twelve (12) month service date or July 1, the Department Heads shall review all performance evaluations with the individual employees in their respective department. Employees shall sign their evaluation forms and all original evaluation forms shall be returned to the Personnel Office to be filed permanently in the employee's personnel file. At a different meeting, the Department Head shall conduct the salary discussion and communicate the merit increase.

Section 5. Performance Appraisal Appeal

If employees do not agree with the performance evaluation they receive, they may appeal the review to their Department Head. Signature on the evaluation form shall not signify acceptance of the evaluation. It shall merely be acknowledgement of the review with the employee by the Department Head. The appeal shall be filed separately. Employees can access forms on CCNET. All appeals must be filed within seven (7) days of the evaluation. Failure to do so will be regarded as acceptance of the evaluation, and the right to further appeal will be forfeited. Appeals must be filed in duplicate with the Department Head and the Employee Services

Administrator. The Employee Services Administrator shall notify the City Administrator of all performance evaluation appeals.

Following receipt of an appeal, the Department Head must review and decide on the appeal within seven (7) days. The Department Head shall notify the employee and Personnel Director of his decision. If the employee is unwilling to accept the determination of their Department Head, they may request the appeal be reviewed by the City Administrator. The City Administrator must review and decide on the appeal within fourteen (14) days. The decision of the City Administrator shall be final.

The performance appraisal appeal shall not be confused with the appeals process for the administration of discipline for employees. Disciplinary actions involving dismissal, suspension, or demotion shall be separately provided for in the grievance procedure described in the City of Chesterfield Personnel Rules and Regulations.

The appropriate form for a performance appraisal appeal may be obtained from the Employee Services Administrator or on CCNET.

CHAPTER VI

COMPENSATION DECISION-MAKING

Section 1. Objective

It is the City of Chesterfield's objective to develop a fair and equitable linkage between the performance appraisal system and the merit pay plan. The compensation plan approved by the City Council shall be used for this purpose.

Section 2. Policy

All compensation decisions shall follow the performance appraisal process and the overall performance ratings for each employee shall be individually reviewed and awarded. All decisions regarding compensation should be made without the influence of issues which bear no relationship to the review of work performance.

Section 3. Merit Increases

A merit increase is the total payment granted an employee as a result of his overall performance rating. A merit increase cannot be granted which would result in any employee exceeding the maximum compensation assigned for their specific job title.

Section 4. Procedure to Determine Compensation

The following procedure shall be used in compensation decision-making:

- A. The Finance Director shall inform the Department Heads of the actual payroll and total dollars available for merit increases. The Finance Director shall also provide information relative to the current compensation classifications.
- B. The Performance Appraisal Program shall have specific guidelines for assisting Department Heads in tying the percent merit increase to the work performance score. When there are multiple employees within a single job title, the merit award assigned to each employee should reflect their relative performance ranking. In no circumstance, should an employee with a lesser performance ranking receive a superior merit increase as compared to a peer having the same job title, with a lower performance rank.

- C. The Department Head shall prepare Personnel Action Forms to affect all salary changes. After all signatures are affixed to the Personnel Action Form, and the Finance Director receives a copy, all salary changes shall be entered into the payroll system. Department Heads shall be responsible for informing their respective employees of increases to be received. Additionally, the Finance Director shall prepare statements for each employee affected by either the minimum salary adjustment or the conversion onto the annual review cycle.

PARKS RECREATION AND ARTS COMMITTEE

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

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

PUBLIC HEALTH AND SAFETY COMMITTEE

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

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

CITY ADMINISTRATOR'S REPORT

As directed by the City Council and in accordance with the City's security plans, the Police Department researched and sought bids for the purchase of metal detectors to be placed at the entry to the Council Chambers. I concur with the recommendation of the Police Department in recommending purchase of two metal detectors from Ed Roehr Safety Products at a cost not to exceed \$8,000, which is to be funded by a transfer from General Fund – Fund Reserves. This purchase will be the final expense related to the initially recommended security enhancements.

Please note that policies related to the use and function of the metal detectors are to be discussed separately during closed session. For security reasons, said policies will not be discussed herein.

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

Memorandum

TO: Mayor & City Council

FROM: Mike Geisel, City Administrator

DATE: October 11, 2017

RE: Metal Detector – Bid Recommendation



As directed by the City Council and in accordance with the City's security plans, the Police Department researched and sought bids for the purchase of metal detectors to be placed at the entry to the Council Chambers. I concur with the recommendation of the Police Department in recommending purchase of two metal detectors from Ed Roehr Safety Products at a cost not to exceed \$8,000, which is to be funded by a transfer from General Fund – Fund Reserves. This purchase will be the final expense related to the initially recommended security enhancements.

Please note that policies related to the use and function of the metal detectors are to be discussed separately during closed session. For security reasons, said policies will not be discussed herein.



Chesterfield Police Memorandum



Date: August 26, 2017

To: Chief Ray Johnson

From: Captain Cheryl Funkhouser *CPD/FH 18*

RE: Walk Through Metal Detector for Court Security

The purpose of this memo is to recommend the purchase of a Garrett brand model 6500i ADA compliant walk through metal detector for court security purposes. The detector comes equipped with a permanent wheeled dolly that allows it to be moved depending upon the building security needs.

Officer Tom Huesgen did extensive research on this project and narrowed the field of detectors down to this model, which appears to be best suited for our needs. Upon identifying the model, he then obtained cost estimates from three vendors who all service our geographic area. (related paperwork attached) Of those, I recommend that we purchase the detector from Ed Roehr Safety Products Co (a St Louis based company.) at a cost of \$3776.82. Ed Roehr's price is approximately \$20.00 more than the lowest price, however since it is a St Louis based company I believe that any on-going maintenance or customer service issues related to this purchase will be more convenient to resolve with a locally based company versus one that is in the Kansas City, MO area.

3776.82
200 PERMANENT maint
\$3976.82
x 2
\$7953.64

APPROVED
Cheryl Funkhouser
8/14/17



Chesterfield Police Memorandum



Date: 08/25/17
To: Captain Funkhouser
From: Thomas Huesgen *THH*
RE: Garrett Walk-Thru Metal Detector

I have attached three bid proposals for the Garrett 6500i ADA compliant walk-thru metal detector with permanent dolly.

Ed Roehr Safety Products Co. (St Louis area Authorized Dealer)

\$3,776.82 (free shipping)

Dragnet Enterprises (Kansas City area Authorized Dealer)

\$3,557.00, \$183.00 shipping. Total \$3740.00

Protective Technologies International (Utah)

\$3,993.12 (free shipping)

QUOTATION



From: **Ed Roehr Safety Products Co.**

2710 Locust St.
St. Louis, MO 63103
Phone 314.533.9344

Fax 314.533.3830

Salesman: **Duane Wall #012**
Quoted by: **Duane Wall #012**

To: **Officer Tom Huesgen**

Chesterfield Police
690 Chesterfield PKWY W
Chesterfield, MO 63017
THuesgen@chesterfield.mo.us

Date: **8/9/2017**

Quote # **Chesterfield 082**

We are pleased to quote your inquiry as follows:

Quantity	Description	Price	Amount
0	1168411 Garrett Walk-Thru Metal Detector PD 6500i -- Standard 30" clearance in neutral beige color scheme. 33 distinct pinpoint zones for ultimate detection and throughput. Precise target location identification on right, left or center of body from head to toe. TSA certified to meet Enhanced Metal Detector requirements for U.S. airports.	3,461.85	0.00
1	1168433 Garrett Walk-Thru Metal Detector PD 6500i -- PD 6500i in beige color scheme with 32.5" ADA-compliant passageway.	3,619.35	3,619.35
1	1169000 Magna Dolly Permanent for CS 5000, MT 5500 and PD 6500i—Permanently fastens wheel assembly for easy portability. Best installed at Garrett factory at time of purchase	157.47	157.47
0	1168000 Removable Magna Dolly for CS 5000, MT 5500 and PD 6500i—Removable wheel assembly for easy portability. 30" width only.	188.97	0.00
			0.00
	Missouri State Contract CC160735003		0.00
			0.00
		Freight	
		Total	3,776.82

If you have any questions concerning this quotation please contact
Duane Wall @ 314-220-6277

THANK YOU FOR YOUR BUSINESS!

THIS IS AN EXAMPLE OF A QUOTE USING
THE ADA COMPLIANT SIZE WITH FIXED DOLLY.

PROPOSAL

DRAGNET ENTERPRISES SECURITY DIVISION AUTHORIZED GARRETT DEALER
2507 SOUTH 42ND STREET, KANSAS CITY, KANSAS 66106 - 3607
KS 913-362-8378 MO 816-500-5837 FAX 913-236-8331 info@DragnetEnterprises.com

MANAGERS OF SAFETY & EVENT SECURITY

ITEMS AVAILABLE FOR SECURITY CHECKPOINT SCREENING

Garrett PD6500i Special Events Metal Detector - YouTube

GARRETT PD-6500I WALK-THROUGH METAL DETECTOR, PN 1168414

**ONLY DETECTOR APPROVED BY TSA AND HOMELAND SECURITY UNDER THE SAFETY ACT.
33 PINPOINT ZONE DETECTION WITH THROUGHPUT OF 60 PERSONS PER MINUTE.**

Suggested List: \$5,495.00 YOUR COST: \$3200.00 each

GARRETT PD-6500I WALK-THROUGH CASTER SET, PN 1169101

ALLOWS FULL MOBILITY OF GARRETT PD-6500I WALK-THROUGH METAL DETECTOR.

Suggested List: \$299.95 YOUR COST: \$189.00 each

GARRETT BATTERY BACKUP MODULE, PN2225410

10 (TEN) HOURS OF OPERATION, RECHARGES IN 12 HOURS.

Suggested List: \$199.95 YOUR COST: \$168.00 each

GARRETT WIRELESS SYNC UNIT, PN1168800

ALLOWS METAL DETECTORS TO BE CLOSE TO ONE ANOTHER.

Suggested List: \$149.95 YOUR COST: \$ N/C

MSRP SUGGESTED LIST: \$6144.85 YOUR COST \$3557.00

GARRETT SUPER WAND, PN 1165800

HAND-HELD METAL DETECTOR WITH 360 DEGREE DETECTION FIELD AND TIP PINPOINTING.

Suggested List: \$229.95 YOUR COST: \$163.00 each

GARRETT SUPER SCANNER V, PN 1165190

HAND-HELD METAL DETECTOR WITH AUDIBLE AND VIBRATING ALARMS.

Suggested List: \$199.95 YOUR COST: \$145.00 each

AUTHORIZED GARRETT DEALER

CHARLIE GAY

DIRECT LINE 816-500-5837

SHIPPING

41 183.00



Protective Technologies International

9456 N. Shiloh Way
Eagle Mountain, UT 84005
Phone: (801) 280-9997
pti@pti-world.com

PROPOSAL

Date	Proposal #:
08/25/17	20170825-1

Name/Address
Cheterfield Police Attn: Tom Huesgen

Item	Description	QTY	Cost	Total
PD6500i	Garrett ADA Compliant PD6500i Walk Through Metal Detector - PN 168432	1	3,798.12	3,798.12
S&H	Shipping and handling FREE		0.00	0.00
MagnaDolly	Part No. 1169032 (for 32.5" width walkthrough detectors)	1	195.00	195.00
Please sign, date and return to PTI for order processing.			Total	\$3,993.12

Printed Name:
Signature:

Date:
Purchase Order #:

Garrett *PD 6500i*®

Enhanced Pinpoint Walk-Through Metal Detector

Made in the USA



Multi-brand compatibility

Can be added to existing checkpoints without having to replace other brand units. Includes multiple channels and 2,300 selectable operating frequencies.

Optimum Performance

More than 20 standard program settings scientifically engineered to address the needs of airports, courthouses, prisons, schools, facilities, special events, mass transit, loss prevention, and other applications.



Pacing lights

Universal "wait" and "proceed" symbols at the detector entrance for traffic controls.

Advanced networking (optional)

Manage walkthroughs individually or as groups and perform statistical analysis via network with CMA interface module. Supervisors can remotely access controls, visual alarms and statistics.

Directional counter

Four settings for counting patrons: forward only, reverse only, subtract in reverse, and bidirectional.

PD 6500i™

Walk-Through Metal Detector

U.S. / INTERNATIONAL

(shown) Gray PN 1168414 / 1168424*

★ Advanced broadband technology

Analyzes targets across a broad range of frequencies for greater accuracy. Provides superior ferrous and non-ferrous detection. Improved discrimination means fewer false alarms and higher throughput.

★ More accurate pinpointing

With more than four times the detection coils of competitive models, the *PD 6500i* provides uniform detection and precise pinpointing. Independent zone indicator lights on both side panels identify not only height but also left, center and right locations for one or more objects passing through the archway.

★ Dual-sided detection

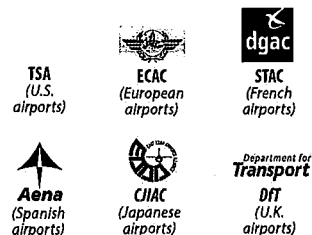
This unique bilateral technology has transmitters and receivers in each side panel to allow scanning from both sides, resulting in uniform detection throughout the archway. It also provides superior noise cancellation resulting in easier setup (i.e. no need to rotate the unit to avoid interference from nearby equipment such as other metal detectors or x-ray machines).

Superior versatility

Menu based settings for feature selection such as alarm indication, count method, and language without the use of a computer. Field programmable to allow system upgrades. Multiple units can be installed as close as 2 inches.

International security standards

PD 6500i meets the world's highest test certifications, including the following international airports:



OPTIONAL accessory items for the *PD 6500i* can be seen at www.garrett.com.

* Includes Euro Plug.

Tamper-proof

All settings are secured with a key lock and two levels of access codes. Further security is accomplished with a cabinet lock that prevents unauthorized access to physical cables, connectors and electronics.

Easy assembly

The *PD 6500i*'s modular design allows for a quick and simple assembly of its four (4) sub assemblies using only eight (8) screws and three (3) internal cable connections.

Digital Signal Processor (DSP) based technology

DSP provides greater sensitivity, noise immunity, discrimination, detection uniformity, and overall product reliability.

Regulatory Information: The *PD 6500i* meets U.S. and international regulatory requirements for electromagnetic safety. Extensive research has found no information that would indicate Garrett products have adverse effects on pregnancy, medical devices (such as pacemakers) or magnetic recording media. However, directives by physicians and medical device manufacturers regarding metal detectors should be followed.

1554400 REV M, Nov 2016 © 2016 Garrett Electronics, Inc.

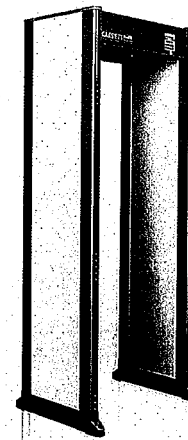
Garrett PD 6500i™

Enhanced Pinpoint Walk-Through Metal Detector

Meets the world's highest test certifications

Garrett's PD 6500i is an industry leader with superior pinpoint technology and unmatched discrimination features. This detector has proven its effectiveness at moving high volumes of patrons through such events such as the Olympic Games, World Cup 2010 South Africa, and the Pan-American Games in Mexico.

The PD 6500i has also been trusted to safeguard international airports, hotels, government buildings, and correctional facilities. With its advanced networking and ability to pinpoint targets in 33 detection zones, the PD 6500i is the walk-through of choice for security professionals worldwide.



Beige
U.S. / INTERNATIONAL
PN 1168411 / 1168421*



Standard Programs	Over 20 application programs included
Sensitivity	Up to 200 distinct sensitivity levels
Zone Indications	33 independent zones
Overhead Control Unit	All electronics—LCD, alarm light, LED bar graph, control touch pads—integrated to eliminate wire exposure.
Tamper-Proof Settings	Three access levels of security clearance
Self Diagnostic Program	Complete and automatic
Zone Sensitivity Boost	Adjustable in six areas
Battery Pack (optional)	10-hour or 30-hour backup available
Warranty	24 months, Limited Parts/Labor
Passageway Interior Size	Width 30" (0.76 m) Height 80" (2.03 m) Depth 23" (0.58 m)
Overall Exterior Size	Width 35" (0.90 m) Height 87" (2.21 m) Depth 23" (0.58 m)
Shipping Size	Width 35.5" (0.90 m) Height 91.5" (2.32 m) Depth 6.25" (0.16 m)
Shipping Weight	165 lbs. (74 kg)
Temperatures	Operating: -4° F (-20° C) to +149° F (65° C) Humidity to 95% non-condensing Storage: -40° F (-40° C) to 158° F (70° C)
Power	Fully automatic 100 to 240 VAC, 50 or 60 Hertz, 45 watts; no rewiring, switching or adjustments needed.
Regulatory Information	Meets international airport standards such as TSA, ECAC, STAC, AENA, CJIAC, DFT. Meets additional standards and requirements such as USMS, NIJ-0601.02, NILECJ. Meets Electrical Safety and Compatibility Requirements for CE, FCC, CSA, IEC, ICNIRP, IEEE.
Weatherproofing	Meets IP 55, IP 65, IEC 529 Standard for moisture, foreign matter protection
Construction	Attractive scratch and mar-resistant laminate. Detection Heads and Support: heavy duty aluminum.
Control Outputs	Solid state switches (low voltage AC or DC) for operating external alarms and control devices.
Remote Control (optional)	Desktop Remote Control with Zone Indication and/or via network with CMA Interface Module.
Networking (optional)	Manage individual or groups of walkthroughs and perform statistical analysis of throughput.
Alarm Indicators/Random Alarm Feature	33 zones, volume-adjustable audible tone, bright LED visual and remote alarms. Random alarm feature; adjustable from 0 to 50 percent.



PD 6500i™ Walk-Through Metal Detector

U.S.A. / International	Description	Color
1168414 / 1168424*	PD 6500i 30" IP 55	Gray
1168411 / 1168421*	PD 6500i 30" IP 55	Beige
1168418 / 1168425*	PD 6500i 30" IP 65	Gray
1168417 / 1168423*	PD 6500i 30" IP 65	Beige
1168416 / 1168426*	PD 6500i EZL† IP 55	Gray
1168412 / 1168422*	PD 6500i EZL† IP 55	Beige
1168432 / 1168427*	PD 6500i 32.5"*** IP 55/ IP 65	Gray
1168433 / 1168429*	PD 6500i 32.5"*** IP 55/ IP 65	Beige

Other options available.

* Supplied with Euro plug.

† EZL—Standard 30" clearance with zone lights on both the entry and exit sides, allowing the operator to view the alarmed object from any position.

** 32" ADA-compliant passageway

PD 6500i is an "Approved Product for Homeland Security" under the SAFETY Act.

GARRETT
METAL DETECTORS
www.garrett.com

1.800.234.6151 (USA and Canada)

1.972.494.6151

1881 W. State Street
Garland, TX 75042

Email: security@garrett.com

Made in the USA

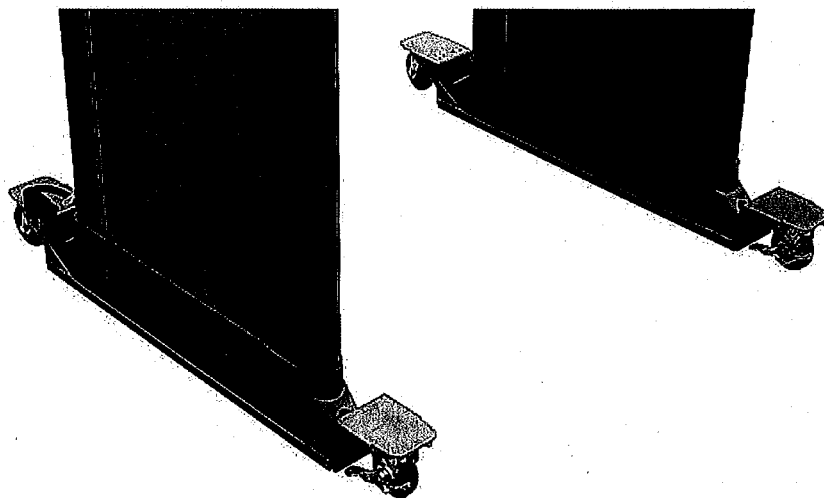




Language: English ▼



SAFETY. SECURITY. PEACE OF MIND.™

[Home](#)[Metal Detectors](#)[Warranty](#)[Technical Support](#)[Garrett Training](#)[Buyer's Guide](#)[How To Buy](#)**PD 6500i Walk-Through Caster Set**

PN: 1169100 (beige)

PN: 1169101 (gray)

Designed to attach to PD 6500i for easy portability. Rugged steel construction.

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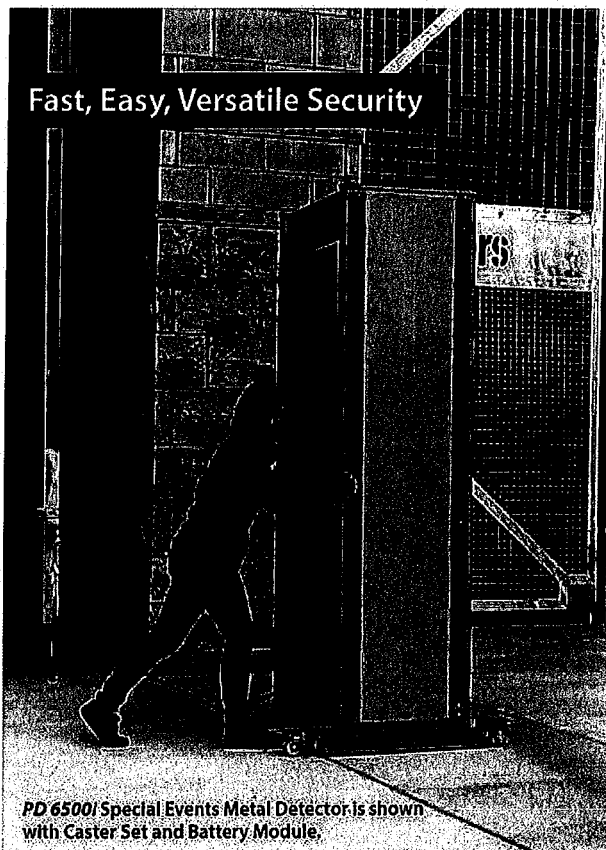
Garrett Training

Buyer's Guide

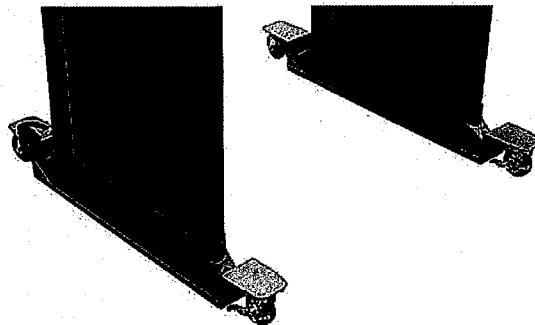
How To Buy

WALK-THROUGH DETECTOR ACCESSORIES

Fast, Easy, Versatile Security



PD 6500i Special Events Metal Detector is shown with Caster Set and Battery Module.

**NEW PD 6500i Walk-Through Caster Set**

Part No. 1169101* (Gray color).....MSRP: \$299.95

Part No. 1169100* (Beige color).....MSRP: \$299.95

Includes two (2) rigid casters and two (2) swivel locking casters.

- **Ideal for schools, special events, and stadium use.**
Allows full mobility of PD-6500i walk-throughs by one person. No Lifting required. Move the detectors to a secure location when not in use and provide an unimpeded exit at the close of an event.
- **Extreme stability combined with portability.**
Two fixed casters with locking devices provides stable detector operation, while two swivel casters provide maneuverability. The assembly can be permanently attached to walkthrough's base.
- **All terrain environment design.**
3-inch wheels allow movement over any hard surfaces. Durable, powder coated steel allows use in all types of environmental conditions. For wind speeds up to 20 mph (32 kph). Available with swivels on either 2 or 4 wheels.

Shipping weight 21 lbs (9.5 kg) Shipping size 40 1/4" x 8 5/8" x 5"

* Designed only for use with Garrett PD-6500i walk-through unit. Walkthrough with casters will roll through doors more than 89" in height without having to tilt the unit.

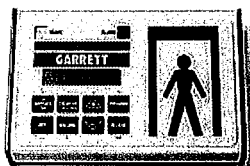
GSA ContractHolder

Desktop Remote Control with Zone IndicationPart No. 2266400
MSRP: \$499.95

For remote operation of the detector from up to 50 feet (standard).

Contact Garrett for optional lengths

For use with Garrett PD 6500i (Beige color scheme only)



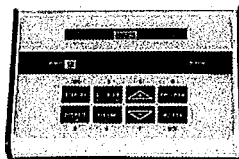
GSA ContractHolder

Desktop Remote ControlPart No. 2225600
MSRP: \$399.95

For remote operation of the detector from up to 50 feet (standard).

Contact Garrett for optional lengths

For use with Garrett MT 5500, MS 3500 or CS 5000 (Beige color scheme only)

**Battery Modules**

Use for backup power or for multi-hour cordless operation for special events. Internal

Remote ControlPart No. 1169400
MSRP: \$59.95

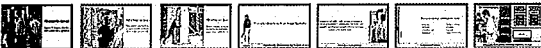
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PD 6500i™
 WALK-THROUGH METAL DETECTORS
[Key Features](#)[Tech Specs](#)[Dimensions](#)[Accessories](#)[Specifications](#)

PD 6500i for Special Events

Garrett PD 6500i is ideal for special events use when configured with a battery module and caster set.



GSA Contract Holder

PD 6500i™ Enhanced Pinpoint Walk-Through Metal Detector

US / INTERNATIONAL
 PN 1168414 / 1168424 Gray
 PN 1168411 / 1168421 Beige

MSRP: \$5,495.00 (U.S.)

The PD 6500i leads the industry with superior pinpoint technology and unmatched discrimination features. Designed for maximum throughput without compromising security, the PD 6500i is the walk-through of choice for security professionals worldwide.

PD 6500i is an "**Approved Product for Homeland Security**" under the SAFETY Act.

[View PD 6500i PDF](#)
[PD 6500i Key Features](#)

Garrett PD6500i Special Events Metal Detector



Garrett PD 6500i is ideal for special events use when configured with a **battery module** and **caster set**. This option allows for easy, rapid deployment at special events, stadiums, schools, and other large venues with no wires to deal with. Within minutes, a checkpoint can be set up, or moved to another location to meet security needs at a moment's notice.

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Features

- **33 pinpoint zones** to precisely identify multiple target locations from head to toe on the left, center and right sides of the body.
- **More than 20 standard programs** for security application versatility.
- **International security standards**—The PD 6500i meets the world's highest test certifications, including the following international airports:



- **Dual detection:** with transmitters and receivers in each panel, the PD 6500i is the equivalent of two detectors in one. By scanning from both sides, the PD 6500i provides superior detection, uniformity and performance.
- **Advanced broadband detection technology** provides superior target analysis, ferrous and non-ferrous weapons detection, discrimination and higher throughput.
- **Directional counter** with four settings for counting (forward, reverse, subtract in reverse, and bi-directional).
- **Superior versatility:** selectable settings designed for airports, courthouses, prisons, schools, facilities, special events, mass transit, loss prevention and many other applications.
- **Networking ability:** CMA provides networking, remote control, monitoring, data analysis and group management.
- **Meets IP55/65 standards** for moisture and foreign matter protection.
- **Limited 24-month warranty:** parts and labor.
- **Pacing lights** at the entrance display universal "wait" and "proceed" symbols for traffic control.

[Contact](#)[Careers](#)[Legal](#)[ISO 9001 Certified](#)[SAFETY Act Approved](#)[About Garrett](#)[Dealer's Login](#)

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

LEGISLATION – PLANNING COMMISSION

- A. BILL NO.3168** – AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960). **PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBIC WORKS COMMITTEE RECOMMENDS DENIAL (FIRST READING)**

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “PC” PLANNED COMMERCIAL DISTRICT TO A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 1.8 ACRE PARCEL OF LAND LOCATED ON THE WESTERN CORNER OF THE INTERSECTION OF BAXTER ROAD AND CLAYTON ROAD. (P.Z. 08-2017 BRITE WORX [WALLIS COMPANIES] - 21R410960).

WHEREAS, the petitioner, Wallis Companies, has requested a change in zoning from a “PC” Planned Commercial District to a new “PC” Planned Commercial District for a 1.8 acre parcel of land at 14905 Clayton Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on May 8, 2017; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning by a vote of 5-3; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended denial of the change of zoning citing concerns about continued growth toward residential properties; 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 a “PC” Planned Commercial District designation for 1.8 acres located at the western corner of the intersection of Baxter Road and Clayton Road and as described as follows:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST,

79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

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 and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the "Attachment A" and the preliminary plan indicated as "Attachment B" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Wallis Companies in P.Z. 08-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8th day of May 2017, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 10/16/2017

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial District shall be:
 - a. Car wash
2. Hours of Operation.
 - a. Hours of operation for this "PC" District shall be restricted to 7:00 am to 8:00 pm all days of the week.

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

1. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 25 feet.
2. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.
 - b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.
2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located other than as depicted on the Preliminary Plan attached hereto as Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.
3. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. A masonry screening wall with landscaping on both sides shall be required as depicted on the Preliminary Plan attached hereto as Attachment B.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Transportation (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and light fixture cut sheets.
2. No on-site light standard shall exceed sixteen (16) feet in height, nor be so situated that light is cast directly on adjoining properties or public roadways. Light standards north and west of the building shall not exceed eight (8) feet in height, shall be directed toward the building, and shall be a shoe box design. The light standard at the entrance on Clayton Road shall not exceed sixteen (16) feet in height and shall be a box design.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

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

I. ACCESS/ACCESS MANAGEMENT

1. Access to the development shall be from one right-in/right-out on Clayton Road and one right-in/right-out on Baxter Road and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
2. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the agency in control of the right of way off of which the entrance is constructed. No gate installation will be permitted on public right of way.
2. If a gate is installed on a street in a development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
3. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within 30 days of the street pavement being placed.
4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Clayton Road and Baxter Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
5. Required accessibility improvements associated with this commercial development shall include new and existing sidewalk along the project frontage, replacing non-compliant curb ramps, and any upgrades to the

connected signalized intersection corner to ensure that current accessibility standards are met. If the intersection requires upgrades for ADA compliance, the signalized intersection shall be brought up to current Saint Louis County design standards, as directed by the St. Louis County Department of Transportation.

6. Obtain approvals from the City of Chesterfield and the St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
7. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation and the City of Chesterfield.

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s). Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
3. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
4. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

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

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

A. ROADS

As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developer's road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

<u>Type of Development</u>	<u>Required Contribution</u>
Car Wash	\$75,988.71/acre

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The applicable rates limiting required road improvements shall be adjusted on January 1, 2018 and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Transportation.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

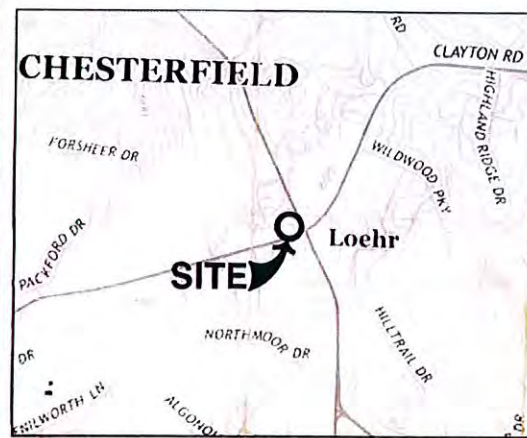
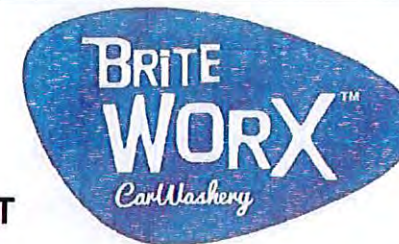
VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

**A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 36, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**

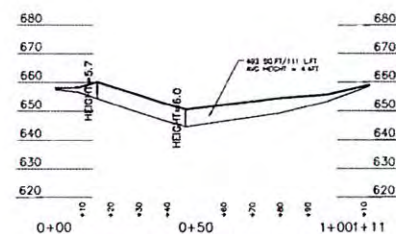


SITE USGS AND LOCATION MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, MANCHESTER QUADRANGLE, MISSOURI DATED 2015
SCALE 1" = 1,000'

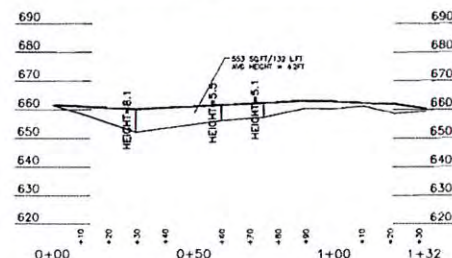
LEGAL DESCRIPTION

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCOMBI MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 76 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.50 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFORESAIDMENTED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 118.70 FEET TO THE WESTERN LINE OF SAID SOCOMBI MOBIL OIL COMPANY TRACT; THENCE ALONG SAID NORTHERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 72.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTHERN LINE OF SAID SOCOMBI MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.



LOWER TIER WALL PROFILE



UPPER TIER WALL PROFILE

REFERENCE

1. TOPOGRAPHIC SURVEY CONDUCTED BY:
FRAZIER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: (636) 332-0610
FAX: (636) 332-0710
DATED 08/02/11 DRAWING NAME 11-1045 BAXTER CLAYTON.DWG

BENCHMARK

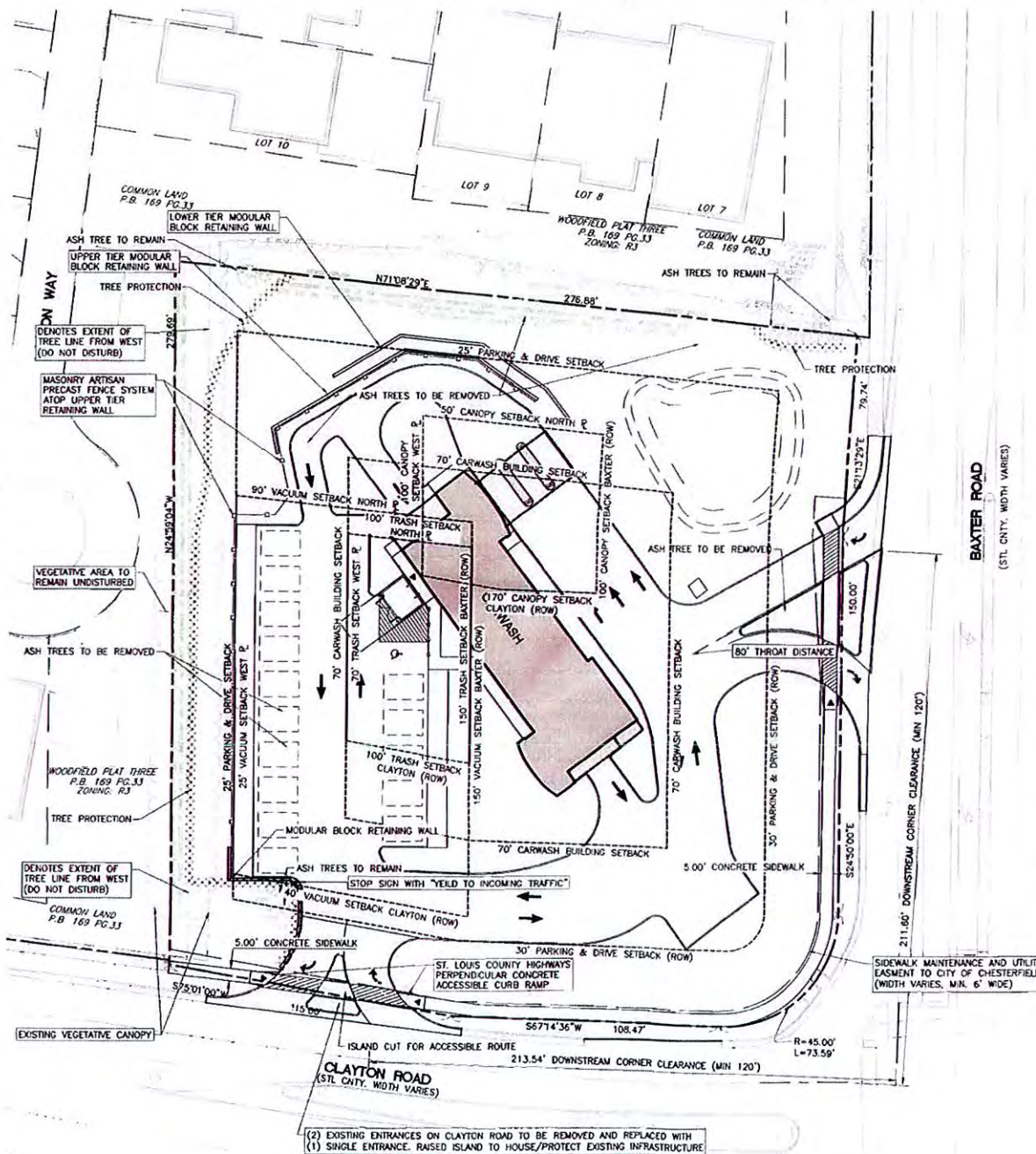
PROJECT BENCHMARK: "L" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV.584.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97)
BM4 12-89

SITE BENCHMARK: "L" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV.=661.29



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JULY-20-2011
ISSUED TICKET#: 111952108



DEVELOPER/OWNER

WALLIS COMPANIES
106 E WASHINGTON
CUBA, MO 65453
PHONE/FAX: (636)549-1602
CELL:
CONTACT: BILL GUFFEY
EMAIL: BGuffey@mail.wallisco.com

SITE MAP

SCALE 1" = 30'
SCALE IN FEET

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4848 PARK 370 BLVD ; SUITE F
HAZELWOOD, MO 63042
PH: (314) 656-4566
FX: (314) 656-4595
CONTACTS: KEVIN KAMP, PE

DEVELOPMENT NOTES:

1. OVERALL AREA OF TRACT: 76.50 SQ. FT. (1.746 ACRES)
2. SITE ADDRESS: 14905 CLAYTON ROAD
CHESTERFIELD, MO. 63017
[LOCATOR ID #21R410960]
3. CURRENT ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
PREVIOUSLY APPROVED UNDER DEC 3, 2001; ORDINANCE #1803/BILL #2031
PROPOSED ZONING: PC, PLANNED COMMERCIAL DISTRICT (CITY OF CHESTERFIELD)
4. USE:
EXISTING USE- CONVENIENCE STORE, CARWASH & GAS SALES
PROPOSED USE- SINGLE USE TUNNEL CARWASH
(PER CITY UDC - "Mechanical facilities for the washing, waxing or vacuuming of private automobiles, light trucks and vans, but excluding heavy trucks and buses.")
5. OWNER: ARCH ENERGY, LCA
106 E WASHINGTON
CUBA, MO 65453
6. SETBACKS: REFER TO PLAN, THIS SHEET.
7. MAXIMUM BUILDING HEIGHT- 25 FEET
8. ALL UTILITY METERS AND SURFACE TRANSFORMER SWITCHING PADS SHALL BE SCREENED.
9. FLOOD PLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0281K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015, THIS PROPERTY LIES WITHIN SPA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
10. FENCING PROPOSED SHALL BE OF CEMENTITIOUS MATERIAL AND A PRODUCT OF ARTISAN'S PRECAST OR SIMILAR MANUFACTURER.
11. VACUUMS SHALL UTILIZE A CENTRAL VACUUM SYSTEM WITH MOTOR HOUSED WITHIN BUILDING. VACUUMS SHALL BE OPERATIONAL ONLY DURING BUSINESS HOURS AND POWER CENTRAL UNIT SHALL BE TURNED OFF DURING OFF-HOURS.
12. OPERATING HOURS SHALL BE BETWEEN 7AM AND 8PM.
13. SITE SHALL OBTAIN APPROVAL FROM ST. LOUIS METROPOLITAN SEWER DISTRICT.
14. LANDSCAPING WILL BE REQUIRED TO BE PLANTED ON BOTH SIDES OF THE PROPOSED SCREENING WALL.
15. CANISTER VACUUMS AT INDIVIDUAL STATIONS WILL BE PROHIBITED. A CENTRAL VACUUM SYSTEM WILL BE REQUIRED TO BE LOCATED WITHIN THE BUILDING.
16. LIGHTING RESTRICTIONS, INCLUDING THE HEIGHT OF SITE LIGHTING AND ATTACHED WALL SIGN LIGHTING, WILL BE ESTABLISHED IN ORDER TO ENSURE IT IS NOT VISIBLE FROM THE NEIGHBORING RESIDENTIAL PROPERTIES.
17. ACCESS MANAGEMENT PRINCIPALS TO BE APPLIED TO THIS DEVELOPMENT CAN BE FOUND IN ARTICLE 04-10 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD.
18. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITH PUBLIC ROAD RIGHT OF WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE PETITIONER SHOULD BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
19. US SURVEY CORNERS LOCATED ON OR NEAR THE DEVELOPMENT SITE MUST PROTECTED AND SHALL BE RESTORED IF DISTURBED DUE TO THE CONSTRUCTION.
20. A TREE PRESERVATION PLAN (TPP) SHALL BE SUBMITTED WITH THE "SITE DEVELOPMENT PLAN" FOR REVIEW
WOODLAND CALCULATIONS-
TOTAL WOODLANDS = 0.100 Acres
WOODLANDS TO BE REMOVED = 0.00 Acres
WOODLANDS TO REMAIN PROTECTED = 0.100 Acres (100%)
TREE PRESERVATION CALCULATIONS-
EXISTING TREES ON SITE @ GREATER THAN 5" DBH (BREAST HIGH DIAMETER) OUTSIDE OF WOODLAND AREA = 10 TREES
TREES TO BE REMOVED = 5 TREES
TREES TO BE PRESERVED & PROTECTED = 5 TREES
NOTE: On February 24, 2017, Katie Astroth (Environmental Biologist) from CEC assessed the property located at 14905 Clayton Road, Chesterfield, Missouri for tree canopy cover. Trees and vegetation boundaries were georeferenced with a Trimble Geo7X GPS unit and photographed. Below is a brief description of the findings:
The northern portion of the property (north of the parking lot) contains primarily dense bush, honeysuckle and invasive vines. Within this area, there are only five trees (ash trees) over 6 inches in diameter. These trees range from fair to very poor condition.
Along the western edge of the property (west of the privacy fence) are mature trees within a well-maintained landscaped area. Canopy cover within this area is approximately 80%. Trees consisted of pine, ash, oak, sweetgum, and pear. All trees appeared to be in good condition.
Five individual trees were also located along the perimeter of the parking lot. One (pine) located near the northeast corner and four (ash) located along parking lot's western edge. All five trees located near good condition.

Sheet List Table

SHEET NO	DRAWING NO.	TITLE
01	C000	COVER AND TSD
02	C100	EXISTING CONDITIONS
03	C101	APPROVED PLAN ORD #1803
04	C200	SETBACK COMPARISON
05	C300	SITE & UTILITY PLAN
06	C301	SECTION VIEWS
1 OF 1		PROPERTY BOUNDARY AND TOPOGRAPHY

AUG 29 2011



KEVIN T. KAMP
2006019670

**PRELIMINARY DEVELOPMENT PLAN
BRITE WORX**

DRAFTING NO.

C000

SHEET 01 OF

**WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600**

ZIP- 63017

EEC

Civil & Environmental Consultants, Inc.

ZIP- 63017

P-Z-08-2017 MSD MAP# 21-R

EEC
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ISSUED TICKET#: 91195208

REVISION RECORD		
DATE		DESCRIPTION
NO.	1	ISSUED FOR CONSTRUCTION
1	11-29-74	ISSUED FOR CONSTRUCTION
2	2-21-75	REVISIONS FOR OWNER'S COMMENTS
3	3-11-75	REVISIONS FOR OWNER'S COMMENTS
4	3-11-75	REVISIONS FOR OWNER'S COMMENTS
5	3-11-75	REVISIONS FOR OWNER'S COMMENTS
6	3-11-75	REVISIONS FOR OWNER'S COMMENTS
7	3-11-75	REVISIONS FOR OWNER'S COMMENTS
8	3-11-75	REVISIONS FOR OWNER'S COMMENTS

ZIP- 63017



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WWW.CECINC.COM

**WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600**

P-Z-08-2017 MSD MAP# 21-R

**PRELIMINARY DEVELOPMENT PLAN
BRITE WORX**

EXISTING CONDITIONS

Y	CAC
---	-----

NOV. 2016 DRAWING BY

15

DATE _____

APPROVED BY

C100

STREET 02 CF 06

SCALE IN FEET

KEVIN T. KAMP
2006019670
HAND SIGNATURE ON FILE



CLAYTON ROAD
(STL CNTY. WIDTH VARIES)

BAXTER ROAD
(STL CNTY. WIDTH VARIES)

PROPERTY N/T
BAYVIEW VENTURES LLC
SUBDIVISION OF CONWAY LAND PARCEL
ZONING C8

COLMICA LAND
P.B. 169 PG.33

WOODFIELD PLAT THREE
P.B. 269 PG.33
ZONING: R3

COMMON LAW
P.B. 159 P.33

BAXTON WAY

101 10

407 9

LOT 8

LOT 7

ADDISON FLAT THREE
P.B. 169 PG. 33
ZUING: RJ

COMMON LAND
PB 169 PG.13

667 16

2015

$\frac{d}{dt} \left(\frac{1}{\rho} \right) = - \frac{1}{\rho^2} \frac{d\rho}{dt}$

BOOK 355 PAGE 509/512
FILED FOR RECORD
JUL 16 2007
AT 10:00 clock A.M.
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO

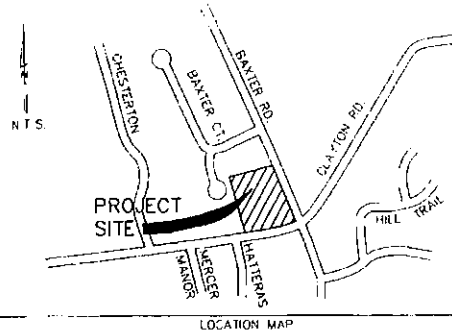
1036

PROJECT BENCH-MARK: "1" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE. ELEV. = 584.94 (LGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BN# 12-89

SITE BENCHMARK: "1" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS. 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD. ELEV. = 661.30

INDEX

1. SITE DEVELOPMENT PLAN
2. SETBACK LINES
3. SECTIONS & DETAILS
4. AERIAL TOPO
5. LANDSCAPE PLAN



Scale 1" = 20'

SITE DATA:

1) TOTAL AREA OF THIS SITE IS 1.75 ACRES	76,055 S.F.	5%
BUILDING AREA	3,925 S.F.	
RESTAURANT PORTION SHALL NOT EXCEED	981 S.F.	
CAR WASH	1,820 S.F.	2%
PAYMENT AREA	32,662 S.F.	44%
GREEN AREA	17,460 S.F.	49%

- SITE DATA:
- 1) EXISTING ZONING IS C-8, PROPOSED ZONING IS PC PLANNED COMMERCIAL.
 - 2) EXISTING USE IS MOBIL MART.
 - 3) THE SITE IS SERVED BY THE FOLLOWING UTILITIES:
 - LACLEDE GAS COMPANY
 - METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD)
 - ST. LOUIS COUNTY WATER COMPANY
 - SOUTHWESTERN BELL TELEPHONE
 - UNION ELECTRIC COMPANY
 - 4) EXISTING SITE LOCATOR NUMBER IS 21R41-0980.
 - 5) SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL.
 - 6) DRAINAGE NOTES:
 - A. SITE GRADING AND DRAINAGE PER CITY OF CHESTERFIELD STANDARDS.
 - B. ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINK HOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
 - C. SITE DRAINAGE SHALL CONFORM TO THE MISSOURI HIGHWAYS AND TRANSPORTATION DEPARTMENT, THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND CITY OF CHESTERFIELD STANDARDS.
 - 7) NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
 - 8) ALL SIDEWALKS TO BE CONSTRUCTED TO CITY OF CHESTERFIELD AND ADA STANDARDS.
 - 9) ALL PROPOSED IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
 - 10) TO SURVEYORS KNOWLEDGE EXISTING AND PROPOSED EASEMENTS ARE SHOWN ON THIS PLAN.
 - 11) NO ON-SITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT STANDARDS NORTH AND WEST OF THE NORTH AND WEST BUILDING SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND SHALL BE A SHOEBOX DESIGN. THE LIGHT STANDARD AT THE WEST ENTRANCE ON CLAYTON ROAD SHALL NOT EXCEED SIXTEEN (16) FEET IN HEIGHT AND SHALL BE A BOX DESIGN.

PARKING CALCULATIONS

1/3 per 1,000 S.F.	14 Spaces Required
4,132 S.F. * 1/3	14 Spaces Provided

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED CONDITIONS. NUMBER 13-2188
ASHLEY HOOVER, REGISTERED LAND SURVEYOR
7/13/07
The signed and sealed original of this drawing is on file at the offices of the Clayton Engineering Co., Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

REVISIONS

5	05/15/07	BWS	EXISTING FENCE TO REMAIN
4	04/10/07	SJM	ADDED MEDIAN
3	03/07/07	JMK	ADDED NOTE ABOUT MEDIAN
2	3/25/05	D58	REVISIONS PER CITY OF CHESTERFIELD COMMENTS
1	3/14/05	MRW	REVISED CAR WASH ENTRANCE

SITE DEVELOPMENT PLAN
MOBIL "ON THE RUN"

14905 Clayton Rd. Chesterfield, MO 63017
Prepared for:
ARCH ENERGY
106 East Washington
Cuba, MO. 65453
(573) 885-2277

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the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLAK INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8688
clayton-engineering.com

Designed: SWQ
Drawn: HRL, MRW
Checked: SWQ
Date: 03/10/05
Project Number: 97318
Sheet Number: 1 of 5

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Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way obviate any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 318, RSMo.



NORTH

BAXTON WAY

CLAYTON ROAD
(STL CNTY. WIDTH VARIES)

BAXTER ROAD
(STL CNTY. WIDTH VARIES)

KEY MAPS

**APPROVED PLAN PER
ORDINANCE #1803**

**PROPOSED PLAN
PER P.Z. 08-2017**

SCALE IN FEET

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE



**PRELIMINARY DEVELOPMENT PLAN
BRITE WORX**

SETBACK COMPARISON

DATE	NOV. 2016	DRAWN BY:	CAC
DWG SCALE:	(AS NOTED)	CHECKED BY:	KTK
PROJECT NO:			153-224
APPROVED BY:			KTK

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

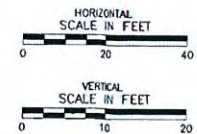
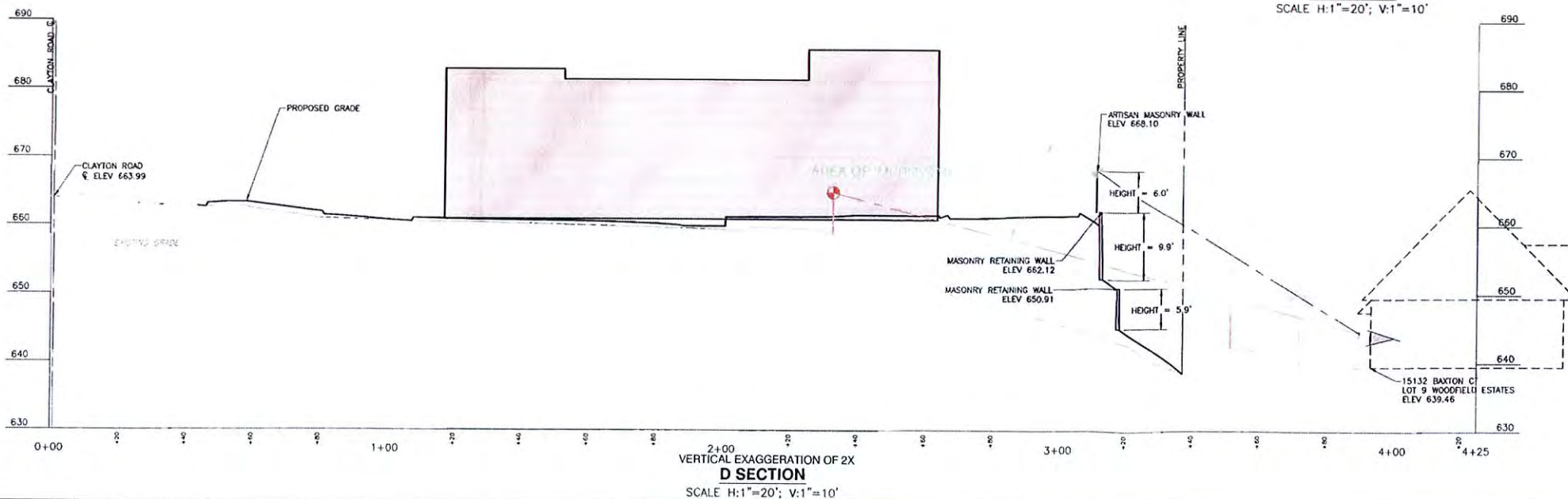
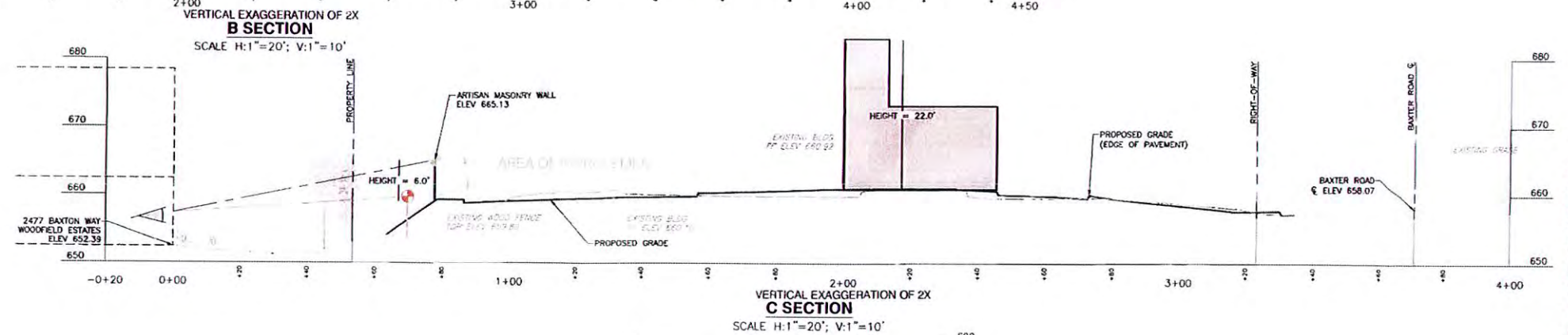
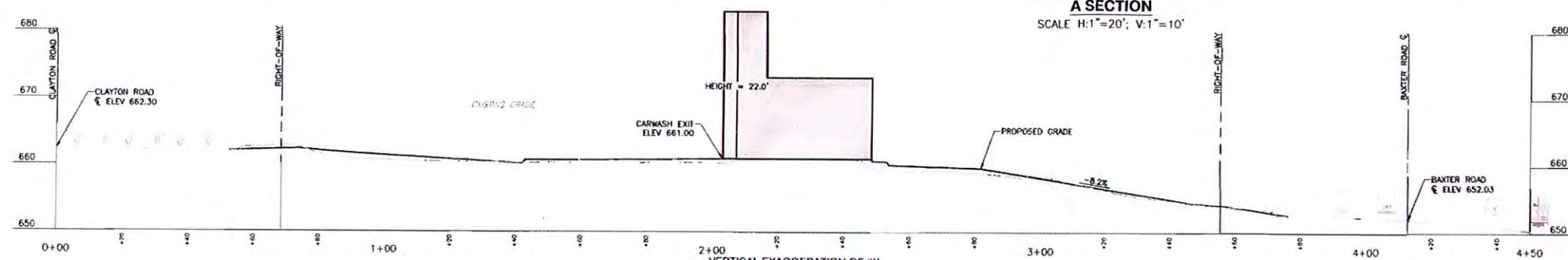
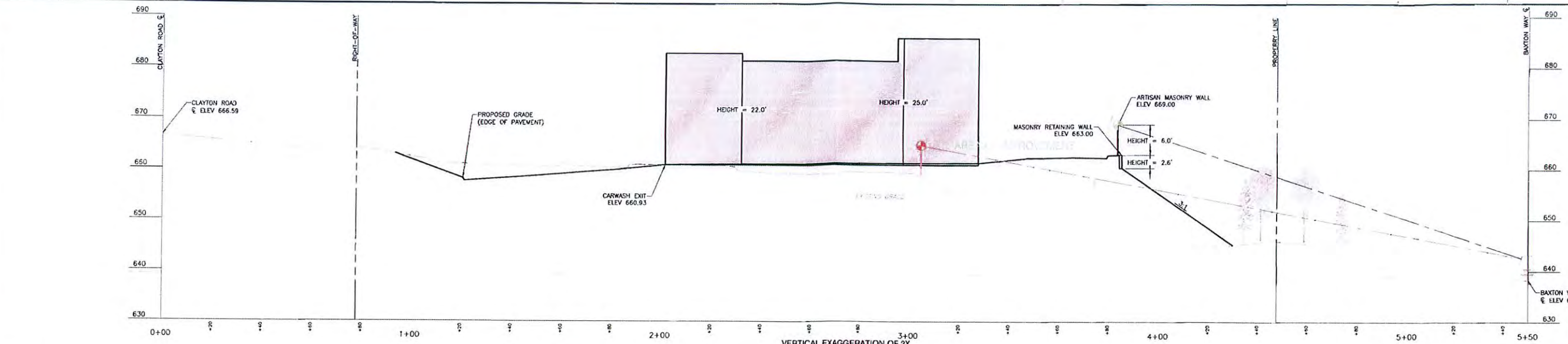
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REVISION RECORD

REVISION RECORD		
NO	DATE	DESCRIPTION
1	1/29/94	RE APPLICATION MEETING
2	03/16/97	SUBMITTAL FOR GRANTING OF ZONING
3	06/05/97	RE SUBMITTAL FOR GRANTING OF ZONING COMMENTS
4	06/16/97	RE SUBMITTAL FOR GRANTING OF ZONING COMMENTS
5	01/18/97	RE SUBMITTAL WITH THE ADDITION OF ACOUSTIC STUDY REPORT
6	---	---
7	---	---

DRAWING NO.:
C200
SHEET 04 OF 0

P:\2017\151-244-000\DWG\DWG\BRIEFING\15124-001.DWG LAST SAVED BY: DCHENLY - 8/1/2017 8:53:38 AM, LAST PRINTED BY: NADIEL CHENLY - 8/1/2017 9:02:30 AM



P-Z-08-2017 MSD MAP# 21-R

ZIP- 63017

PRELIMINARY DEVELOPMENT PLAN
BRITE WORK

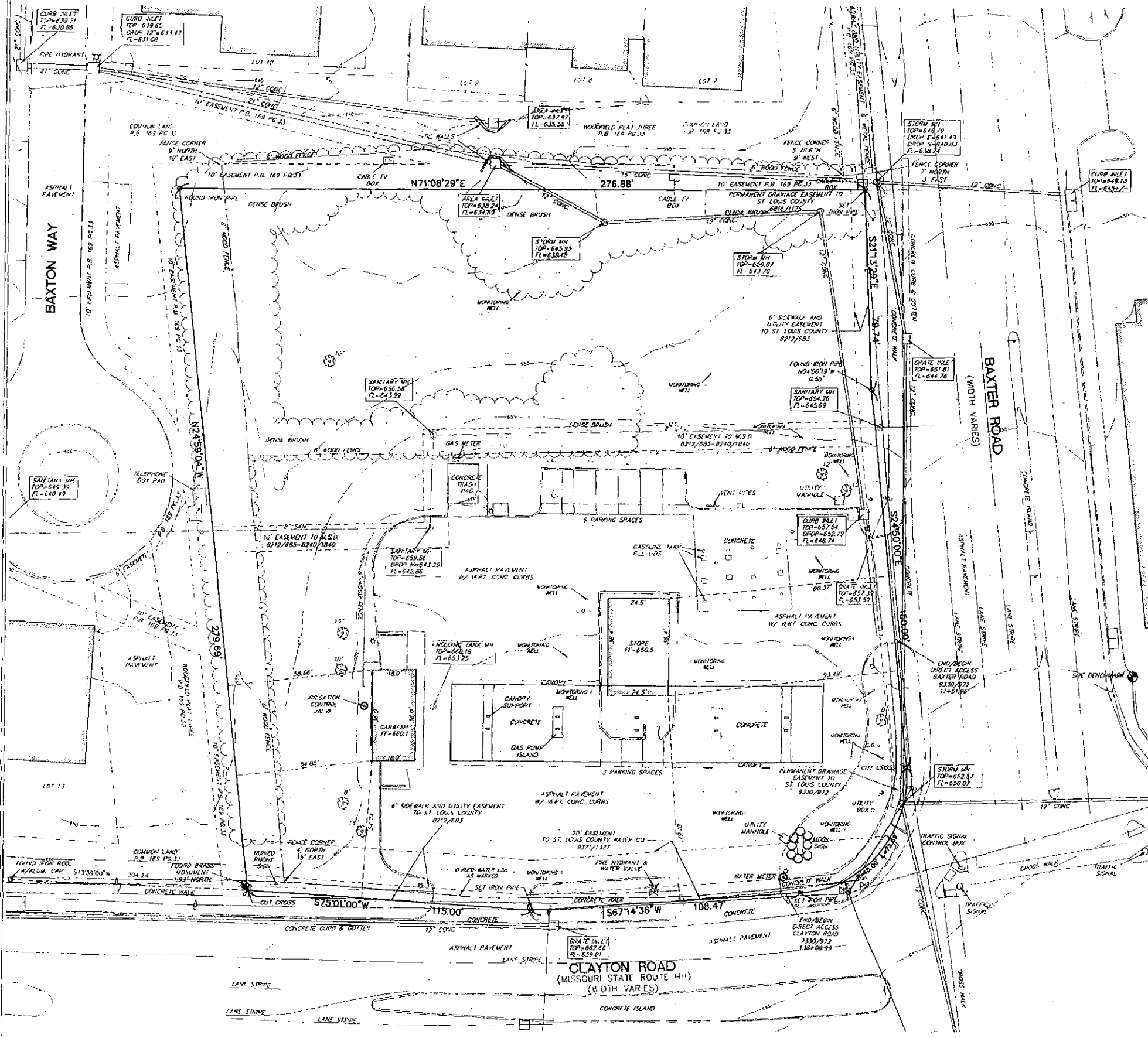
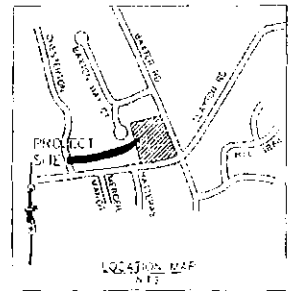
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NO	DATE	DESCRIPTION
1	11/20/16	PRELIMINARY DESIGN
2	03/15/17	REVISION FOR CHANGE OF ZONING
3	06/01/17	REVISION FOR FINAL DESIGN
4	06/01/17	REVISION FOR FINAL DESIGN
5	06/01/17	REVISION FOR FINAL DESIGN
6	06/01/17	REVISION FOR FINAL DESIGN
7	06/01/17	REVISION FOR FINAL DESIGN
8	06/01/17	REVISION FOR FINAL DESIGN
9	06/01/17	REVISION FOR FINAL DESIGN
10	06/01/17	REVISION FOR FINAL DESIGN

DRAWING NO
C301
SHEET 06 OF 06

**A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26,
TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI**



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADAPTED FROM THE DATED RECORD IN BOOK 10024, PAGE 199, TRACT 12, OF THE ST. LOUIS COUNTY RECORDS.
 2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE ARCH ENERGY, LC, ACCORDING TO THE DEED RECORDED IN BOOK 10024, PAGE 199 OF THE ST. LOUIS COUNTY RECORDS.
 3. ALL LINES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
 4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS, MAP NUMBER 29180C02501, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THIS PROPERTY LIES WITHIN SPHA ZONE X, ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 5. UTILITY LOCATIONS BASED ON FIELD MARKINGS BY MISSOURI ONE CALL TICKET #11902108, AND ABOVE GROUND OBSERVED EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. ONLY OTHERS MAY EXIST AND SHOULD BE IDENTIFIED BEFORE ANY CONSTRUCTION BEGINS.
 6. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAN IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. EASEMENTS OF RECORD.
 - B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
 - C. RIGHTS OF CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, IF ANY.
 - D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OF TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, 9 DAYS OF MAY, 2016, LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.
 7. PROJECT BENCHMARK "1" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF A BOX CULVERT, 100' EAST OF THE CENTER LINE OF BAXTER ROAD AND 31' SOUTH OF MANOR AVENUE DRIVE, ELEV. 544.94 (USGS DATUM) AS PUBLISHED IN THE METROPOLITAN ST. LOUIS SEWER DISTRICT ST. LOUIS COUNTY BENCHMARK BOOK (REVISED 6/97) BM 12-89.
- SITE BENCHMARK "1" ON THE WEST CORNER AT NORTH END OF 10' CONCRETE WALL AT THE NORTHEAST CORNER OF BAXTER AND CLAYTON ROADS 45' EAST OF THE CENTERLINE OF BAXTER ROAD AND 125' NORTH OF THE CENTERLINE OF CLAYTON ROAD, ELEV. 561.29

LEGAL DESCRIPTION:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCIETY MOUL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 474 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE SOUTH 21 DEGREES 13 MINUTES 39 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 100.00 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.28 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 158.66 FEET) TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED, THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT; THENCE SOUTH 73 DEGREES 01 MINUTES 10 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCIETY MOUL OIL COMPANY TRACT, THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.68 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCIETY MOUL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.68 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF AUGUST 2011, BY THE ORDER OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. EXECUTED A PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTIES.



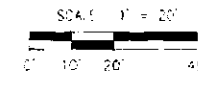
DENNIS G. FRAZER, INC.
FRAZER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002006247

PREPARED FOR:
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO. 63042

DATE: 08/02/11
SCALE: 1"=20'
PROJECT: 11-2045
FILE NAME: 11-2045.DWG

**PROPERTY BOUNDARY AND
TOPOGRAPHIC SURVEY**

FRAZER LAND SURVEYING SERVICES, INC.
705 BALLANTRAE DRIVE
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
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AcoustiControl is a Certified 100% Woman Owned Business

AcoustiControl Report H1293 Revised

Environmental Noise Study / Mobil Car Wash

14905 Clayton Road / Chesterfield, Missouri 63017

Client: Civil and Environmental Consultants, Inc. (CEC)

Report Date: August 29, 2017

Definition of Terms

Decibel: (also referred to as dB, dBA, dBC)

A decibel is a measurement of sound. The higher the decibel number, the louder the sound.

Outdoor Background Noise Level (sometimes referred to as Ambient Noise)

The amount of sound generated by lawnmowers, road traffic, construction, industrial noise, human and animals sources, outdoor mechanical equipment, train whistles, airplane noise etc.

Sound Pressure Level (LAeq)

A-Weighted equivalent sound pressure level in dB (decibels measured over a period of time.

Sound Level A - Weighted (dBA)

The A – Weighted is the most common single number measure of loudness. This standard scale in decibels is a measure of the human response to noise which correlate to judgments of loudness from a broad band noise that are characteristic in the environment. A-weighting takes into account the frequency of the sound so that correlates with how people notice noise. The A-weighting was used in the noise assessment for its prevalent use for environmental noise assessments and large body of correlations of A-weighted sound levels and people's sensitivity to noise. In Table 1 is a list of some common noises and their levels recorded in dBA .

Nearest Residential Property Line

The adjacent residential property line that separates 14905 Clayton Road and the Woodfield Condominiums.

Examples of Human Responses to Changes in Noise Levels

There is variation in individual perception of the power of a sound; studies have shown that the changes in noise levels of less than 3 dBA are barely perceptible to most people.

However; a 10 dBA change are reported by people as either a doubling (halving) of noise by a normal human ear. This means that a 10 dBA reduction of noise is actually perceived by the listener as a reduction of $\frac{1}{2}$ the noise. The average ability of a listener to detect changes in noise levels are outlined in Table 2. (All tables and figures may be found in the Appendix.)

Environmental Noise Study and Acoustical Model and Analysis

This parcel of land will fall within the noise ordinance of St Louis County, Chapter 625-Noise Control Code.

Appendix: All tables and figures may be found in the Appendix.

A: Environmental Noise Study performed at 14905 Clayton Road Chesterfield, Missouri 63017.

Conditions: This is a Mobil single bay car wash.

AcoustiControl conducted continuous 24 hour environmental noise monitoring from 10AM on Wednesday July 26th 2017 through 11PM on Saturday July 29th 2017.

The purpose of this noise study was to determine what the existing average ambient background noise levels are at the site. This noise study captured all existing nearby environmental noise which includes the noise generated by traffic from Clayton Road and Baxter Road.

Environmental noise was monitored at 3 different locations on the property. (Please see Figure 1 for locations of noise monitoring equipment.)

Results of the Environmental Noise Study:

The average measured sound pressure levels (LAeq) at the residential property lines of Woodfield Condominiums, which are adjacent to 14905 Clayton Road, varied from 56 dBA to 65 dBA. (Please see Table 3 for the daily average measurements).

Based on traffic counts provided by St. Louis County, and the results of the Environmental Noise Study, it is clear that the background noise levels at 14905 Clayton Road is controlled by vehicles noise from Clayton Road and Baxter Road.

B: Acoustical Spot Measurements

Acoustical Spot Measurements were taken at the existing Mobil Brite Worx facilities located of 123 Admiral Troste Drive in Columbia, Illinois and 4132 North Highway 67 in Florissant Missouri (see Table 4).

The purpose of the acoustical spot measurements was to capture all existing noises generated by the operation of the car washes. This data was used in the building of the SoundPlan Computer Model.

Conditions at:

123 Admiral Troste Drive : This is a tunnel car wash with 14 Tommy's Carwash Systems canister vacuums located alongside the tunnel building in the vacuum area. The car drying system located within the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

4132 North Highway 67 : This is a tunnel car wash with 12 Tommy's Carwash Systems canister vacuums located alongside the tunnel building at the vacuum area. The car drying system located the tunnel is an AVW Equipment Company 9 Blower Car Wash Drying System.

Bruel & Kjaer (B&K) Equipment and Methodology

The measurement procedures conformed to the requirements of ANSI Standard S1.13-1971 (R2010).

All measurements were made on the A-scale (dBA).

A windscreen was used during all measurements.

Two Softdb Piccolo Type II Sound Level Meters.

The two Piccolo Sound Level Meters were mounted on a tripod at the standard testing height of 5 feet above the ground surface (this is considered ear level) and at least 10 feet away from any sound-reflecting surface, such as the fence at the property line.

One B&K Model 2250 Sound Level Meter

While standard testing methodology would be to locate the microphone 5 feet from the ground surface (which is considered ear at level) for purposes of these measurements, the sound level

meter was mounted on the tripod at a height of 10 feet above the ground surface and located at least 10 feet away from the fence at the property line. To gather accurate acoustical data, this microphone positioning was selected so that it would be above any sound-reflecting surface, such as the fence at the property line.

A B&K Type 4231 sound-level calibrator was used to calibrate all three instruments prior to and after noise measurements were taken.

C: SoundPlan Acoustic Model One Results / Versions A B & C

Based on data collected during the environmental noise study, the acoustical spot measurements, acoustical data provided by Aerodry Drying Systems and Vacutech Vacuum Systems, (see Table 4) and drawings provided by CEC, Inc, a series of predictive SoundPlan scenarios were performed. Because we understand that this car wash will only operate between the hours of 7AM and 8PM and because this time frame falls under the St. Louis County Daytime Noise Ordinance, nighttime noise measurements are not considered relevant and are not included in this report.

Version A = Figure 2

This model shows the current building and car wash located at 14905 Clayton Road and the acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in the Version A would allow the reader to understand what acoustic impact noise generated from traffic on Clayton and Baxter Roads would be realized at the nearest residential property line.

Version B = Figure 3

This model shows the proposed building and barrier wall to be located at 14905 Clayton Road. The acoustical data shows traffic noise only. This model does not include any environmental noise other than traffic noise.

The scenario illustrated in Version B would allow the reader to understand what acoustic impact the proposed building and barrier wall would have on the traffic noise realized at the nearest residential property line.

Version C = Figure 4

This model shows the proposed car wash to be located at 14905 Clayton Road. The acoustical data in this model shows only noise generated by the Aerodry Drying Systems and the Vacutech Vacuum Systems central vacuum when they are in operation. This model does not include traffic noise or any other environmental noise.

The results of the acoustical scenarios A, B and C are as follows:

1. Version A:

The predicted environmental background noise levels due to vehicle traffic only, varies between 56 dBA to 65 dBA. The noise levels predicted in the SoundPlan Acoustic Model match the actual sound pressure levels that were measured during the Environmental Noise Study conducted in July 2017. (Please see Figure 2, Table 3).

2. Version B:

Figure 3 predicts that the acoustical effect of adding the currently designed 8 foot high concrete barrier only reduces the noise level generated from road traffic by 0 to 2 dBA at the west property line of 14905 Clayton Road. It would not reduce the noise level generated by road traffic at the north property line of 14905 Clayton Road.

3. Version C:

Figure 4 predicts the acoustical impact of the operation of the proposed car wash that would be realized at the nearest residential property line. This acoustical prediction includes an 8 foot high concrete barrier wall and addresses only noise generated by the operation of the car wash and does not include any environmental noise or noise generated by road traffic.

Based on the SoundPlan Acoustic Model, the predicted sound pressure level at the nearest residential property line is 50 dBA. 50 dBA is 5 dBA below the St. Louis County Daytime Noise Ordinance of 55 dBA or less. This is also 13 to 15 dBA below the measured daytime sound pressure level. This sound pressure level is generated by vehicle traffic noise on Clayton and Baxter Roads. (See Table 3 Location A).

As the predicted noise levels that would be generated from the operation of the car wash is at least 10 dBA below the existing daytime sound pressure level, there would be no additional acoustical impact predicted at the nearest residential property line.

Conclusion

Based on the SoundPlan Acoustic Model, the predicted sound pressure levels that would be generated by the operation of the proposed car wash at 14905 Clayton Road would be 50 dBA at the nearest residential property line. It is clear that the noise at 14905 Clayton Road is controlled by traffic noise generated on Clayton Road and Baxter Road.



Because traffic noise is the loudest noise source at 14905 Clayton Road, any noise generated from the operation of the proposed car wash will not increase the levels of noise already being experienced at the nearest residential property line.

Based on the predictions of the SoundPlan Acoustic Model, the operation of the proposed Mobil Car Wash will be compliant with the St. Louis County Daytime Noise Ordinance of 55 dBA or less.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jim Holtrop".

Jim Holtrop, INCE ASA ASHRAE
AcoustiControl LLC

Appendix Figures and Tables

Table 1: Common Noise Levels

Sound Source	(dBA)
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concert (Rear Seats) On	110
Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night Typical	40-50
Rural Area at Night	30-40
Note: A change in 3 dB(A) is just noticeable change in SPL. A change in 10 dB(A) is perceived as a doubling or halving in SPL. Source: Cowan, James P. Handbook of Environmental, Acoustics. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.	

Table 2: Average Ability of a Person to Perceive Changes in Noise Levels

Change (dBA)	Human Perception of Sound
2-3	Barely perceptible
5	Readily noticeable
10	A doubling or halving of the loudness of sound
20	A dramatic change
40	Difference between a faintly audible sound and a very loud sound
Source: Bolt Beranek and Neuman, Inc., <i>Fundamentals and Abatement of Highway Traffic Noise</i> , Report No. PB-222-703. Prepared for Federal Highway Administration, June 1973.	

Table 3: Environmental Noise Measured during Noise Study

	July 26, 2017 LA _{eq} (dBA)*	July 27, 2017 LA _{eq} (dBA)*	July 28, 2017 LA _{eq} (dBA)*	July 29, 2017 LA _{eq} (dBA)*	Soundplan Predicted LA _{eq} (dBA)
Location A	64	63	65	63	65
Location B	57	56	57	58	57
Location C	60	59	61	61	61

*Average Daytime LA_{eq}

Table 4: Car Wash Sound Pressure Level Measurements

Description of Measurement	LAeq
Columbia Brite Worx 1 meter from Exit	96
Columbia Brite Worx 20 feet from Exit	90
Columbia Brite Worx 50 feet from Exit	82
Columbia Brite Worx 1 meter from Entrance	85
Columbia Brite Worx 20 feet from Entrance	77
Columbia Brite Worx 50 feet from Entrance	70
Brite Work Florissant 1 meter from Entrance	82
Brite Worx Florissant 20 feet from Entrance	78
Brite Worx Florissant 50 feet from Entrance	72
Brite Worx Florissant 1 meter from Exit	97
Brite Worx Florissant 20 feet from Exit	90
Brite Worx Florissant 50 feet from Exit	81
Aerodry Model A120 1 Meter	85
Aerodry Model A120 20 Feet	76
Aerodry Model A120 50 Feet	69
Vacutech Vacuum 1 Meter From Exit of Hose	70

Figure1: Locations of Noise Monitoring Equipment



SoundPlan Graphics

Figure 2:

Version A = Current Building and Carwash @ 14905 Clayton Road / **Traffic Noise Levels Only** (in dBA)

Thickest solid black lines represent approximate residential property lines.



Figure 3:

Version B = Proposed Car Wash Building & Barrier Wall @14905 Clayton Rd / Traffic Noise Levels Only
(in dBA)

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.

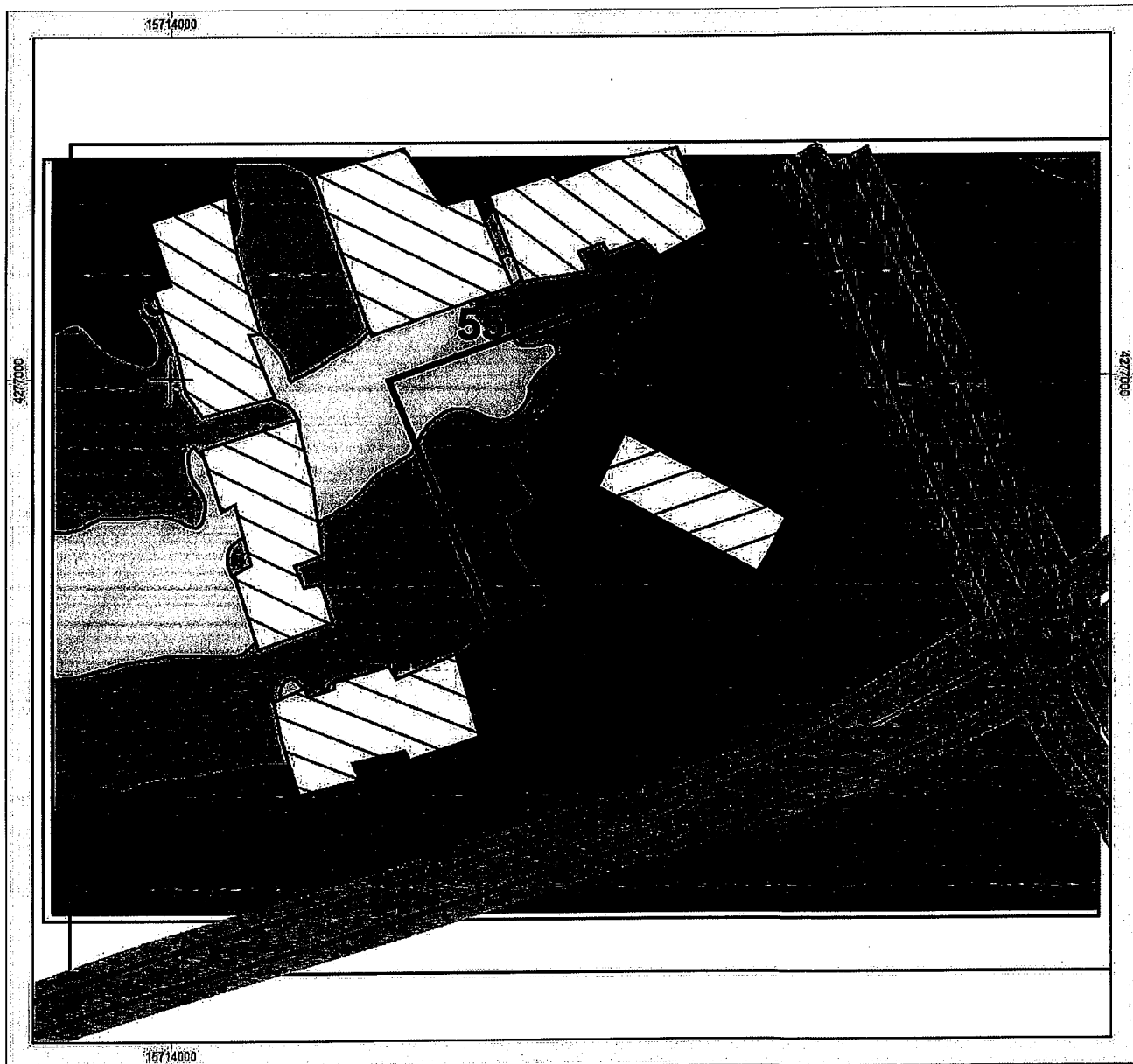


Figure 4:

Version C = Proposed Car Wash with Barrier Wall located @ 14905 Clayton Rd / Car Wash Noise Only (in dBA). This does not include traffic noise.

Thickest solid black lines represent approximate residential property lines.

Thick green line represents the barrier wall.

