AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, August 19, 2019
6:15 pm

I. Communication and Petitions

A. Green Team Award

II. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

A. Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.** *Petitioner had requested to hold at the August 5th meeting.* **Green Sheet Amendments recommended by the PPW Committee. The green sheet amendments are generally:**

1) **Require cross access to all adjacent properties, and**
2) **Remove the proposed uses: *d. Commercial Services Facility,* and *w. Warehouse, general***

B. Bill No. 3254 - P.Z. 08-2019 City of Chesterfield (Unified Development Code–Article 4) An ordinance amended Article 04-05 Sign Requirements of the Unified Development Code {P.Z. 08-2019 City of Chesterfield (Unified Development Code – Article 4)}. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Blue Sheet Amendment recommended by City Attorney.**

C. Next Meeting – August 22, 2019 (5:30pm)

III. Finance and Administration Committee – Chairperson Michael Moore, Ward III

A. St. Louis County Metro Municipal League – Annual Dues

B. Proposed budget workshop meeting calendar

C. Consolidated Annual Financial Report – Receive and File

D. Retirement Plan revisions;
- **a. Review of plan provisions and employee participation**
- **b. One year enrollment deferral**

IV. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

V. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

A. Deer Culling PHS Policy - Hunting on City Owned Property

VI. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. Bill No. 3255 - Conflict of Interest An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(Second Reading)**

B. Liquor License Requests

- **Chesterfield Hockey Association**
- **Hotel Equities Group dba Spring Hill Suites Chesterfield**

VII. Other Legislation

VIII. Unfinished Business – Mayor Bob Nation

IX. New Business – Mayor Bob Nation

X. 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.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, August 19, 2019
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 McGownd

V. APPROVAL OF MINUTES – Mayor Bob Nation

A. **City Council Meeting Minutes** – August 5, 2019

B. **Executive Session Minutes** – August 5, 2019

VI. INTRODUCTORY REMARKS (items not requiring action by City Council) – Mayor Bob Nation

A. **Thursday, August 22, 2019** – Planning & Public Works Committee (5:30pm)

B. **Monday, August 26, 2019** – Planning Commission (7pm)

C. **Tuesday, September 3, 2019** – Finance & Administration Committee Meeting of the Whole Budget Workshop (5:30pm)

D. **Wednesday, September 4, 2019** – Next City Council Meeting (7pm)

VII. COMMUNICATIONS AND PETITIONS

A. Green Team Award

VIII. APPOINTMENTS – Mayor Bob Nation

IX. STANDING COMMITTEE OF COUNCIL COMMITTEE REPORTS & ASSOCIATED LEGISLATION

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.** *Petitioner had requested to hold at the August 5th meeting.* **Green Sheet Amendments recommended by the PPW Committee. The green sheet amendments are generally:**
   1) **Require cross access to all adjacent properties, and**
   2) **Remove the proposed uses: *d. Commercial Services Facility,* and *w. Warehouse, general***

2. **Bill No. 3254 - P.Z. 08-2019 City of Chesterfield (Unified Development Code–Article 4)** An ordinance amends Article 04-05 Sign Requirements of the Unified Development Code {P.Z. 08-2019 City of Chesterfield (Unified Development Code – Article 4)}. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. Blue Sheet Amendment recommended by City Attorney.**

3. **Next Meeting – August 22, 2019 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **St. Louis County Metro Municipal League – Annual Dues**

2. **Proposed budget workshop meeting calendar**

3. **Consolidated Annual Financial Report – Receive and File**

4. **Retirement Plan revisions;**
   a. **Review of plan provisions and employee participation**

b. One year enrollment deferral

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

D. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

1. Deer Culling PHS Policy - Hunting on City Owned Property

X. REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL – Mike Geisel

A. Bill No. 3255 - Conflict of Interest An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(Second Reading)**

B. Liquor License Requests

1. Chesterfield Hockey Association

2. Hotel Equities Group dba Spring Hill Suites Chesterfield

XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. 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.*

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.

RECORD OF PROCEEDING

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

AUGUST 5, 2019

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

President Pro-Tem Michael Moore 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
Councilmember Mary Monachella	Mayor Bob Nation
Councilmember Barbara McGuinness	
Councilmember Ben Keathley	
Councilmember Mary Ann Mastorakos	
Councilmember Dan Hurt	
Councilmember Michael Moore	
Councilmember Tom DeCampi	
Councilmember Michelle Ohley	

APPROVAL OF MINUTES

The minutes of the July 15, 2019 City Council meeting were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to approve the July 15, 2019 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

President Pro-Tem Moore announced that the next meeting of City Council is scheduled for Monday, August 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Joi Henty Goodbread, 1705 Ridgemont Court, expressed her concern over the River Valley Drive closure, claiming that emergency medical services did not have access during a recent flash flood event.

Mr. Michael Kane, 1292 Stillhouse Creek Road, spoke in support of the Chesterfield Historic and Landmark Preservation Commission and their annual calendar publication.

APPOINTMENTS

President Pro-Tem Moore advised Council that Mayor Nation had nominated Mr. Scott Starling for appointment to the Architectural Review Board, which required the consent of City Council. Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to approve the Mayor's appointment of Mr. Scott Starling to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

President Pro-Tem Moore advised Council that Mayor Nation had nominated Mr. Doug DeLong for re-appointment to the Architectural Review Board, which required the consent of City Council. Councilmember Hurt made a motion, seconded by Councilmember Ohley, to approve the Mayor's re-appointment of Mr. Doug DeLong to the Architectural Review Board for a term of two years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3253 — Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101] **Green Sheet Amendments (First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Ohley, to postpone the first reading of Bill No. 3253 until the August 19, 2019 City Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3254 Amends Article 04-05 Sign Requirements of the Unified Development Code {P.Z. 08-2019 City of Chesterfield (Unified Development Code – Article 4)} **(First Reading) Green Sheet Amendments Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended**

Councilmember Mastorakos made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3254 including the green sheet amendment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Amended Bill No. 3254 was read for the first time.

Councilmember Mastorakos made a motion, seconded by Councilmember McGuinness, to approve City Policy No. PW-33 (Snow Removal for Private Driveways within Public Right-of-Way). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to authorize the City Administrator to release Special Cash Escrow #85 and Special Cash Escrow #86 in the cumulative amount of $160,053 to D. F. Adams and Associates, Incorporated as reimbursement for work completed in connection with the Master Plan Stormwater Channel connecting Wings Corporate Estates to the West End Reservoir. A roll call vote was taken with the following results: Ayes – Ohley, Mastorakos, Hurt, Keathley, Moore, McGuinness, Monachella and DeCampi. Nays – None. Whereupon President Pro-Tem Moore declared the motion passed.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, August 22, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening and announced that the next meeting of this Committee is scheduled for Monday, August 12, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Tom DeCampi, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Mastorakos, to approve a budget transfer in the amount of $22,420 from the Parks, Recreation and Arts Division to the Aquatic Division. This transfer of funds will allow expenses from the aquatic operation to be tracked and monitored separately from other parks and recreation expenses and there will be no net budgetary impact. A roll call vote was taken with the following results: Ayes – McGuinness, Keathley, DeCampi, Hurt, Monachella, Moore, Ohley and Mastorakos. Nays – None. Whereupon the motion was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Ohley, to approve the proposed 2020 CVAC field rental charges as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – DeCampi, Monachella, McGuinness, Mastorakos, Keathley, Ohley, Moore and Hurt. Nays – None. Whereupon the motion was declared passed.

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, reported that this committee met on Thursday, August 1; however, due to timing and notice requirements, there are no action items from the Committee for this evening. Any action items resulting from the PH&S meeting on August 1, 2019 will be acted upon at the August 19, 2019 City Council meeting.

REPORT FROM THE CITY ADMINISTRATOR

Bill No. 3255 Re-adopts the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials **(First Reading)**

City Administrator Mike Geisel reported that Bill No. 3255 (Conflict of Interest) affirms the procedures set forth originally in Ordinance No. 605 as the appropriate procedure for disclosing potential conflicts of interest, and is re-adopted annually. Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3255. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3255 was read for the first time.

Mr. Geisel reported that in conjunction with the construction of the Chesterfield Hockey Association's ice facility, a portion of the Olive Boulevard extension between Chesterfield Airport Road and Spirit Boulevard is being constructed. Once that roadway is completed and connected to both Chesterfield Airport Road and Spirit Boulevard, it will be a County arterial roadway. Until that time, the roadway segment is required to be maintained by a public entity, which is the City of Chesterfield. The proposed easement and maintenance agreement is intended to protect the City and allow the City to recover

maintenance expenses, if any, from the Chesterfield Valley Transportation Development District. Councilmember Hurt made a motion, seconded by Councilmember Moore, to authorize the City Administrator to execute the Roadway Easement and Maintenance Agreement with Chesterfield Hockey Association, Inc. and Chesterfield Valley Transportation Development District for the extension of Olive Boulevard. A roll call vote was taken with the following results: Ayes – DeCampi, Monachella, McGuinness, Mastorakos, Keathley, Ohley, Moore and Hurt. Nays – None. Whereupon the motion was declared passed.

Mr. Geisel reported that a Resolution is required in order to move deposits from Sterling Bank to a different financial institution. Councilmember McGuinness made a motion, seconded by Councilmember Keathley, to approve a proposed resolution naming Acting Director of Finance John Hughes and City Administrator Mike Geisel as authorized account representatives for City deposits held at Sterling Bank. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. The successful resolution became Chesterfield Resolution No. 454.

OTHER LEGISLATION

Bill No. 3256 Provides for the approval of a Boundary Adjustment Plat for the consolidation of a tract of land in U.S. 125 and Lot 2 of 84 Lumber Subdivision totaling 13.02 acres, zoned "PC" Planned Commercial District, and located on the north side of Chesterfield Airport Road east of Long Road (17U510084) **(First & Second Readings)**

Councilmember Mastorakos made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3256. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3256 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Mastorakos, for the second reading of Bill No. 3256. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3256 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3256 with the following results: Ayes – Mastorakos, DeCampi, McGuinness, Monachella, Keathley, Ohley, Hurt and Moore. Nays – None. Whereupon President Pro-Tem Moore declared Bill No. 3256 approved, passed it and it became **ORDINANCE NO. 3059.**

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Councilmember Keathley asked Staff to review the operation of the River Valley closure gate to ensure that emergency responders have access, and to add the results of the review to the next Public Health and Safety agenda.

ADJOURNMENT

There being no further business to discuss, President Pro-Tem Moore adjourned the meeting at 7:40 p.m.

_____
President Pro-Tem Michael Moore

ATTEST:

_____
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

AGENDA REVIEW – Monday 8/19/2019 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm, on Monday, August 19, 2019**.

Please let me know, ASAP, if you will be unable to attend this meeting.

UPCOMING MEETINGS/EVENTS

A. **Thursday, August 22, 2019** – Planning & Public Works Committee (5:30pm)

B. **Monday, August 26, 2019** – Planning Commission (7pm)

C. **Tuesday, September 3, 2019** – Finance & Administration Committee Meeting of the Whole Budget Workshop (5:30pm)

D. **Wednesday, September 4, 2019** – Next City Council Meeting (7pm)

COMMUNICATIONS AND PETITIONS to

Green Team Award

The Citizens Committee for the Environment will be presenting the Green Team Memberships #63 to St. Louis Teachers Recycle Center/Van Go-Sue Blandford and #64 Chesterfield/UPS -Sandra Townsend for their ongoing continual partnership with the committee in furthering the recycle program. The CCE Committee voted unanimously to approve both of these applicants for membership. CCE will make a three minute presentation to acknowledge both Sue and Sandra along with a photo opportunity with the Mayor congratulating them.

Memorandum

To: **Mike Geisel, City Administrator**
From: **Tom McCarthy**
Director of Parks, Recreation & Arts
Date: **8/13/2019**

Re: **Green Team Member #63 & #64**

The Citizens Committee for the Environment would like to present #63 St. Louis Teachers Recycle Center/Van Go-Sue Blandford and #64 Chesterfield/UPS – Sandra Townsend the Green Team Membership for their ongoing continual partnership with the committee in furthering the recycle program.

Attached is Darcy's write up. The CCE Committee voted unanimously to approve both of these applicants for membership unanimously. CCE would like to acknowledge both Sue and Sandra with a three-minute presentation and plaque presentation at the August 19 City Council meeting along with a photo opportunity with the Mayor congratulating them.

April 27, 2019, Write-Up for CCE's #63 St. Louis Teachers' Recycle Center/Van Go – Sue Blandford, and #64 Chesterfield/UPS – Sandra Townsend - - Green Team Membership

By unanimous vote, CCE's 63rd and 64th Green Team Members were recommended because they **both** for well more than the required three times have helped CCE educate and facilitate change by encouraging the reduction, reuse and recycling of solid waste materials destined for landfills and/or helped enhance native/natural world conservation. These Partners distinguish our community.

For approximately 24 years Sue Blandford has interfaced with and thru CCE at Earth Days and Chesterfield/MO/America Recycles Events collecting and reusing beads, buttons, children's books, and board games. We have been grant partners numerous times and our City sponsored Van Go, her traveling education Van which goes to schools, giving lesson plans and reusables to teachers, as a teachers' resource outreach. She remains at Chesterfield Mall, her home base through time. She's an education resource for families, schools, artists, businesses, the public, birthday parties and more. She currently takes in at her Chesterfield Mall Center clean, reusable materials and asks that you call first to insure space for your donated reusables which you might have and that you bring them OR take them home/to school/to work in a reusable container or reusable bag. Sue charges $1.00/pound for what you take-away. Stretching from a School District in Oklahoma through our Parkway and Rockwood School Districts Sue 'shows' excellence in partnering with her, and she continues at our 28th Annual Chesterfield Earth Day, Sat., May 4. Sue keeps approximately 10,000 pounds out of landfills every six months!

For many more than the minimum of 3 times, at least 8 years, helping CCE, Chesterfield/UPS has been listed on our Chesterfield 'What and Where to Recycle Flyer.' Sandra Townsend has been willing to take for reuse clean bubble wrappings, air pillows, Styrofoam packing and packaging 'peanuts' to help insulate what is shipped out from her Chesterfield Valley location on Airport Road. This helps to save money and by keeping Styrofoam and air pillows in a clean, reusable mode, keeps these materials out of landfills, at the very least. All you need do is to call beforehand to check what her insulation needs are at the time.

BOTH businesses are listed on CCE's Chesterfield 'What and Where to Recycle Flyer,' which is updated yearly. Many other Chesterfield or close-by neighbors provide quite a variety of opportunities for recycling. This Flyer augments what is taken curbside or in our Parks System. We ask that you take this Flyer home with you and use it as a Recycling Guide. It is far more important that all residents including apartment dwellers have a copy of this which is why this Flyer is on our CCE page on the City's website. Please follow the Guidelines as recycling opportunities do change through time. To follow Recycling Guidelines helps to keep our recycling loads cleaner, and our habitat healthier, with less litter on the ground. *We will ask the ladies to please accept our Green Team Emblem and post it in their places of business taking time to explain to people who ask, if possible, why they received it!

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos
Vice Chair: Councilmember Monachella

The Planning and Public Works Committee has the following action items for the August 19, 2019 City Council Meeting.

Bill No. 3253 - P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes)
An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. [P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes) 17W530101].
(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended. City Council held this item at the August 5th meeting at the petitioner's request.
Green Sheet Amendments recommended by the PPW Committee. The green sheet amendments are generally:

1) **Require cross access to all adjacent properties, and**
2) **Remove the proposed uses:**
    a. **d.) Commercial Services Facility, and**
    b. **w.) Warehouse, general**

Bill No. 3254 - P.Z. 08-2019 City of Chesterfield (Unified Development Code– Article 4) An ordinance amending Article 04-05 Sign Requirements of the Unified Development Code {P.Z. 08-2019 City of Chesterfield (Unified Development Code – Article 4)}.
(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.
Blue Sheet Amendment has been included in the packet, upon the recommendation of the City Attorney.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, August 22, 2019.

If you have any questions, please contact Director of Planning and Development Services Justin Wyse, or me prior to Monday's meeting.

City Council Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: July 23, 2019

CC Date: August 19, 2019

RE: **P.Z. 09-2018 18633 Olive Street Rd (Herman & Connie Grimes):** A request for a zoning map amendment from an "NU" Non-Urban District to the "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way (17W530101).

Summary

Herman and Connie Grimes, with Stock and Associates Consulting Engineers, Inc., are requesting a zoning map amendment from an "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way. The new "PC" Planned Commercial District will allow for development of a building on the site to support commercial uses permitted in this part of Chesterfield Valley as well as define development criteria for the site.

A Public Hearing was held on November 14, 2018. At that time issues identified included compatibility with the Comprehensive Land Use Plan and nearby development, proposed uses, existing neighboring residential properties, stormwater, building height and architecture, and outdoor storage. These items were discussed and additional information provided at the subsequent April 22, 2019 Planning Commission meeting.

After receiving input from the Commission, the applicant requested at the meeting to postpone this item to the May 29, 2019 Planning Commission meeting in order to further address and clarify issues raised. The Commission passed a motion at the May meeting to further postpone the item to the June 24, 2019 meeting per the applicant's request.

On June 24, 2019, the Planning Commission recommended approval of this change of zoning by a vote of 5-3.

The Planning and Public Works Committee met and discussed the petition on July 18, 2019. A motion to recommend approval was passed by a vote of 4-0 with two amendments: 1) to require cross access to all adjacent properties, and 2) to remove proposed uses "d. Commercial service facility" and "w. Warehouse, general."

At the petitioner's request, City Council passed a motion on August 5, 2019 to postpone the first reading of this item until August 19, 2019.

Attached to this report please find the draft legislation, green sheet, Attachment A, exhibits from the applicant, and Preliminary Development Plan.

Attachments: Legislation
Green Sheet
Attachment A
Exhibits from the Applicant
Preliminary Development Plan

Figure 1: Subject Site Aerial

BILL NO. 3253 **ORDINANCE NO.**_____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 3.1 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF OLIVE STREET ROAD WEST OF ITS INTERSECTION WITH PREMIUM WAY. [P.Z. 09-2018 18633 OLIVE STREET RD (HERMAN & CONNIE GRIMES) 17W530101].

WHEREAS, the petitioner, Herman and Connie Grimes, has requested a zoning map amendment from the "NU" Non-Urban District to a "PC" Planned Commercial District for a 3.1 acre tract of land located on the north side of Olive Street Road west of its intersection with Premium Way; and

WHEREAS, a Public Hearing was held before the Planning Commission on November 14, 2018; and,

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

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the change of zoning request with two amendments by a vote of 4-0; 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 3.1 acres located on the north side of Olive Street Road west of its intersection with Premium Way and as described as follows:

Part of Lot 1 of the Amelia Boisselier Estate in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and Subdivision thereof made by Richard Elbring Surveyor, recorded in Plat Book 16 page 27 of the St. Louis County Records and described as:

Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1; thence North 11 degrees 43 minutes West 626 feet to a point; thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet east from the center line of Shell Pipe Line Right-of-Way; thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-way, passing an angle in said pipe line and continuing on

the same course, South 11 degrees 43 minutes East 626 feet to the North line of Olive Street Road; thence along road line South 82 degrees 44 minutes East 228 feet to the place of beginning. Containing approximately 3.3 acres.

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 and made part of.

Section 3. The City Council, pursuant to the petition filed by Herman and Connie Grimes in P.Z. 09-2018, 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 14th day of November 2018, 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 _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 8/19/2019

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 1:

Section I. Specific Criteria, A. Permitted Uses, page 1. Revise the following language:

1. The uses allowed in this "PC" Planned Commercial District shall be:

   ~~d. Commercial service facility~~

   ~~w. Warehouse, general~~

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 4-0:

AMENDMENT 2:

Section I. Specific Criteria, I. Access/Access Management, page 4. Revise the following language:

2. A cross access easement shall be provided to all adjacent propert~~y~~ies ~~to the north~~.

Green Sheet

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
   a. Bakery
   b. Brewpub
   c. Coffee Shop, drive-through
   d. Commercial service facility
   e. Drugstore and pharmacy, with drive-through
   f. Filling station and convenience store with pump stations
   g. Financial institution, with drive-through
   h. Grocery, community
   i. Grocery, neighborhood
   j. Hotel and motel
   k. Hotel and motel, extended stay
   l. Laboratory-professional, scientific
   m. Office, general
   n. Office, medical
   o. Professional and technical service facility
   p. Recreation facility
   q. Research laboratory and facility
   r. Restaurant, fast-food

s. Restaurant, sit-down

t. Retail sales establishment, community

u. Retail sales establishment, neighborhood

v. Retail sales establishment, regional

w. Warehouse, general

2. All outdoor storage and/or outdoor sales activity shall be prohibited within this development.

3. Overnight parking of commercial vehicles is prohibited within this development.

4. Hours of Operation.

   a. Retail sales will be limited from 7 a.m. to 11 p.m. Hours of operation for retail sales may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.

   b. Hours of operation for all other uses in this "PC" District shall not be restricted.

5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

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 40 feet.

   b. Notwithstanding the limitation set forth in subsection B.1.a., the maximum height of the building for uses "j" and "k" above, exclusive of roof screening, shall not exceed 65 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, boundary walls, retaining walls, fences, or flag poles will be located within the following setbacks:

   a. Fifty (50) feet from the right-of-way of Olive Street Road.

   b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.

   c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.

   d. Fifteen (15) feet from the western boundary of this "PC" District.

2. Parking Setbacks

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

   a. Thirty (30) feet from the right-of-way of Olive Street Road.

   b. Fifteen (15) feet from the proposed right-of-way of the Blue Valley Avenue extension as shown on the Preliminary Development Plan.

   c. Ten (10) feet from the proposed right-of-way of the North/South roadway as shown on the Preliminary Development Plan.

   d. Fifteen (15) feet from the western boundary of this "PC" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. 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.

3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

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, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

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 this development from Olive Street Road shall be located opposite Spirit Valley East Drive and constructed to Saint Louis County Standards as directed by Saint Louis County Department of Transportation and the City of Chesterfield. The proposed right of way and Blue Valley Avenue Extension shall be as shown on the preliminary plan.

2. A cross access easement shall be provided to adjacent property to the north.

3. 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. The proposed right of way located within this development shall be privately maintained until a connection to Blue Valley Avenue is constructed and approved by the City of Chesterfield. After that time, the developer may request the City of Chesterfield to accept the streets for maintenance.

2. 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.

3. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

4. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontage of Olive Street Road and along both sides of the proposed rights of way as shown on the preliminary plan. 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. Obtain applicable permits from the City of Chesterfield and the Saint Louis County Department of Transportation as necessary for locations of proposed and removals of existing access points, and roadway improvements.

6. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County 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 Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model,

regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto public right of way. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of 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 seventy-two (72) 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, 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 an adequate piped system. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

2. Water Quality Features are to be provided as required by the Metropolitan Saint Louis Sewer District. The location and types of storm water management facilities shall be identified on all Site Development Plans and Improvement Plans and must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

3. 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.

4. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be

constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

5. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

6. The developer shall provide all necessary Chesterfield Valley Storm Water Easements to accommodate future construction of the Chesterfield Valley Master Storm Water Plan improvements, and depict any and all Chesterfield Valley Master Storm Water Plan improvements on the Site Development Plan(s) and Improvement Plans. Maintenance of the required storm water improvements shall be the responsibility of the property owner unless otherwise noted.

7. All Chesterfield Valley Master Storm Water Plan improvements, as applicable, shall be operational prior to the paving of any driveways or parking areas unless otherwise approved.

N. SANITARY SEWER

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, the developer shall provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. 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. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

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.

5. If any development in, or alteration of, the floodplain is proposed, the developer shall submit a Floodplain Development Permit/Application to the City of Chesterfield for approval. The Floodplain Study must be

approved by the City of Chesterfield prior to the approval of the Site Development Plan, as directed. The Floodplain Development Permit must be approved prior to the approval of a grading permit or improvement plans. If any change in the location of the Special Flood Hazard Area is proposed, the Developer shall be required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency. The LOMR must be issued by FEMA prior to the final release of any escrow held by the City of Chesterfield for improvements in the development. Elevation Certificates will be required for any structures within the Special Flood Hazard Area or the Supplemental Protection Area. All new roads within and adjacent to this site shall be constructed at least one (1) foot above the base flood elevation of the Special Flood Hazard Area. Improvements to existing roadways shall be required as necessary to provide at least one access route to each lot that is at least one (1) foot above the base flood elevation. Consult Article 5 of the Unified Development Code for specific requirements for specific requirements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT PLANS

A. The developer shall submit a Site Development Plan within eighteen (18) months of City Council approval of the change of zoning.

B. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

C. 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.

D. Where due cause is shown by the developer, the City Council may extend the period to submit a 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 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 CONTRIBUTIONS

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

A. ROAD IMPROVEMENTS

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

Type of Development	Required Contribution
General Retail	$2,319.85/parking space
General Office	$773.24/parking space

(Parking Space as required by the site-specific ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Transportation.

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

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

2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

3. Road Improvement Traffic Generation Assessment contributions shall be deposited with St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $915.62 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless

otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,905.08 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

E. TRAFFIC GENERATION ASSESSMENT RATES

1. The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2020, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

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

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

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.

STOCK & ASSOCIATES
Consulting Engineers, Inc.

May 15, 2019

Via Email(astanislav@chesterfield.mo.us / jwyse@chesterfield.mo.us & Hand Delivery)

City of Chesterfield
690 Chesterfield Pkwy W,
Chesterfield, MO 63017

Attention: Mr. Justin Wyse – Director of Community Development
Mr. Andrew Stanislav – Project Planner

Re: P.Z. 09-2018 18633 Olive Street Road (Herman & Connie Grimes).
(Stock Project No. 218-6387)

Dear Justin & Andrew,

Pursuant to our meeting on April 26, 2019, following the Planning Commission meeting on 4/22/19, we are pleased to offer the following additional information.

1.) We have field located the Marathon pipeline, by surveying three (3) markers which exist on the southside of Olive St. Road, the northside of Olive St. Road and on their structure within the site. In addition, numerous paint markings & flags located on the Marathon Pipeline Property. The attached Preliminary Plan includes photos of the Pipeline Markers & the location of the Gas Main, in "Green"

The Existing Pipeline from the proposed building will be approximately 41 feet. (See Preliminary Plan)

2.) The proposed building location has been slid east to provide a fifteen (15) foot setback from the West Property line which is contiguous to the Marathon Pipeline Property. The proposed building separation from existing residences to the west is approximately 160 feet and from the east is approximately 189 feet. This compares to BlueValley Future Building of approximately 110 feet from the Residence.

3.) Regarding comparison in height of buildings and number of uses requested in our petition, the following is a comparison to the three (3) adjoining Planned Developments

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

	Current Petition P.Z. 09-2018	(Stock JN 3652) BlueValley Ord. No. 2805	(Stock JN. 3923, 4080, 6221) Spirit Valley Business Park Ord. No. 3002	(Stock JN 5262,) 1826 Olive St. Rd. Ord. No. 2818
1.)Height	40 ft. Except Hotel 65 ft.	4 Stories / 65 Feet Plus 3 Parcels 6 Stories / 75 Feet	40 Ft. Except Lots 8 & 9B, 65 Ft.	40 Ft.
2.)Permitted Uses	23	54	104	57

4.) **Architecture:**

Attached are photos of several buildings within the BlueValley Development: Burlington, BP Gas, Cavender's, Town Place Suites, Premium Outlet at Blue Valley. In addition, photos of numerous buildings within the Spirit Valley Business Park. The proposed architecture for this petition would mimic the existing Architecture on the East & South Sides of this development.

5.) Our Preliminary Plan shows the existing remaining residences to the East & West. The Scott and Kurt Rombach Residence which is located on the subject property would be demolished once the purchaser closes with the Rombach's.

6.) This petition "as reflected" on the Preliminary Plan furthers the goals & objectives of the City's Comprehensive Plan by Constructing Public Road & Public Stormwater Infrastructure Improvements. Similar to the Blue Valley Development this project incorporates the extension of Blue Valley Ave. (East-West) and the Master Drainage Channel (East-West).

Along with this exhibit are the approved Concept Plans and Preliminary Plan associated with Ordinances 2805, 2818, & 3002. These drawings are included to demonstrate consistency with future building locations relative existing residence and building location relative to the Marathon Pipeline. Lastly, they show consistency with the Road & Stormwaters Improvements previously described.

7.) **Proposed Use:**

The only issue before the Planning & Zoning Commission at this point is whether or not to rezone this area to PC. As staff has acknowledged, such a rezoning is much more consistent with the Comprehensive Plan than the current zoning. The current owners of the site, Scott Rombach and Kurt Rombach, are in full support, as reflected in the attached letters.

The Commission will have the opportunity after this rezoning to separately review and approve the proposed site plan, but in the interest of transparency, the Applicant at this time envisions two potential uses: hotel or a new corporate headquarters for its drain cleaning business. If the hotel is the ultimate use, the Applicant requests a 65' height limitation; if the headquarters is the ultimate use, the Applicant has no problem with a 40' height limitation.

The Applicant acknowledges that certain members of the Commission expressed concerns with

the latter, corporate headquarters proposal. It is very important to the Applicant to convey the fact that should the corporate headquarters option be the ultimate use, the construction will be first-class, consistent with adjacent architecture, and worthy of being located in the City of Chesterfield. With respect to this potential use, the Applicant envisions that, generally, only a receptionist type person would be on site at the subject property. This person would take calls/dispatch service technicians from their houses for sewer or drain cleaning work. The service technician would likely first visit the project site, assess the situation and needed equipment, and then retrieve the sewer or drain cleaning equipment in need from the headquarters or address the situation with the equipment on their work trucks **(maintained at their residences rather than the subject property).**

No retail sales would occur at the subject property and no repair service would occur at the subject property. The equipment used by the service technician would not be warehoused (i.e. permanently stored without active use) at the subject property, but rather used in the course of the services as dispatched per the description above. **Trucks would not be stored outside the building or cleaned on site, and the Applicant has no problem with an express limitation to this effect.**

Hopefully, the above Narrative along with supplemental Drawings, Adjoining Property Ordinances, & Photo information address the questions raised by the Planning Commission.

Lastly, we have enclosed letters of support from Scott and Kurt Rombach who are the owners and sellers of the subject property.

Should you have any questions or comments please do not hesitate to call.

Sincerely,

George M. Stock, P.E.
President

Enclosures

CC: Mr. Chuck Hulse, P.E., PLS (Charles.hulse@stockassoc.com) w/attachments
Mrs. Kate Stock-Gitto, E.I. (kate.gitto@stockassoc.com) w/ attachments
Mr. Michael Daming (mdaming@wasingerdaming.com) w/attachments
Mrs. Connie Grimes (cg@grimestax.com) w/attachments

LEVINA BOONE PROJECT NARRATIVE

Our proposal is to invest in the property 18633 Olive Street Road, which contains 3.1 +/- acres, and then market the property to appropriate investors. We would keep the architecture to blend nicely with the existing outlet mall, which is located near this acreage.

The proposed uses for the property are:

- Commercial Service Facility
- Grocery, community
- Grocery, neighborhood
- Office, general
- Office - medical
- Bakery
- Brewpub
- Coffee Shop, drive-through
- Filling station and convenience store with pump stations
- Laboratory - Professional Scientific
- Professional & Technical Service Facility
- Recreation facility
- Research Laboratory Facility
- Restaurant sit down
- Restaurant fast food
- Retail sales establishment-community
- Retail sales establishment-neighborhood
- Retail sales establishment-regional
- Drugstore and pharmacy with drive-through
- Financial institution with drive through
- Hotel and motel
- Hotel and motel, extended stay
- Warehouse, general

We want to do an environmental clean-up of the gas tank and pump located on the property as soon as closing, as well as proper disposal of the asbestos in the home, if any. We are also aware of the Chesterfield Tree Manual, and the Tree Stand Delineation requirement. We have four trees and have already been in contact with an arborist to do an evaluation of these trees. We have also been made aware of TownPlace Suites, and the trees that will line Olive Street Road on their property, and will conform to that standard.

We are not requesting any variations or exceptions from the requirement of the zoning ordinances. We are assuming that the neighboring homes are not considered in a residential district, as they are also zoned NU.

We are aware of the 50’ easement for flood control, and it is our understanding that could be shared with the adjoining property. We are also aware of the request of the City of Chesterfield to extend connecting roadways through our property, and have hired George Stock and Associates to analyze the property, and put forward a plan that would be consistent with neighboring properties and the City of Chesterfield.

Hours of Operation: Unrestricted (Except Retail Sales Limited to 7:00 AM to 11:00 PM)

No proposed outside storage of materials and goods.

Commercial Vehicles will not be parked outside overnight.

Proposed Design Standards:

F.A.R. 0.55 MAX

Maximum Building Ht. 65 feet

Open Space: 35% Min.

Proposed Setbacks:

Parking/Access Drives:

30’ from Olive Street Rd

15’ from Blue Valley Avenue

10’ from North/South Street

15’ from West property line

Building:

50’ from Olive Street Rd

15’ from Blue Valley Avenue

10’ from North/South Street

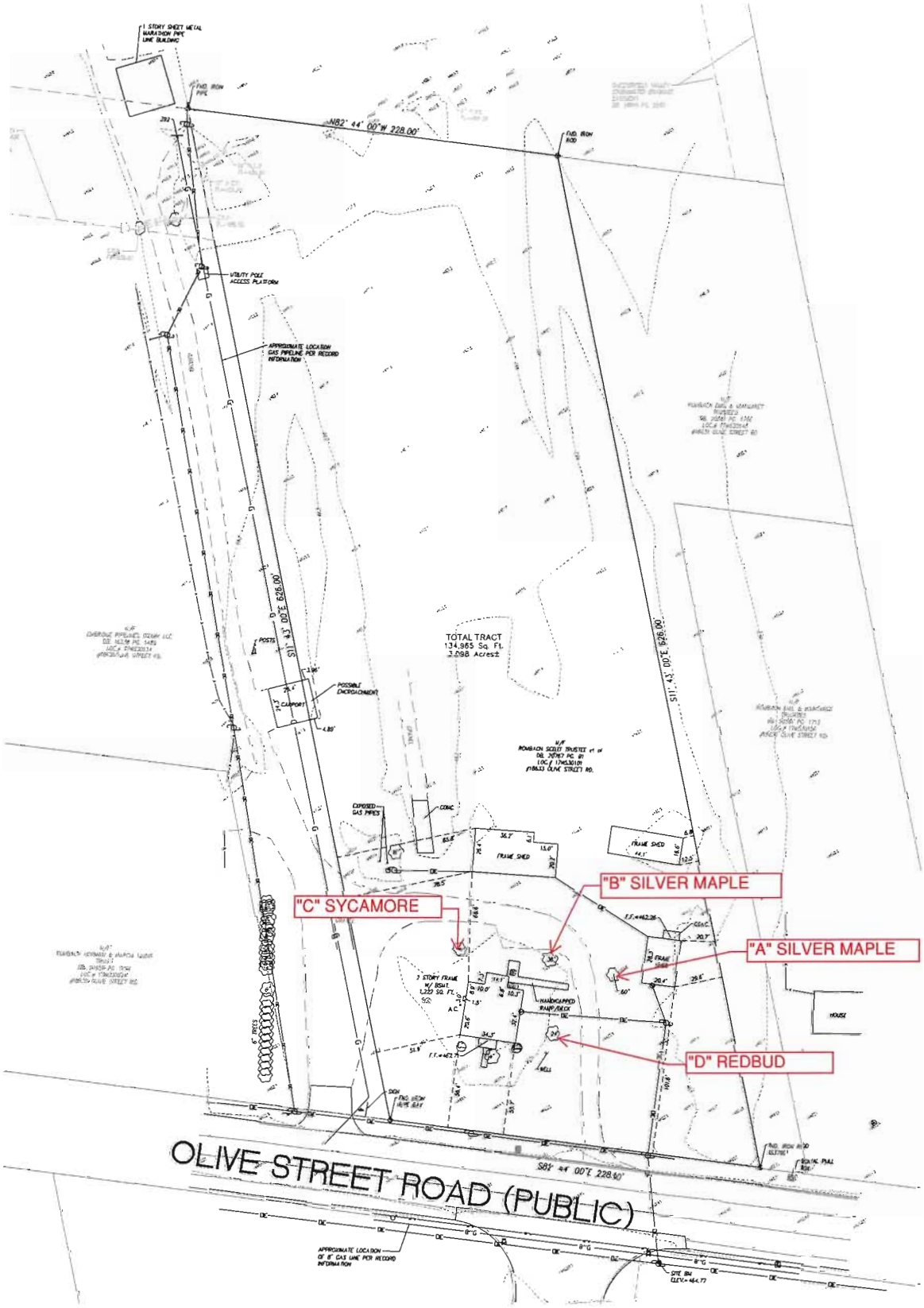
15’ from West property line

TREE STAND DELINEATION REPORT
18633 Olive Street Road
Chesterfield Mo 63005

Prepared by:
Zachary D Hall
ISA Certified Arborist
MW-4833 A

SPECIMEN TREE

No.	Common Name	Scientific Name	DBH (inches)	Condition Rating	Condition Comments
A	Silver Maple	Acer saccharinum	180	Poor	Topped, Severe Decay Through Out Branch Wood
B	Silver Maple	Acer saccharinum	120	Fair	Topped, Decay Through Out Branch Wood
C	Sycamore	Platanus occidentalis	142	Poor	Topped, 40-50% Decline
D	Redbud	Cercis canadensis	32,25,29	Fair	Codominant Stems, 10-15% Decline



TREE STAND DELINEATION EXHIBIT

18633 OLIVE STREET ROAD
CHESTERFIELD, MO 63005

LETTERS FROM PROPERTY OWNERS:

1.) SCOTT ROMBACH 12/4/18

2.) KURT ROMBACH 12/5/18

December 4 2018.

My name is Scott Rombach.
My brother and I are co-owners of the Rombach farm property at 18751 Olive Street Road, Chesterfield, Mo. 63005. We are in favor of the rezoning of the 3 acre property being purchased by Herman and Connie Grimes at 18633 Olive Street Road, Chesterfield, Mo. 63005

Scott Rombach

12-6-18

12-5-18

My name is Kurt Romach. My brother Scott and I are co-owners of a portion of the farm property located at 18751 Olive Street Rd, Chesterfield 63005. I am in favor of the rezoning of the three acre property located at 18633 Olive Street Rd, Chesterfield 63005.

12-6-18 Kurt Romach

A.) PHOTOS (5/14/19) OF MARATHON PIPELINE MARKER

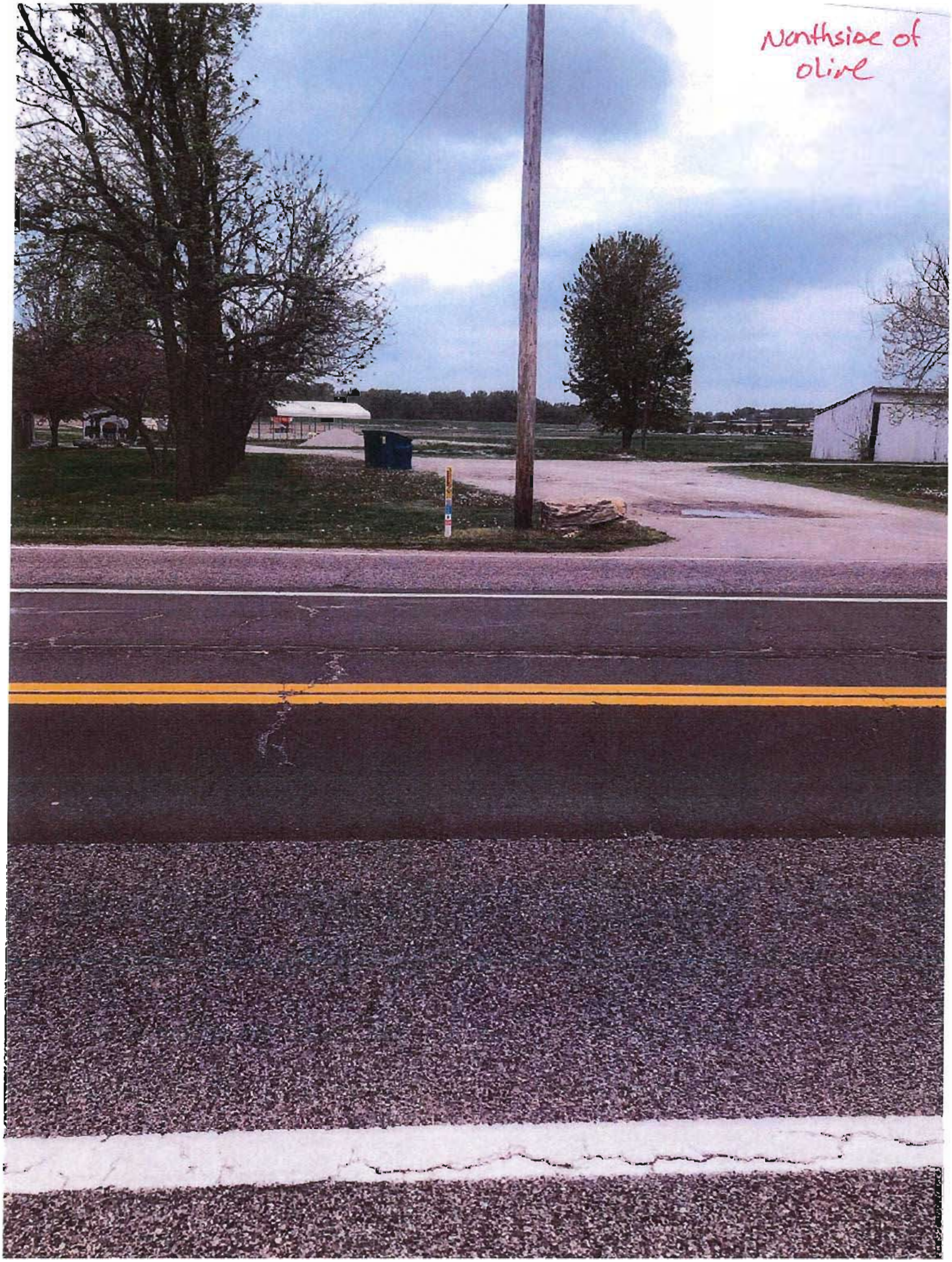
SOUTHSIDE of olive

SPN 6387 Field Date 5-14-19

IMG_6167.jpg

IMG_6168.jpg

SOUTHSIDE
OLIVE
WARNING
PETROLEUM
PIPELINE


Northside of
olive

NORTHSIDE of olive

SPN 6387 Field Date 5-14-19

IMG_6165.jpg

IMG_6166.jpg

SPN 6387 Field Date 5-14-19

IMG_6163.jpg

IMG_6164.jpg

SPN 6387 Field Date 5-14-19

IMG_6171.jpg

SPN 6387 Field Date 5-14-19

IMG_6169.jpg

IMG_6170.jpg

PIPELINE
TRES
ACCESS TO THI
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DANGER - NO S
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RECORDIN
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AREA IS SUBJE
TO REPORT
1-8

B.) BLUEVALLEY DEVELOPMENT
ORD. NO 2805
-PERMITTED USES
- HEIGHT
- CONCEPT PLAN
- PHOTOS

BLUE VALLEY ORD. 2805

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 "PC" Planned Commercial District shall be:

a. Administrative office for educational or religious facility
b. Amusement park
c. Animal grooming service
d. Arena and stadium
e. Art gallery
f. Art studio
g. Auditorium
h. Automatic vending facility
i. Automobile sales, new
j. Automobile sales, used
k. Automotive retail supply
l. Bakery
m. Bar
n. Barber or beauty shop
o. Botanical garden
p. Bowling center
q. Brewpub
r. Broadcasting studio
s. Cafeteria for employees and guests only
t. Car wash
u. Car wash, self service
v. Cemetery
w. Check cashing facility
x. Church and other place of worship
y. Club
z. Coffee shop
aa. Coffee shop, drive-thru
bb. Commercial service facility

cc.	Community center
dd.	Day care center, adult
ee.	Day care center, child
ff.	Device for energy generation
gg.	Donation collection bin
hh.	Drug store and pharmacy
ii.	Drug store and pharmacy, drive-thru
jj.	Dry cleaning establishment
kk.	Dry cleaning establishment, drive-thru
ll.	Dwelling, employee
mm.	Education facility- specialized private schools
nn.	Education facility- vocational school
oo.	Educational facility- college/university
pp.	Educational facility- kindergarten or nursery school
qq.	Fairground
rr.	Farmers market
ss.	Filling station and convenience store with pump stations
tt.	Film drop-off and pick-up station
uu.	Film processing plant
vv.	Financial institution
ww.	Financial institution, drive-thru
xx.	Golf course
yy.	Grocery- community
zz.	Grocery- neighborhood
aaa.	Grocery- supercenter
bbb.	Gymnasium
ccc.	Heliport- public and private
ddd.	Hospice
eee.	Hospital
fff.	Hotel and motel
ggg.	Hotel and motel, extended stay
hhh.	Individual sewage treatment facility
iii.	Kennel, boarding
jjj.	Laundromat
kkk.	Library

lll.	Local public utility facility- over 60 feet in height
mmm.	Lodge
nnn.	Mortuary
ooo.	Museum
ppp.	Newspaper stand
qqq.	Nursing home
rrr.	Office, dental
sss.	Office, general
ttt.	Office, medical
uuu.	Oil change facility
vvv.	Park
www.	Parking area, including garages, for automobiles
xxx.	Professional and technical service facility
yyy.	Public safety facility
zzz.	Reading room
aaaa.	Recreation facility
bbbb.	Research facility
cccc.	Restaurant, fast food
dddd.	Restaurant, outdoor customer dining area
eeee.	Restaurant, sit down
ffff.	Restaurant, take out
gggg.	Restaurant, with drive-thru window
hhhh.	Retail sales establishment, community
iiii.	Retail sales establishment, neighborhood
jjjj.	Retail sales establishment, regional
kkkk.	Retail sales, outdoor
llll.	Riding stable
mmmm.	Sales yard operated by a church, school, or other not for profit organization
nnnn.	Satellite dish
oooo.	Tackle and bait shop
pppp.	Tattoo parlor / body piercing studio
qqqq.	Telecommunications structure
rrrr.	Telecommunications tower or facility
ssss.	Theater, indoor

tttt. Theater, outdoor

uuuu. Transit transfer station

vvvv. Union halls and hiring halls

wwww. Vehicle repair and services facility

xxxx. Veterinary clinic

yyyy. Zoological garden

zzzz. Light Industrial Type Uses: Laboratory—Professional, scientific.

2. The above uses in the "PC" Planned Commercial District shall be restricted as follows:

   a. Outdoor sales shall be limited to an aggregate area not to exceed twenty percent (20%) of the total development to be shown on all Site Plans and must not be visible from roadways exterior to the development.

   b. A maximum of seven (7) drive-thru or drive-up facilities shall be permitted for this development with a maximum of two (2) such uses per building.

   c. Review of the impact on traffic and site circulation by assembly-type uses, i.e. uses d., g., oo., and ssss., will be conducted prior to approval of any Site Development Plan or Site Development Section Plan for the site.

   d. A maximum of two (2) lots in the development shall be developed with use ss.

3. Hours of Operation.

   a. Hours of operation for this "PC" District shall not be restricted.

4. Ancillary uses for the above referenced permitted uses shall be as follows:

   a. Associated work and storage areas required by a business, firm, or service to carry on business operations.

   b. Automatic vending facilities for:
      (i) Ice and solid carbon dioxide (dry ice);
      (ii) Beverages;
      (iii) Confections.

   c. Cafeterias for employees and guests only.

   d. Fishing tackle and bait shops. Open storage and display are prohibited.

5. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Unified Development Code Section 06.

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

1. Floor Area

   a. Total building floor area shall not exceed 1,400,000 square feet.

2. Height

   a. The maximum height of the buildings in this development shall be four (4) stories or sixty-five (65) feet as measured from existing grade, whichever is less; with the exception that three (3) parcels shall be permitted to maintain a maximum height of six (6) stories or seventy-five (75) feet as measured from existing grade, whichever is less.

3. Building Requirements

   a. A minimum of thirty percent (30%) open space is required for this development.

      The developer shall construct a one half (1/2) acre park which shall be maintained and operated by the land developer. Said park is to be located in the southern portion of the site along Olive Street Road and shall include the forty seven (47) inch Pecan Tree as shown on the Tree Stand Delineation. Specifics regarding the park design shall be provided during site development plan review.

   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 within the following setbacks:

   a. Fifty (50) feet from the right-of-way of Olive Street Road on the southern boundary of the "PC" Planned Commercial District.

   b. Structures which are six (6) stories in height shall be no closer than three hundred (300) feet from the right-of-way of Olive Street Road.

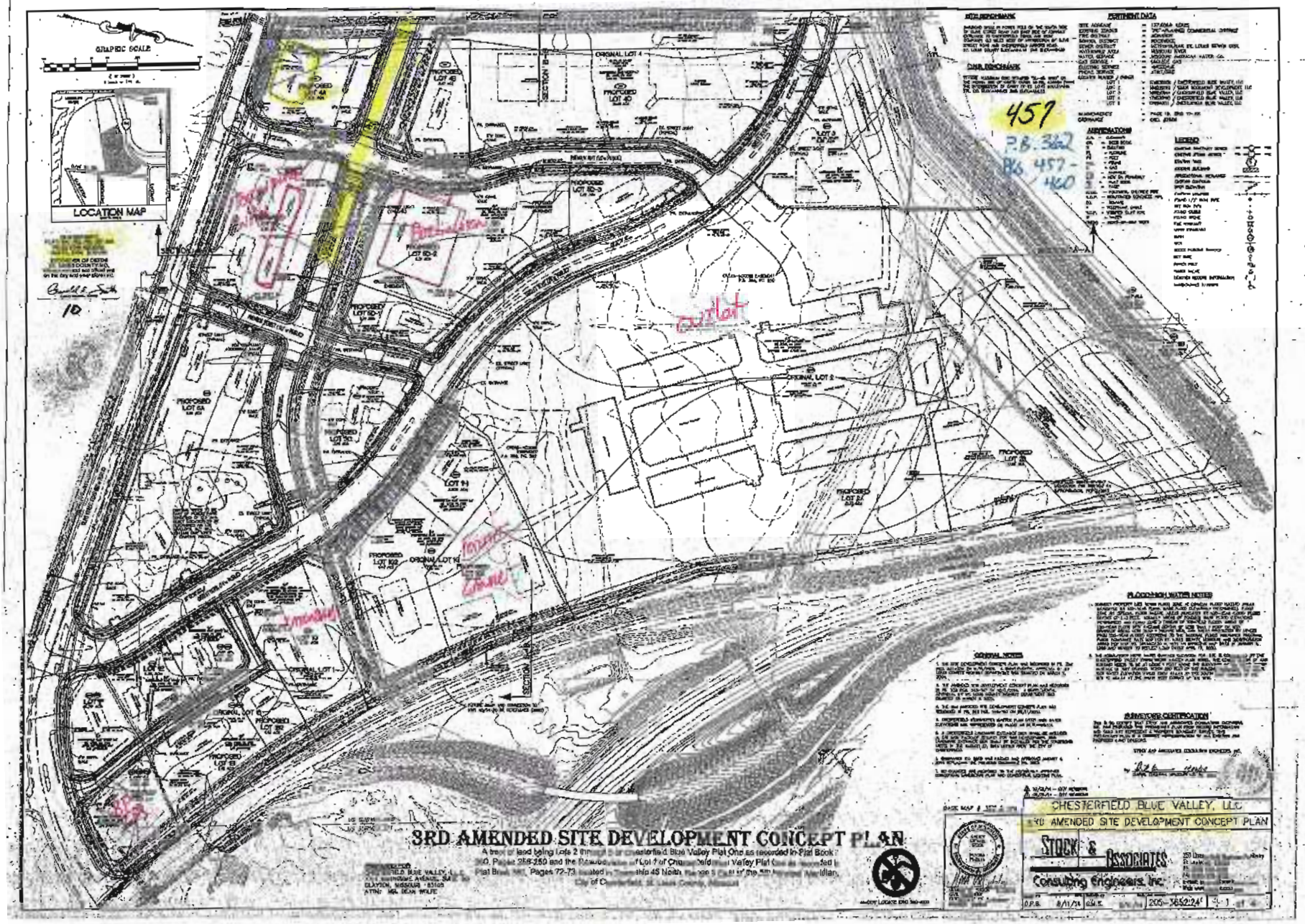
   c. One hundred (100) feet from the northern boundary of the "PC" District N34°00'30"E.

   d. Thirty (30) feet from the eastern boundary of the "PC" District.

   e. Twenty (20) feet from any interior road.

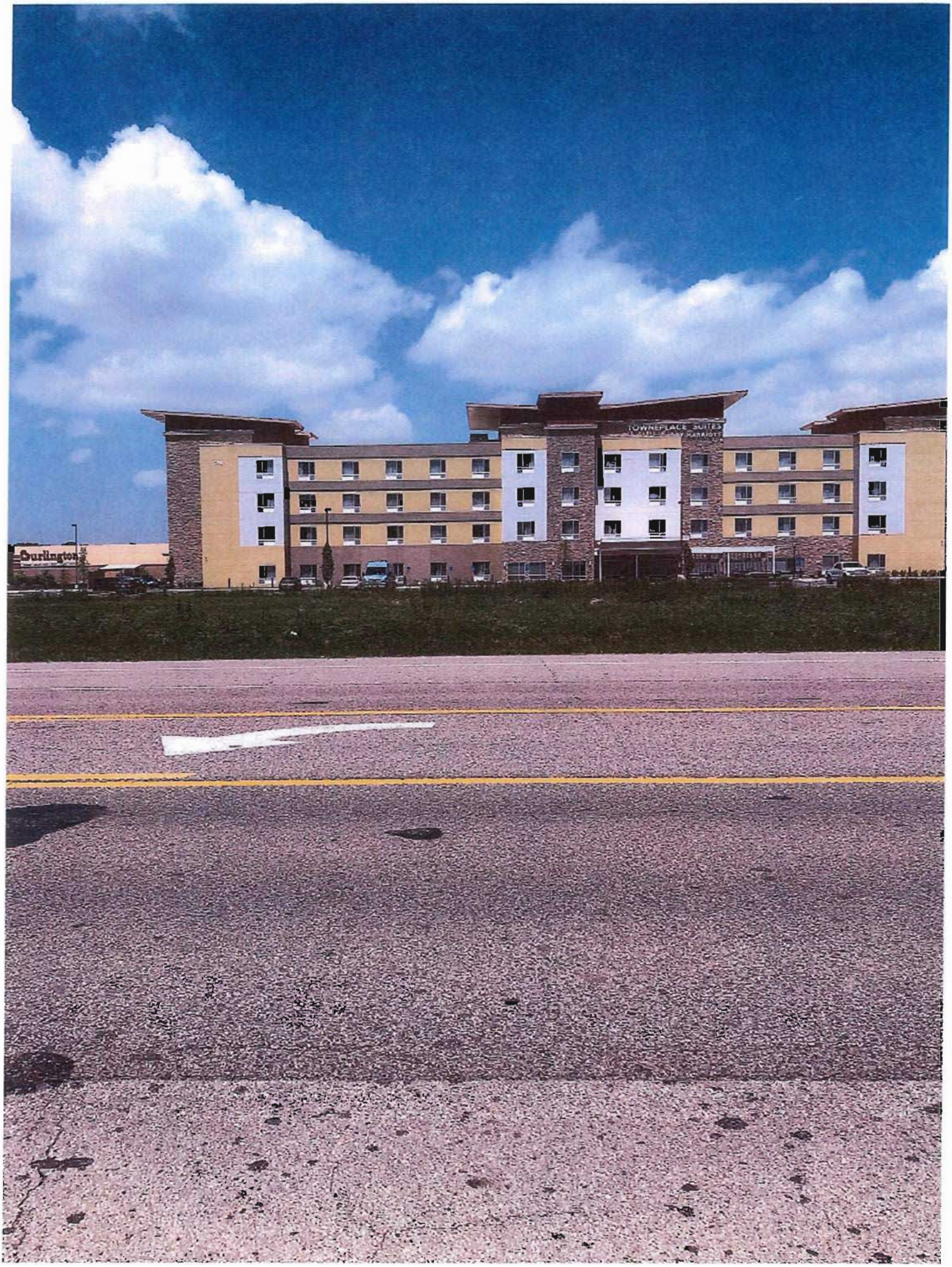
   f. Structures exceeding thirty (30) feet in height which adjoin "NU" Non-Urban, "PS" Park and Scenic or an "R" Residence District shall be set back an additional one (1) foot for every two (2) feet in height above thirty (30) feet.

   g. Structures which are six (6) stories in height shall be no closer than one hundred fifty (150) feet from the paved portion of I-64.


GRAPHIC SCALE
LOCATION MAP
457
P.B. 362
PG. 457 - 460
Outlot
3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN
CHESTERFIELD BLUE VALLEY, LLC
3RD AMENDED SITE DEVELOPMENT CONCEPT PLAN
STOCK & ASSOCIATES
Consulting Engineers, Inc.

STOP

Burlington


TOWNEPLACE SUITES
Burlington

C.) SIMON WOODS DEVELOPMENT
ORD. NO 2813
1826 OLIVE ST. ROAD
- PERMITTED USES
- HEIGHT
-PRELMINARY PLAN

ORD. 2813

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
   a. Administrative office for educational or religious facility.
   b. Animal grooming service.
   c. Automatic vending facility.
   d. Automotive detailing shop.
   e. Automotive retail supply.
   f. Bakery.
   g. Bar.
   h. Brewery.
   i. Brewpub.
   j. Broadcasting studio.
   k. Car wash.
   l. Car wash, industrial.
   m. Car wash, self-service.
   n. Check cashing facility.
   o. Club.
   p. Commercial service facility.
   q. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
   r. Day care center, adult.
   s. Day care center, child.
   t. Dry cleaning establishment.
   u. Dry cleaning establishment, drive-thru.
   v. Educational Facility - Specialized private schools.
   w. Educational Facility - Vocational school.

x. Educational Facility - Vocational school, outdoor training.

y. Farmers market.

z. Filling station and convenience store with pump stations.

aa. Financial institution.

bb. Financial institution, drive-thru.

cc. Gymnasium.

dd. Industrial sales, service, and storage.

ee. Kennel, boarding.

ff. Kennel, private.

gg. Laboratories – professional, scientific.

hh. Laundromat.

ii. Local public utility facility.

jj. Lodge.

kk. Mail order sale warehouse.

ll. Manufacturing, fabrication, assembly, processing, or packaging facility.

mm. Office, dental.

nn. Office, general.

oo. Office, medical.

pp. Oil change facility.

qq. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facility.

rr. Professional and technical service facility.

ss. Public safety facility.

tt. Research facility.

uu. Restaurant, fast food.

vv. Restaurant, take out.

ww. Self-storage facility.

xx. Sheet metal shop.

yy. Shooting range, indoor.

zz. Substance abuse facilities-outpatient.

aaa. Substance abuse facilities-inpatient.

bbb. Trucks, trailers, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage.

ccc. Vehicle repair and services facility.

ddd. Veterinary clinic.

eee. Warehouse, general.

2. All permitted uses in this "PI" District that include outdoor storage and/or outdoor activity shall be adequately screened as required by the City of Chesterfield.

3. Hours of Operation

   a. Hours of operation for all uses in this "PI" District shall be limited to 7:00 AM to 11:00 PM.

   b. All deliveries and trash pick-ups shall be limited to 7:00 AM to 11:00 PM.

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

1. HEIGHT

   a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.

2. BUILDING REQUIREMENTS

   a. A minimum of thirty percent (30%) openspace will be required for this development.

C. SETBACKS

1. Structure Setbacks

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

   a. Fifty (50) feet from the right-of-way of Olive Street Road.

   b. Fifty (50) feet from the eastern boundary of this district.

   c. Fifty (50) feet from the southern boundary of this district.

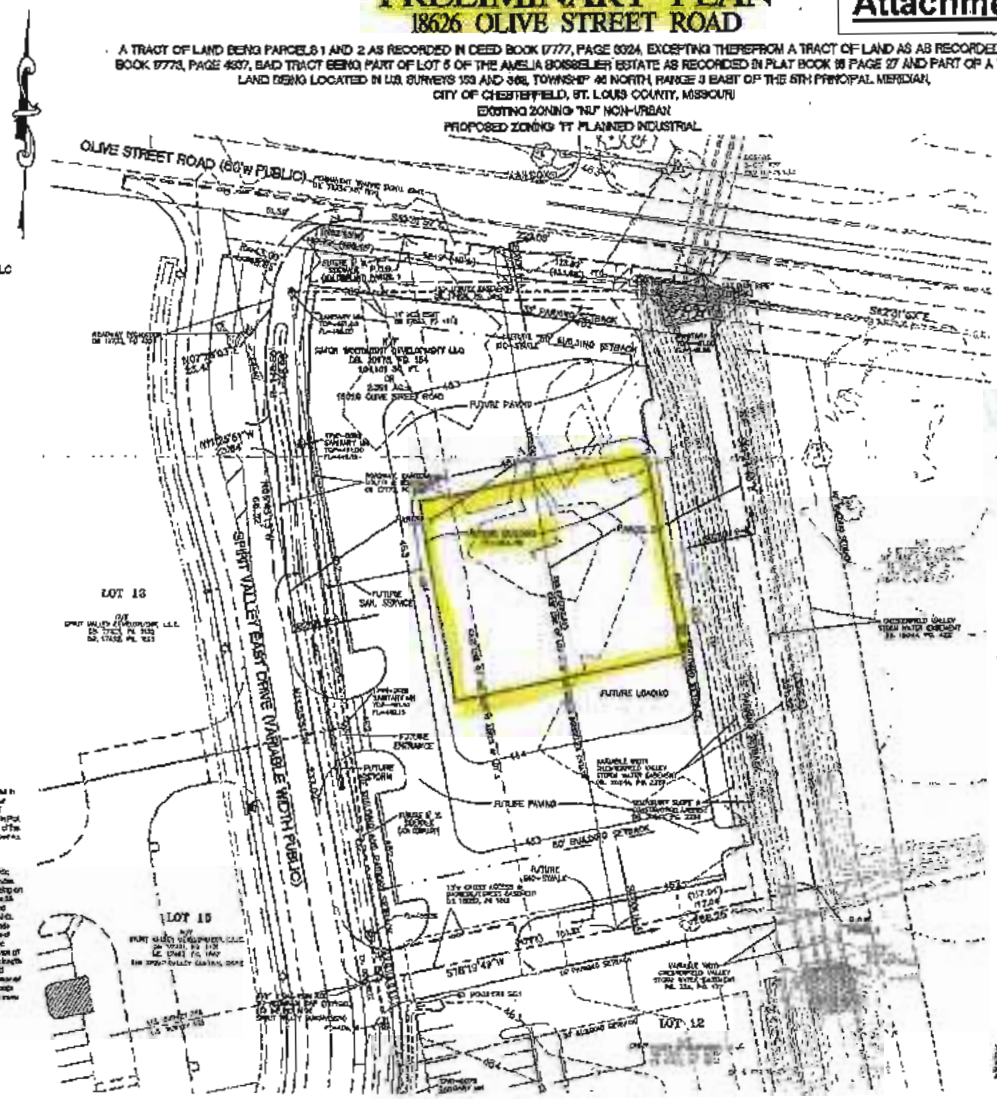
   d. Twenty (20) feet from the western boundary of this district.

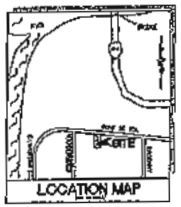
PRELIMINARY PLAN
18626 OLIVE STREET ROAD

Attachment B

A TRACT OF LAND BEING PARCELS 1 AND 2 AS RECORDED IN DEED BOOK 17777, PAGE 0324, EXCEPTING THEREFROM A TRACT OF LAND AS AS RECORDED IN DEED BOOK 17773, PAGE 4937, SAID TRACT BEING PART OF LOT 5 OF THE AMELIA BOISSELIER ESTATE AS RECORDED IN PLAT BOOK 66 PAGE 27 AND PART OF A TRACT OF LAND BEING LOCATED IN U.S. SURVEYS 153 AND 368, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
EXISTING ZONING "NU" NON-URBAN
PROPOSED ZONING "I" PLANNED INDUSTRIAL

GRAPHIC SCALE





SITE INFORMATION

ADDRESS	= 18626 OLIVE STREET RD. CHESTERFIELD, MO 63005
SITE AREA	= 2.391 ACRES
OWNER	= SIMON WOODMONT DEVELOPMENT LLC
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0012G
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

GENERAL NOTES

4. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE OWNER WITH AVAILABLE EVIDENCE. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AND THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE FOUND, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.

5. ON-SITE STORM WATER DRAINAGE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.

6. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.

7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DRAINAGE POINT. SHEETFLOW ARE NOT ACCEPTABLE DISCHARGE POINTS.

8. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. THE DEVELOPER OF THIS PLAN/SITE WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN COOPERATION WITH THE CONSTRUCTION OF THE IMPROVEMENTS.

9. ADDRESS SHOWN FROM A GENERAL PLAN TO WHERE DIRECTION SHOULD BE PROVIDED FOR EXISTING, FUTURE ROADS BETWEEN THIS SITE AND FUTURE ROADS/PROPERTY TO BE USED.

LEGAL DESCRIPTION

[illegible] OLIVE STREET ROAD

A tract of land being Parcels 1 and 2 as described as a tract by 8201 Valley Development, L.L.C. as recorded in Deed Book 17777, Page 0324 of the St. Louis County, Missouri Records, Comprising that tract described as a tract of Parcel 2 in the Southern line of Parcel 1 South 74 degrees 18 minutes 42 seconds West, a distance of 891.52 feet to the Southwest corner of the aforesaid Parcel 1, said point being on the Eastern line of Spirit Valley East Drive (variable width public); thence along the Western line of said Parcel 1 North 16 degrees 15 minutes 51 seconds West, a distance of 332.08 feet; to the intersection with the Southern line of a tract of land conveyed to the City of Chesterfield, by deed recorded in Deed Book 17773, Page 4937 of the aforesaid St. Louis County Records; thence along said Southern line the following North 90 degrees 00 minutes 00 seconds West, a distance of 53.52 feet to a point; thence North 45 degrees 00 minutes 00 seconds West, a distance of 21.21 feet to a point of curvature; thence along a curve to the right having a radius of 141.92 feet and an arc length of 143.80 feet to the point of tangency; thence North 01 degrees 59 minutes 00 seconds East, a distance of 22.43 feet to a point of curvature; thence along a curve to the right having a radius of 43.00 feet and an arc length of 68.80 feet to the intersection with the Southeastern line of Olive Street Road (60 feet wide); thence along said Southern line North 88 degrees 01 minutes 01 seconds East, a distance of 722.66 feet to the Northwest corner of the aforesaid Parcel 2; thence along the Western line of said Parcel 2 South 16 degrees 24 minutes 43 seconds East, a distance of 1012.21 feet to the Point of Beginning and containing 104,151 square feet or 2.391 acres more or less as per calculations by Joseph B. Aschbacher's Circus Ridge Engineers, Inc. during August, 2003.

BEGINNING at the Southwest corner of Parcel 2 of a tract of land described as a tract to 8201 Valley Development, L.L.C. as recorded in Deed Book 17777, Page 0324 of the St. Louis County, Missouri Records; thence along the Southern line of Parcel 2 and the Southern line of Parcel 1 South 74 degrees 18 minutes 42 seconds West, a distance of 891.52 feet to the Southwest corner of the aforesaid Parcel 1, said point being on the Eastern line of Spirit Valley East Drive (variable width public); thence along the Western line of said Parcel 1 North 16 degrees 15 minutes 51 seconds West, a distance of 332.08 feet; to the intersection with the Southern line of a tract of land conveyed to the City of Chesterfield, by deed recorded in Deed Book 17773, Page 4937 of the aforesaid St. Louis County Records; thence along said Southern line the following North 90 degrees 00 minutes 00 seconds West, a distance of 53.52 feet to a point; thence North 45 degrees 00 minutes 00 seconds West, a distance of 21.21 feet to a point of curvature; thence along a curve to the right having a radius of 141.92 feet and an arc length of 143.80 feet to the point of tangency; thence North 01 degrees 59 minutes 00 seconds East, a distance of 22.43 feet to a point of curvature; thence along a curve to the right having a radius of 43.00 feet and an arc length of 68.80 feet to the intersection with the Southeastern line of Olive Street Road (60 feet wide); thence along said Southern line North 88 degrees 01 minutes 01 seconds East, a distance of 722.66 feet to the Northwest corner of the aforesaid Parcel 2; thence along the Western line of said Parcel 2 South 16 degrees 24 minutes 43 seconds East, a distance of 1012.21 feet to the Point of Beginning and containing 104,151 square feet or 2.391 acres more or less as per calculations by Joseph B. Aschbacher's Circus Ridge Engineers, Inc. during August, 2003.

SHEET INDEX

C-P-1 PRELIMINARY PLAN
C-P-2 PRELIMINARY SITE SECTIONS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECENT INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A GENERALLY REPRESENTATION OF THE EXISTING AND PROPOSED LAND FEATURES.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By: [signature] DANIEL BENJAMIN WARNER L.S. #2153

STATE OF MISSOURI — DANIEL BENJAMIN — NUMBER PLS-2153 — LAND SURVEYOR

PREPARED FOR:

SIMON WOODMONT DEVELOPMENT, LLC
& CHESTERFIELD BLUE VALLEY, LLC
c/o MR. DEAN WOLFE
7711 BONHOMME AVENUE, SUITE 803
CLAYTON, MO 63105

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYED EVIDENCE AND INFORMATION AND, WHERE POSSIBLE, BY DIRECT OBSERVATION OF SURFACE CONDITIONS. THE EXISTENCE, SIZE, TYPE, NUMBER, AND LOCATION OF UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, ABANDONED OR OTHERWISE, SHOWN ON THIS PLAN ARE NOT GUARANTEED TO BE EXACT OR ACTUAL LOCATIONS 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 EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE IMPROVEMENTS SHALL BE DO ONLY AFTER ALL APPARENT UTILITY COMPANIES COMPLY WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER SHALL NO RESPONSIBILITY FOR SERVICES PERFORMED BY OTHERS TO SUPPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER DID NOT PREPARE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND CONTRACTOR, STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. SHALL NO RESPONSIBILITY TO VERIFY FINAL DIMENSIONS AS SHOWN ON THE PLAN UNLESS SPECIFICALLY STATED AND

D.N.R. BENCHMARK

[illegible]

TEMPORARY SITE BENCHMARK

[illegible]

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
[illegible]

PRELIMINARY PLAN FOR:
18626 OLIVE STREET ROAD
18626 OLIVE STREET ROAD
CITY OF CHESTERFIELD, MISSOURI
63005

DATE: 07/23/04

STATE OF MISSOURI — GEORGE W. STOCK — NUMBER 14231 — REGISTERED PROFESSIONAL ENGINEER

GEORGE W. STOCK E-22116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
RENEWAL DATE 2006

REVISIONS

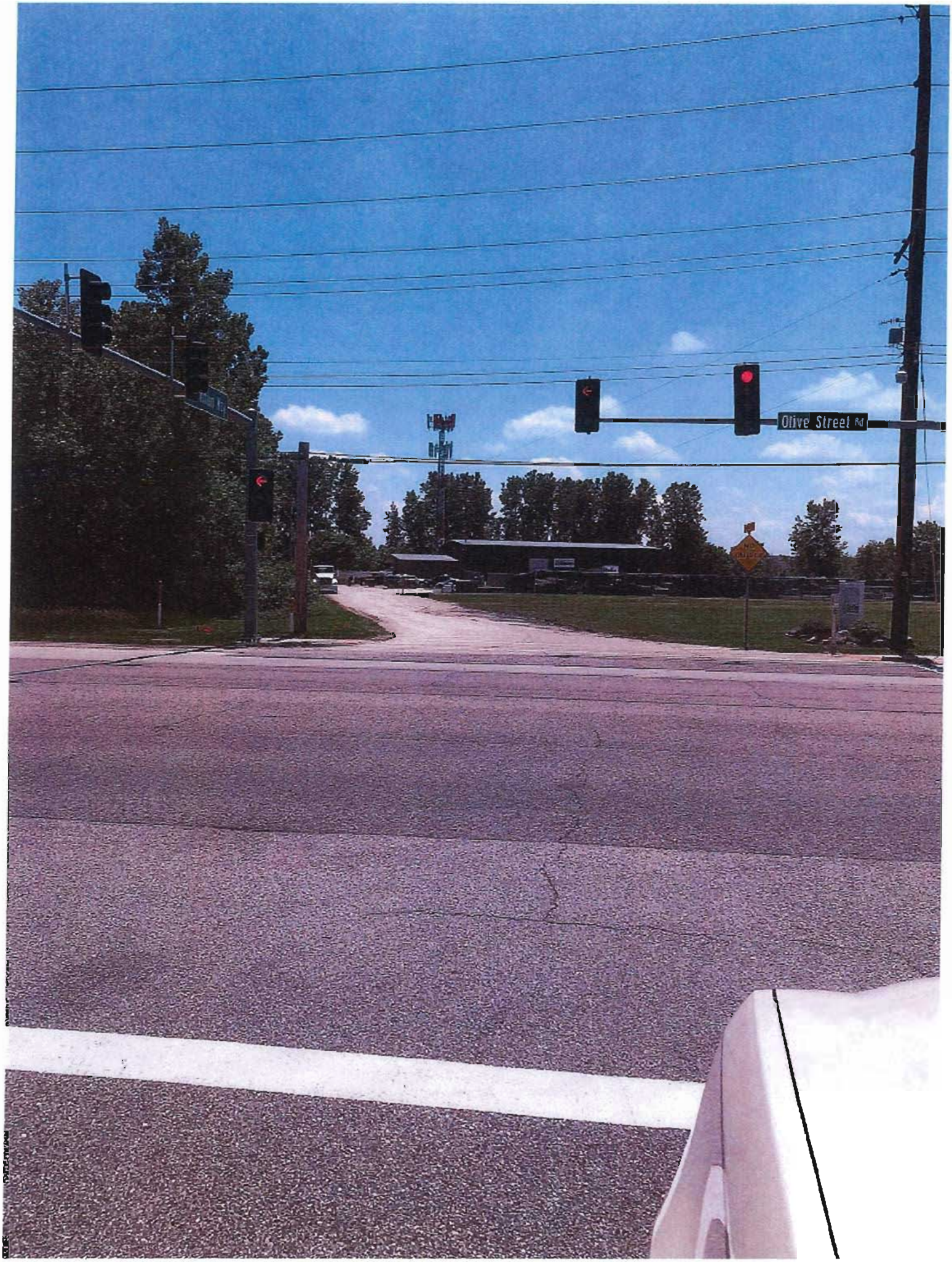
1	PER CITY LETTER DATED 09/09/04
2	PER CITY LETTER DATED 10/08/04
3	PER CITY LETTER DATED 11/08/04
4	PER CITY SUBMISSION DATED 07/08/04

DRAWN	G.W.S.
CHECKED	D.M.W.
JOB NO.	03-0363
SCALE	[illegible]
F.B.	[illegible]

PRELIMINARY PLAN

SHEET NO.: C-P-1

ORD. NO. 2813


Olive Street Rd

D.) SPIRIT VALLEY BUSINESS PARK ORD. NO 3002

- PERMITTED USES

- HEIGHT

- PRELIMINARY PLAN & CONCEPT PLAN

ORD. 3002

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
   a. Animal hospitals, veterinary clinics, and kennels.
   b. Meat packing facilities.
   c. Broadcasting studios for radio and television.
   d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and other communications.
   e. Business, professional, and technical training schools.
   f. Business service establishments.
   g. Cafeterias for employees and guests only.
   h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
   i. Financial institutions.
   j. Filling stations, including emergency towing and repair services.
   k. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
   l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
   m. Highway department garages.
   n. Hotels and motels.
   o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up service.
   p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
      (i) Adequately screened with landscaping, fencing or walls, or any combination thereof; or
      (ii) Placed underground; or

(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Planning and Development Services Division for review. No building permit or installation permit shall be issued until these plans have been approved by the Planning and Development Services Division.

q. Mail order sale warehouses.

r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:

(i) Facilities producing or processing explosives or flammable gases or liquids;

(ii) Facilities for animal slaughtering or rendering;

(iii) Sulphur plants, rubber reclamation plants, or cement plants; and

(iv) Steel mills, foundries, or smelters.

s. Medical and dental offices.

t. Office or office buildings.

u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.

v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.

w. Police, fire, and postal stations.

x. Printing and duplicating services.

y. Public utility facilities.

z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.

aa. Restaurants, fast food.

bb. Restaurants, sit down.

cc. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.

dd. Sales, servicing, repairing, cleaning, renting, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.

ee. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.

ff. Storage and repair garages for public mass transit vehicles.

gg. Storage yards for lumber, coal, and construction materials.

hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.

ii. Union halls and hiring halls.

jj. Vehicle repair facilities.

kk. Vehicle service centers.

ll. Welding, sheet metal, and blacksmith shops.

mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.

nn. Warehousing, storage, or wholesaling of manufactured commodities.

2. The following Ancillary Uses shall be permitted:
   a. Automatic vending facilities for:
      (i) Ice and solid carbon dioxide (dry ice);
      (ii) Beverages;
      (iii)Confections.

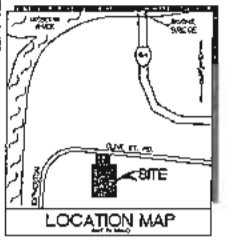
3. Hours of Operation
   a. Hours of operation are unrestricted.

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

1. HEIGHT
   a. The maximum height of the hangars on Lots 8 & 9B shall not exceed sixty-five (65) feet.
   b. The maximum height of all other buildings, exclusive of roof screening, shall not exceed forty (40) feet.

PRELIMINARY PLAN FOR TEXT ORDINANCE AMENDMENT

TEXT ORDINANCE AMENDMENT TO ORD. #2745 (PHASE I)
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONING: PI "PLANNED INDUSTRIAL"



Property Description

A PART OF LOTS 1 THRU 4 OF THE SUBDIVISION OF [illegible] ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, AND A PART OF LOTS 1 THRU 4 OF THE SUBDIVISION OF [illegible] ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS, THOSE PARTS OF SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERN LINE OF OLIVE STREET ROAD AT THE POINT OF INTERSECTION OF SAID SOUTHERN LINE OF OLIVE STREET ROAD WITH THE WESTERN LINE OF LOT 1 OF THE SUBDIVISION OF [illegible] AS RECORDED IN PLAT BOOK 18, PAGE 27 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF OLIVE STREET ROAD AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, SOUTH 89 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,322.51 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN LINE OF A TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, SOUTH 00 DEGREES 11 MINUTES 09 SECONDS WEST, A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, SOUTH 89 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,322.51 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED AS PARCEL 2 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 2 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, SOUTH 89 DEGREES 51 MINUTES 51 SECONDS EAST, A DISTANCE OF 1,322.51 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED AS PARCEL 2 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE EASTERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 2 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,320.00 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE NORTHERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, A DISTANCE OF 1,322.51 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID TRACT OF LAND CONVEYED AS PARCEL 1 IN A DEED TO [illegible] AS RECORDED IN BOOK [illegible] OF SAID COUNTY RECORDS, NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,490,518 FT. OR 80.15 ACRES.

A.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 1)
RECORDED 10/15/07
PB. 358/ PGS. 752-757. ORD. #2373
ORD. #2555 REPEALED
ORD. #2373 ON 5/5/08

B.) SITE DEVELOPMENT CONCEPT PLAN (PHASE 2)
RECORDED 11/30/10
PB. 358/ PGS. 292-297 ORD. #2913

C.) AMENDED SITE DEVELOPMENT CONCEPT PLAN (PHASE 1 - EXCLUDING PHASE 2 PARK)
RECORDED 10/15/13
PB. 361/ PGS. 353-358

Associates w/ ordinance 3002

GRAPHIC SCALE

RECEIVED
MAR 07 2014

PREPARED BY
STOCK & ASSOCIATES
Consulting Engineers, Inc.

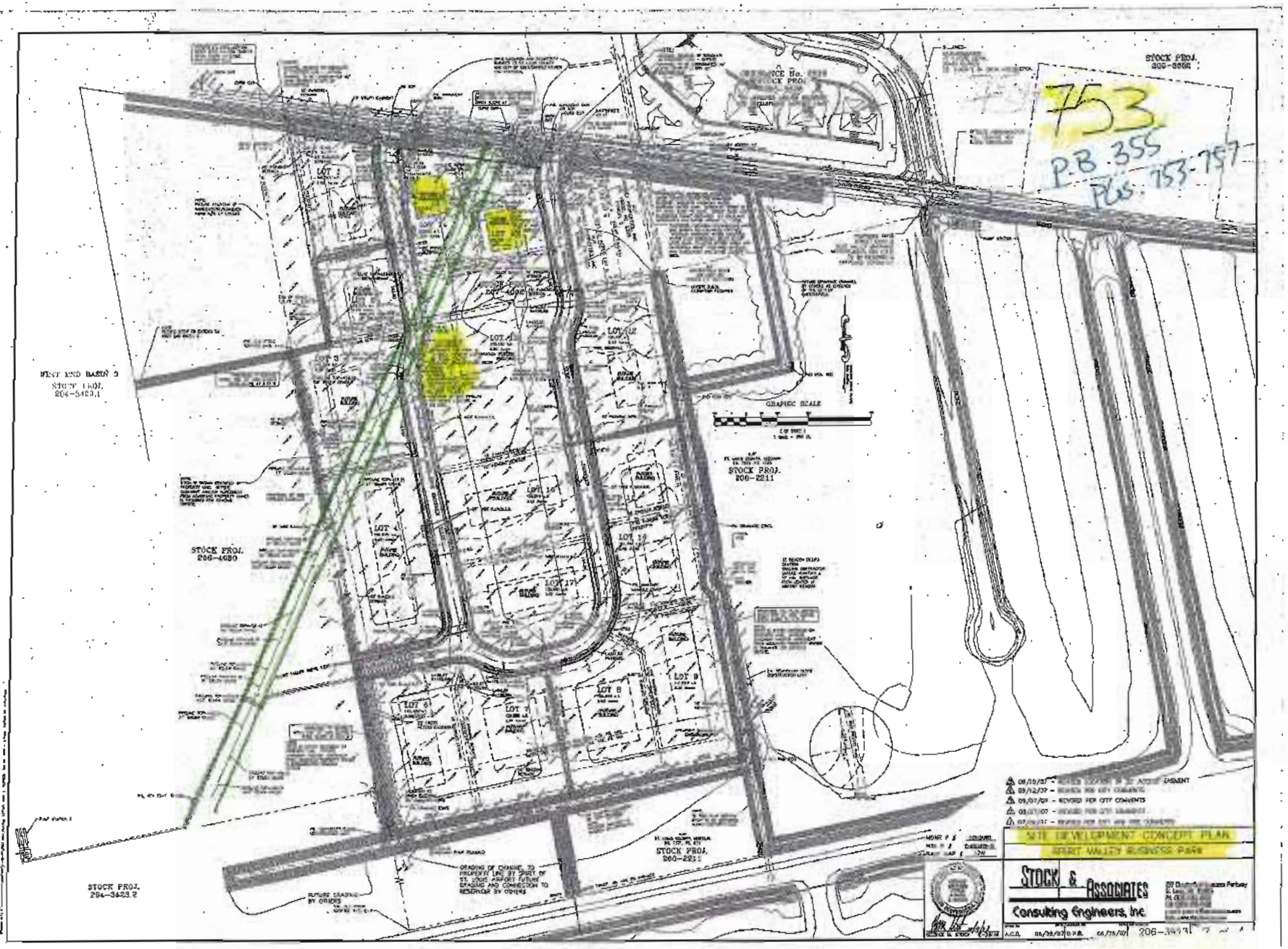
PRELIMINARY PLAN FOR:
SPIRIT VALLEY BUSINESS PARK
OLIVE STREET ROAD
CHESTERFIELD
MISSOURI, 63005

REVISIONS

PRELIMINARY PLAN

6221

C1.0


753
P.B. 355
Pgs. 753-757
STOCK PROJ.
206-3668
WEST END BASIN 3
STOCK PROJ.
206-5423.1
STOCK PROJ.
206-2211
STOCK PROJ.
206-4680
STOCK PROJ.
206-3423.2
STOCK PROJ.
206-2251
GRAPHIC SCALE
SITE DEVELOPMENT CONCEPT PLAN
SPIRIT VALLEY BUSINESS PARK
STOCK & ASSOCIATES
Consulting Engineers, Inc.

Vermeer

CHESTERFIELD
FENCE & DECK

FRESH AIR
HEATING
COOLING

Ordway Products, Inc.

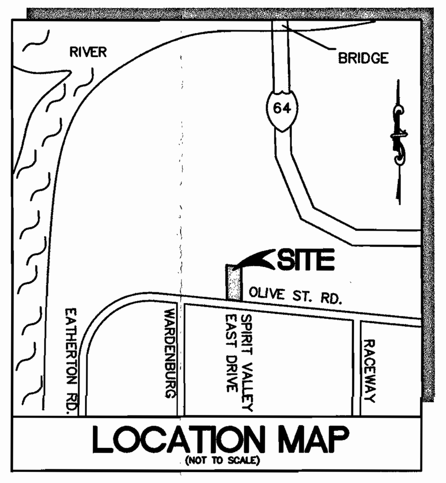
New Age
MEDICAL

PRELIMINARY PLAN
18633 OLIVE STREET ROAD

A TRACT OF LAND BEING AS RECORDED IN LOT 1 OF AMELIA BOISSELIER ESTATE AND BEING LOCATED IN U.S. SURVEYS 368, 1937 AND 133, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION

ADDRESS	= 18633 OLIVE STREET RD. CHESTERFIELD, MO 63005
SITE AREA	= 3.098 ACRES
OWNER	= ROMBACH SCOTT TRUSTEE et al
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS



APPROXIMATELY 4100' WEST OF INTERSECTION OF OLIVE STREET RD. AND CHESTERFIELD AIRPORT RD.

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. & RECORD INFORMATION (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
5. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
7. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
8. ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTAILATION OF ALL UTILITES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.

PROPERTY DESCRIPTION

Part of Lot 1 of the AMELIA BOISSELIER ESTATE in U.S. Surveys 368, 1937 and 133, Township 45 North, Range 3 East, according to survey and subdivision thereof made by Richard Elbring Surveyor, recorded in Plat Book 16 Page 27 of the St. Louis County Records and described as: Beginning at a point in the North line of Olive Street Road, distant 140.0 feet North 82 degrees 44 minutes West from the Southeast corner of said Lot 1; thence North 11 degrees 43 minutes West 626 feet to a point; thence North 82 degrees 44 minutes West parallel with the North line of Olive Street Road 228 feet to a point 25 feet East from the center line of Shell Pipe Line Right-of-Way; thence South 11 degrees 43 minutes East from the center line of Shell Pipe Line Right-of-Way, passing an angle in said pipe line and continuing on the same course, South 11 degrees 43 minutes East 626 feet to the North line of Olive Street Road; thence along road line South 82 degrees 44 minutes East 228 feet to the place of beginning.

PROPOSED DEVELOPMENT STANDARDS

F.A.R. 0.55 MAX.

PROPOSED BUILDING HT = 65' MAX.

PROPOSED SETBACKS:
- PARKING/ACCESS DRIVES
  - 30' FROM OLIVE STREET ROAD
  - 15' FROM BLUE VALLEY AVENUE
  - 10' FROM NORTH/SOUTH STREET
  - 15' FROM WEST PROPERTY LINE
- BUILDING
  - 50' FROM OLIVE STREET ROAD
  - 15' FROM BLUE VALLEY AVENUE
  - 10' FROM NORTH/SOUTH STREET
  - 15' FROM WEST PROPERTY LINE

OPENSPACE:

REQUIRED: 35% PER "PC" PLANNED COMMERCIAL DISTRICT
PROVIDED: 44.3%

TOTAL LOT AREA=134,965 S.F. = 3.098 AC.
BUILDING = 17,500 S.F.
PAVEMENT = 57,690 S.F.
GREENSPACE = 59,775 S.F.

BENCHMARK

D.N.R. BENCHMARK SL-40
ELEV.=486.55

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD OF HIGHWAY 64 AND THE EXTENDED CENTERLINE OF THE SPIRIT OF ST. LOUIS BOULEVARD; APPROXIMATELY 0.3 MILE NORTH OF CHESTERFIELD AIRPORT ROAD.

ALL PROJECT ELEVATIONS ARE BASED ON THE PUBLISHED D.N.R VALUES FOR SL-40 UTILIZING GPS TECHNOLOGY. THE SAME BENCHMARK PUBLISHED BY ST. COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM IS BM-11-108. TO CONVERT PROJECT ELEVATIONS FROM SL-40 TO THE ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC BENCHMARK SYSTEM BM-11-08, ADD TWENTY SEVEN HUNDREDTHS OF A FOOT (0.27') TO OBTAIN A ST. LOUIS COUNTY HIGHWAYS AND TRAFFIC ELEVATION.

SITE BENCHMARK

ELEV.=464.77

R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

UTILITY NOTE

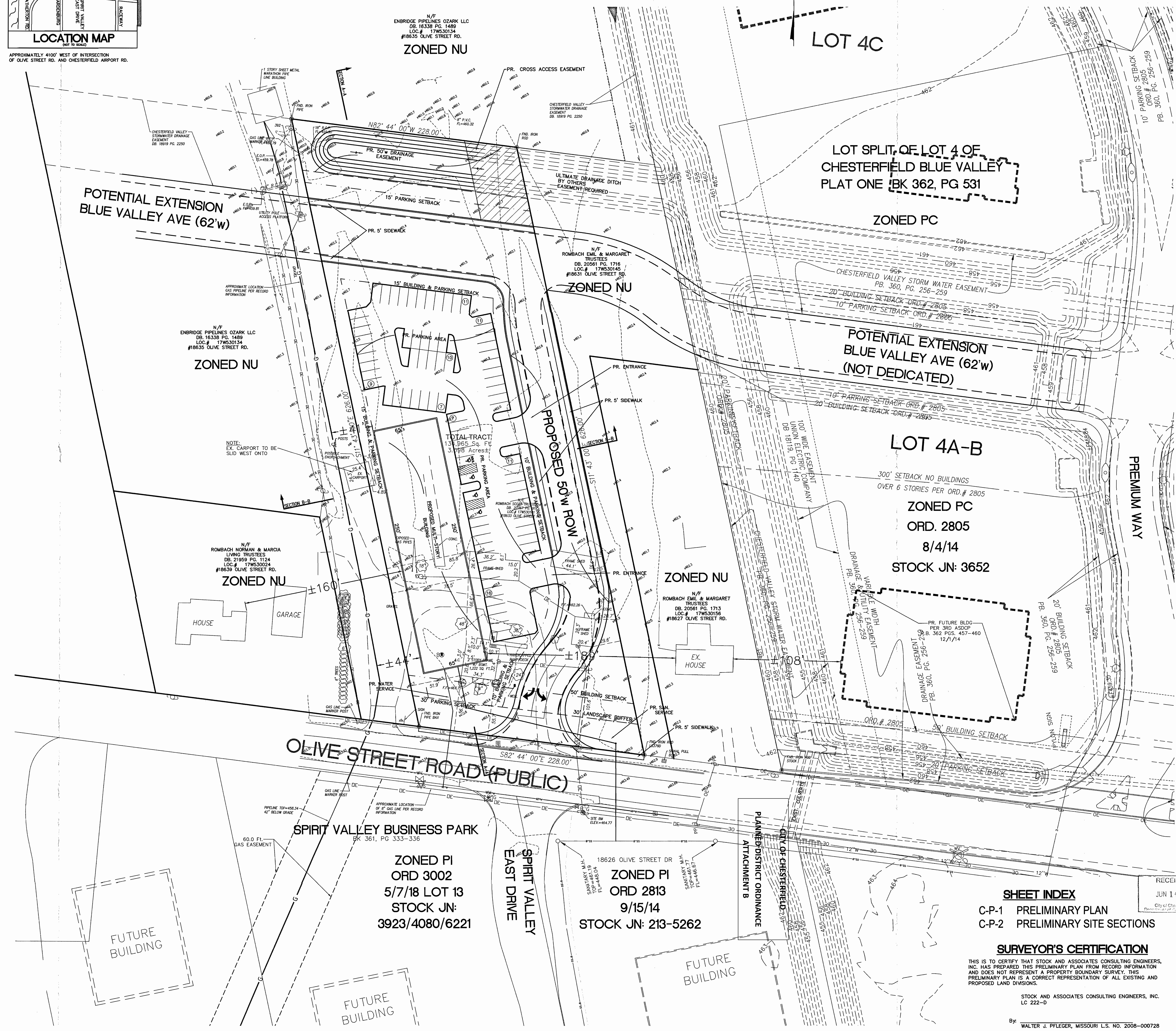
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED FOR:
GRIMES TAX FILINGS
2570 GLADIATOR DR.
FENTON, MO. 63026
ATTN: MS. CONNIE GRIMES-ENROLLED AGENT

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

DRAWING FILE: O:\DRAWS300\218\6387\Civil\Preliminary Plan\2019-06-14 6387 Prelim Base 2019.dwg LAYOUT: PRELIM PLAN PLOTTED: Jun 13, 2019 - 3:42pm PLOTTED BY: charles.hulse



RECEIVED
JUN 14 2019
City of Chesterfield

SHEET INDEX

C-P-1 PRELIMINARY PLAN
C-P-2 PRELIMINARY SITE SECTIONS

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS PRELIMINARY PLAN FROM RECORD INFORMATION AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS PRELIMINARY PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

By: ______________________
WALTER J. PFLEGER, MISSOURI L.S. NO. 2008-000728

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

PRELIMINARY PLAN FOR:
18633 OLIVE STREET ROAD
18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

DATE: 6/13/19

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

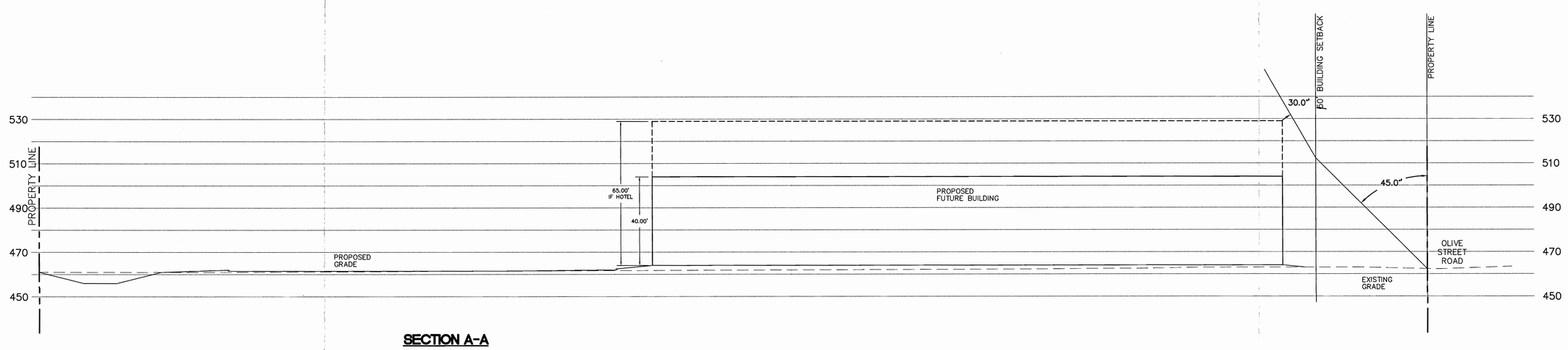
REVISIONS:

1	11/05/18 REVISED PER CITY REVIEW 10/29/18
2	2/28/19 REVISED PER CITY LETTER 2/13/19
3	3/18/19 REVISED PER CITY LETTER 3/08/19
4	4/24/19 ADDED GAS PIPELINE LOCATIONS
5	5/15/19 ADDED GAS PIPELINE LOCATIONS
6	6/13/19 ELIMINATED INTERIM DRAINAGE CHANNEL

DRAWN BY: C.A.H.	CHECKED BY: G.M.S.
DATE: 09/19/2018	JOB NO: 218-6387
M.S.D. P #: P-XXXXX-XX	BASE MAP #: XX-X
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-RAXXXXX	

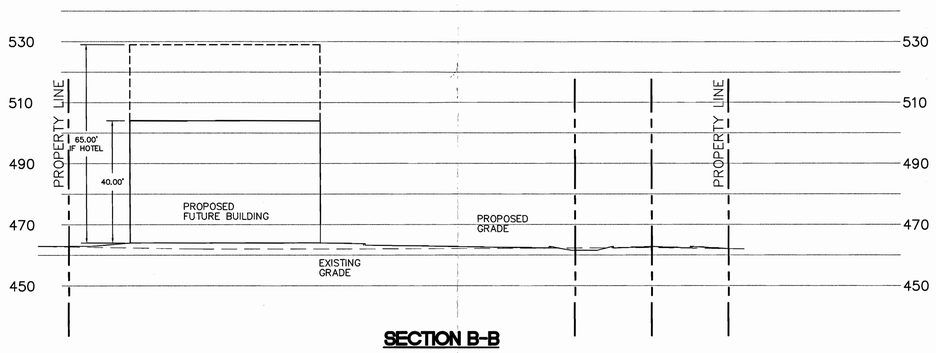
SHEET TITLE: PRELIMINARY PLAN

SHEET NO.: C-P-1



SECTION A-A

SCALE: 1"=20'



SECTION B-B

SCALE: 1"=20'

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

PRELIMINARY PLAN FOR:

18633 OLIVE STREET ROAD

18633 OLIVE STREET ROAD
CHESTERFIELD, MISSOURI

DATE: 6/13/19

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
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DATE: 09/19/2018	JOB NO. 218-6387
W.S.D. P #: P-XXXXX-XX	BASE MAP #: XX-X
S.L.C. HAT #: XXXX	HAT S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-RAXXXXX	

SHEET TITLE:
PRELIMINARY SITE SECTIONS

SHEET NO.:
C-P-2

DRAWING FILE: G:\DRAWINGS\18633\Civil\Preliminary Plan\2018-09-14 OSP Preliminary Plan 2018.dwg LAYOUT: SECTIONS PLOTTED: Jan 13, 2019 - 3:50pm PLOTTED BY: Andrew Hake

City Council Memorandum
Department of Planning & Development Services

To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: August 7, 2019

CC Date: August 19, 2019

RE: **P.Z. 08-2019 City of Chesterfield (Unified Development Code—Article 4):** An ordinance amending Article 4 of the Unified Development Code to revise regulations pertaining to Sign Packages as established in Section 31-04-05 Sign Requirements.

The purpose of this petition is to amend the regulations pertaining to Sign Packages in Article 4, Section 31-04-05 Sign Requirements. Specifically, this amendment is to incorporate language to provide regulations and standards for consideration of electronic message centers (EMCs). This proposed amendment is in relation to direction received by the Planning and Public Works Committee to pursue updates to the UDC Sign Requirements.

On April 22, 2019, a discussion was initiated at the Ordinance Review Committee regarding ideas for regulating electronic messaging centers. Staff introduced draft language of standards for electronic messaging centers at the June 12, 2019 Planning Commission Work Session based on research and prior discussion. Commission members continued discussion based on the provided materials, and the addition of minimum resolution standards was requested.

A Public Hearing was held for this request at the June 24, 2019 Planning Commission meeting, and there were no speakers for this item. This project was also presented for vote at the same Planning Commission meeting, at which time the Planning Commission recommended approval with one amendment by a vote of 8-0. The amendment was to correct the language of item *"d.5.a(7) Malfunction and noncompliance"* as presented by Staff. Staff worked with sign vendors throughout this process which resulted in the revised language for this item based on the current technological capabilities of electronic message centers and their ability to comply with the proposed standards.

Additionally, there was discussion on the proposed ten-second minimum image display duration for electronic message centers. Staff explained these types of regulations are generally determined as a function of design speed of the roadway, sight distance, and setbacks. Utilizing design speeds, traffic studies, and sight distance at a number of locations, the results for each site had a recommended value between eight (8) and ten (10) seconds. Also, wave length as it pertains to brightness was also discussed.

Following the Planning Commission vote, this project was discussed at the July 18, 2019 Planning and Public Works Committee meeting, where a motion to forward the project to City Council with a recommendation of approval was passed by a vote of 3-1 with two amendments: 1) to include a provision that permanent freestanding signs beyond what the UDC allows for administrative approval shall be at least 2,000 feet from residential properties, and 2) to prohibit billboards from utilizing this section of code.

A motion was passed at the August 5, 2019 City Council meeting for the first reading of this item with the green sheet amendment incorporated into the bill. It was also recognized at this meeting intent to offer an amendment in conjunction with the second reading for additional standards relating to distance as follows:

(2) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within 1,000 feet from the center point of two intersecting arterial roadways as designated within the City of Chesterfield Street Classification Map.

The City Attorney is also recommending a Blue Sheet Amendment to the Bill to amend Section 2 of the Ordinance to include a non-severability clause which states that if any portion of Bill 3254 is found invalid, that all provisions of the Bill are null and void.

Attachments
1. Legislation
2. Blue Sheet Amendment
3. Draft amendment to UDC Article 04

BLUE SHEET AMENDMENTS

The City Attorney recommends that the following change be made to Bill 3254:

AMENDMENT 1:

Amend:

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, ~~such decision shall not affect the validity of this Ordinance as whole, or any part thereof~~ the entirety of this ordinance shall be rendered null and void.

Blue Sheet

BILL NO. 3254 **ORDINANCE NO.** _____

AN ORDINANCE AMENDING ARTICLE 04-O5 SIGN REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 08-2019 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE – ARTICLE 4)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update the regulations and requirements pertaining to Sign Packages; and,

WHEREAS, a Public Hearing was held before the Planning Commission on June 24, 2019; and,

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

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

WHEREAS, the City Council, having considered said request, voted to approve the updates to Article 04-05 Sign Requirements of the Unified Development Code pertaining to Sign Packages.

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

Section 1. The City of Chesterfield hereby approves the updates to Article 04-05 Sign Requirements of the Unified Development Code pertaining to Sign Packages as set out in Attachment "A" which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: 08/05/2019

ATTACHMENT A

Sec. 31-04-05.

D. Sign Package Submittals.

1. The purpose of a sign package is to provide comprehensive, complementary and unified signage throughout a single development or contiguous lots under common ownership. If a sign package exists for a multi-lot development or subdivision, then individual lots within that subdivision or development may not submit their own, separate sign package. In addition, developments of a certain size, quality, or mix of uses may require special signage consideration. Therefore, in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements.
2. When a sign package is requested for a proposed or existing development, the criteria for signs, as provided for in this Article, may no longer be applicable in its entirety or portions thereof. The reason for the requested modification is to provide for flexible sign criteria that promotes superior design and is tailored to a specific development which may vary from general ordinance provisions.
3. Consideration of flexibility in sign criteria is based on a number of review factors, including, but not limited to, the physical impact of the proposed comprehensive sign package, the quality of the proposed comprehensive sign package, and mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.
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.

5. Electronic Message Centers.

   a. In addition to submittal requirements noted in sub-section 4., any request for an electronic message center shall comply with the following:

      (1) Distance. Electronic message centers that exceed the size requirements eligible for administrative approval per the Unified Development Code (UDC) for permanent freestanding signs shall not be permitted within 2,000 feet of any property with a land use designation that permits residential uses as determined by the Comprehensive Land Use Plan.

      (2) Duration of image display. Each image displayed shall have a minimum duration of ten (10) seconds.

      (3) Presentation. The image shall be a static display. No portion of the image shall flash, scintillate, fade in or fade out, scroll, twirl, change color, or in any manner imitate movement. No motion imagery, special effect to imitate movement, or presentation of graphics displayed in a progression of frames that give the illusion of motion shall be permitted.

      (4) Transition. When the image or any portion thereof changes, the change sequence shall only be accomplished by means of instantaneous re-pixelization.

      (5) Dimmer control. The electronic message center shall be equipped with an automatic dimmer control to automatically produce a distinct illumination change from a higher illumination level to a lower level according to ambient light conditions and for the time period between sundown and sunrise.

      (6) Brightness. The electronic message center shall not exceed a maximum of seven thousand (7,000) nits (candelas per square meter) during daylight hours and a maximum illumination of six hundred (600) nits (candelas per square meter) between sundown and sunrise measured from the sign's face at maximum brightness.

      (7) Fluctuating or flashing illumination. No portion of the electronic message center may fluctuate in light intensity or use intermittent, strobe or moving light or light that changes in intensity in sudden transitory bursts, streams, zooms, twinkles, sparkles or that in any manner creates the illusion of movement.

      (8) Malfunction and noncompliance. In the case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one position.

      (9) Resolution and pixel spacing. The electronic message center shall not have a pixel pitch larger than sixteen (16) millimeters (mm).

      (10) Angle. When the interior angle formed by the faces of a V-shaped sign is less than one hundred eighty (180) degrees, both faces of the sign must display the same image.

b. In considering a Sign Package that includes an electronic message center, the Planning Commission shall consider the following additional items in their review:

(1) Proximity of the proposed electronic message center to other similar signs;

(2) Proximity and impact on adjacent land uses with particular consideration given to residential properties and uses;

(3) Impact of the total amount of signage on the site in conjunction with the use of the electronic message center;

(4) Nature and character of the roadway on which the project is located;

(5) Nature and character of the proposed use and area within which the project is located;

(6) Size of the project and roadway frontage; and

(7) Resolution of proposed sign accounting for size of sign, roadway characteristics, and other relevant features.

c. Any of the standards in sub-section 5.b. of this section may be modified by a separate 2/3 vote of the Planning Commission.

d. Sign packages including electronic message centers shall only apply to on-site signage. Advertising signs (billboards) are prohibited.

6. Planning Commission Action. The Planning Commission may approve, approve with modifications, or deny the proposed sign package based on its conformance with this subsection, findings of the submittals furtherance of the purpose in Section 31-04-05.A., and consistency with the Comprehensive Plan.

7. Appeals. Appeals from any portion of this subsection, including the Planning Commission's decision on the electronic message center, shall be made to the City Council in accordance with the process and requirements in Section 31-02-19.

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore
Vice-Chair: Councilmember Keathley

The Finance and Administration Committee met on Monday, August 12th and has the following action items for Monday's meeting:

1. St. Louis County Metro Municipal League – Annual Dues

Annual dues for the St. Louis Metropolitan Municipal League was included in the approved 2019 budget. However, City Council directed staff to bring the invoice to the F&A Committee for review and recommends payment to the full City Council. A roll call vote is required to approve payment of the 2019 dues invoice in the amount of $7,122.

2. Proposed budget workshop meeting calendar

The F&A Committee unanimously recommended approval of the three dates proposed for the 2020 budget workshops. The proposed dates are:

Tuesday, September 3rd
Tuesday, October 1st
Tuesday, October 29th

3. Consolidated Annual Financial Report – Receive and File

The annual CAFR was previously forwarded to City Council electronically, and was reviewed by the F&A Committee. The Committee unanimously recommended that the full City Council review and file the CAFR.

4. Retirement Plan revisions;

Review of plan provisions and employee participation.
The F&A Committee recommended that staff and the retirement board of trustees be directed to review the retirement plan provisions in an effort to encourage employee participation in the 457 elective offering.
One-year deferral of retirement contributions.
The City's fiduciary retirement advisor (RPA), and staff have recommended that the current one-year deferral of contributions to the employees retirement plan be discontinued One year enrollment deferral. The F&A Committee voted 2-2 and this recommendation is being forwarded without a recommendation from the F&A Committee.

The next meeting of the Finance and Administration Committee is tentatively scheduled as a Committee of the Whole, as the first budget workshop on Tuesday, September 3rd, at 5:30 pm.

If you have any questions or require additional information please contact Assistant Finance Director John Hughes or me prior to Monday's meeting.

Finance and Administration Committee
Record of Proceeding
August 12, 2019

The Finance and Administration Committee met on Monday, August 12, 2019. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barb McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Council Committee Member Michelle Ohley, Ward IV; and Acting Finance Director John Hughes. Those also in attendance included: Mayor Bob Nation, Councilmember Mary Ann Mastorakos, City Administrator Mike Geisel, Director of Planning and Development Services Justin Wyse, and City Clerk Vickie McGownd.

Chairperson Michael Moore called the meeting to order at 5:30 p.m.

Approval of Minutes

The minutes of the July 1, 2019 Finance and Administration Meeting were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Ohley, to approve the July 1, 2019 Finance and Administration Meeting minutes. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

City Council Policy No. 10 - Speakers

After some discussion, the F&A Committee directed Staff to draft revisions to City Council Policy No. 10 – Speakers – pertaining to the deadline for submittal of speaker cards and the purpose of the public comment portion of City Council meetings. The recommended policy revision should be presented to the F&A Committee for review at their next meeting.

2018 Comprehensive Annual Financial Report (CAFR)

City Administrator Mike Geisel stated that the 2018 Comprehensive Annual Financial Report (CAFR) has been completed, and he presented the report for review. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to receive and file the CAFR. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

DRAFT

St. Louis Metro Municipal League Annual Dues

Mr. Geisel indicated that the City has received the annual dues statement from St. Louis Metro Municipal League in the amount of $7,122. Council has directed Staff for the last two years to present the annual dues notice to the F&A Committee, and subsequently City Council, for approval before payment is made. Councilmember Moore made a motion, seconded by Councilmember McGuinness, to recommend approval of payment to the St. Louis Metro Municipal League for annual dues in the amount of $7,122 and continue the practice of submitting these invoices to the F&A Committee for annual approval by City Council. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

Retirement Plan Provision

Mr. Geisel explained his recommendation to eliminate the one-year deferral period for new employees, before the City begins to contribute to the retirement plan for new-hires. He explained that this provision of the retirement plan has become a hindrance to employee recruitment, and there would be little to no cost associated with eliminating the one-year waiting period because employees have no right to any retirement contributions until they become fully vested after completing five years of employment. Discussion ensued regarding contributions, vesting, and matching incentives. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to recommend approval to eliminate the one-year waiting period for the City's contribution to the retirement plan for new-hires. A vote was taken, resulting in a tie (2-2) with Councilmembers Keathley and Ohley voting "No", therefore the motion failed and will proceed to Council with no recommendation.

Councilmember Keathley made a motion, seconded by Councilmember Ohley, to request a review of retirement plan provisions and employee participation. A vote was taken with an affirmative result (4,0) and the motion was declared passed.

Proposed Budget Workshop Calendar

Councilmember Keathley made a motion, seconded by Councilmember Ohley to approve the proposed Budget Workshop dates as presented (Tuesday, September 3; Tuesday, October 1; and Tuesday, October 29). A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

Financial Report

Mr. Geisel gave a brief update, stating that overall, sales tax revenues are flat. The General Fund, from a sales tax perspective, is trending right on budget, but the Capital and Parks Funds are significantly below budget, due in part to unusually high revenues in 2017 which prompted inflated budget amounts in 2018 and 2019.

DRAFT

Adjournment

The meeting was adjourned at 6:29 p.m.

Respectfully submitted:

_____	_____
John Hughes	Vickie McGownd
Assistant Finance Director	City Clerk

Approved: _____

DRAFT

MUNICIPAL LEAGUE
OF METRO ST. LOUIS

LINKING LOCAL COMMUNITIES
STRENGTHENING LOCAL
GOVERNMENT

07-22-2019 A03:49

DUES STATEMENT
MUNICIPAL LEAGUEOF METRO ST. LOUIS
July 19, 2019

Municipality: Chesterfield

Dues Amount: $7122

Please send your check to: Municipal League of Metro St. Louis
1034 S. Brentwood Blvd., Suite 410
Richmond Heights, MO 63117

Due Date: August 30, 2019

This statement is for the League's fiscal year: July 1, 2019 - June 30, 2020.

This will be the fifth consecutive year without a dues increase.

Thank you for your continued support of League activities.

BOARD OF DIRECTORS

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Mayor
City of Webster Groves

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City of Wildwood

Pat Kelly
Executive Director

MEMO

DATE: AUGUST 6, 2019

TO: F&A COMMITTEE

FROM: ACTING FINANCE DIRECTOR, JOHN HUGHES

RE: BUDGET WORKSHOP DATES

Below are the three proposed F&A Meeting of the Whole Budget Workshop dates for the 2020 budget. Please let me know if these dates are acceptable:

- Tuesday, September 3, 2019
  City Council meets as an F&A "Committee of the Whole" at a budget workshop (First meeting)

- Tuesday, October 1, 2019
  City Council meets as an F&A "Committee of the Whole" at a budget workshop (Second meeting)

- Tuesday, October 29, 2019
  City Council meets as an F&A "Committee of the Whole" at a budget workshop (Third meeting)

City of Chesterfield Missouri

Comprehensive Annual Financial Report

For The Year Ending December 31, 2018

City of Chesterfield, Missouri

Comprehensive Annual Financial Report

Fiscal Year Ended December 31, 2018

Report prepared and submitted by the

Finance Department

City of Chesterfield, Missouri
Comprehensive Annual Report
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December 31, 2018

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Introductory Section

690 Chesterfield Parkway W • Chesterfield, MO 63017 • 636-537-4000

July 26, 2019

To the Honorable Mayor, Members
of the City Council, and Citizens
of the City of Chesterfield, Missouri:

State law and local ordinances require that all general-purpose local governments publish a complete set of financial statements presented in conformance with U.S. generally accepted accounting principles (GAAP) and audited in accordance with U.S. generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report (CAFR) of the City of Chesterfield, Missouri (the City) for the fiscal year ended December 31, 2018.

Management assumes full responsibility for the completeness and reliability of all information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformance with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Daniel Jones & Associates, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the basic financial statements of the City for the year ended December 31, 2018, are free of material misstatement. The independent audit involved: examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall basic financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2018, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of MD&A. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

Profile of the City

The City is located on the western edge of St. Louis County. The City currently occupies a land area of 32 square miles and serves a population of 47,484 residents. The City enjoys a balance of residential neighborhoods and concentrated retail centers including one of the largest retail power centers in the country known as Chesterfield Commons and two outlet malls.

The City was incorporated under Missouri law as a third class city on June 1, 1988, and has operated under a mayor/council/administrator form of government since that time. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and eight City Council members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the City Administrator, City Attorney, Judge, and Prosecuting Attorney. The City Administrator is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City and for appointing the heads of the various departments. The City Council is elected on a non-partisan basis. Council members serve two-year staggered terms, with four Council members elected each year. The Mayor is elected at-large to serve a four-year term. The City provides a full range of municipal services. These services include legislative, administrative, police services, judicial, planning, public works, and parks and recreation.

The annual budget serves as the foundation for the City's financial planning and control. All departments of the City are required to submit requests for appropriation to the Finance Director each year. At the direction of the City Administrator, the Finance Director uses those requests as the starting point for developing a rough draft of the proposed budget. The City Administrator then interacts with all Department Heads to review/discuss those initial requests and to review revenue projections with the Finance Director. The City Administrator is ultimately responsible for completing the proposed budget and forwarding same to the Mayor and City Council, for discussion and ultimate approval. The City Council is required to hold a public hearing on the proposed budget and to adopt a final budget no later than December 31, the close of the City's fiscal year. The appropriated budget is prepared by fund and department. Department heads may make transfers of appropriations within a department for amounts up to twenty-five hundred dollars ($2,500.00) with prior approval by the Finance Director. Transfers within departmental budgets ranging from twenty-five hundred dollars ($2,500.00) to five thousand dollars ($5,000.00) can be made with prior approval by the Finance Director and City Administrator. Transfers within departmental budgets over five thousand dollars ($5,000.00) may be made only with prior approval of a majority of the City Council. Transfers of appropriations between departments, however, require the special approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriate annual budget has been adopted. For the General Fund, this comparison is presented beginning on page 49 as required supplementary information. For governmental funds, other than the General Fund, with appropriated annual budgets, comparisons for major Special Revenue Funds are found in required supplementary information which begins on page 51, and comparisons for the budgeted nonmajor Special Revenue and Debt Service Funds are found in other supplementary information, which begins on page 61.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City operates.

Local Economy

Private development within the City of Chesterfield remains strong and growing. Construction costs for 2018 were over $440M in new buildings and improvements to existing facilities. There are 2,439 licensed businesses in Chesterfield, 189 of which were added in 2018. Investment in these businesses provide jobs, support the school districts, and provide many other benefits throughout the community.

Topgolf completed construction on a three-story, 65,000 square foot facility along N. Outer 40 Rd. in the Chesterfield Valley. The facility opened in mid-2018 and includes 102 climate controlled hitting bays. Estimates show the facility will bring 450,000 visitors per year.

Watermark Residential continued construction on a new 345 unit multi-family project located at the intersection of Chesterfield Parkway and Lydia Hill. The project is the first multi-family project to be constructed within the City of Chesterfield since 1988 and aims to provide luxury living opportunities at the site. Amenities include construction of a permanent connection to the City's trail system, underground parking, and a pool onsite.

Pfizer and development partner Clayco began construction of a new $200+ million research campus in Chesterfield Village at the corner of Olive and Chesterfield Parkway West. Once complete, the project will add 80 jobs for a total of 625 employees. Pfizer previously leased space within the Bayer campus.

Friendship Village of Chesterfield continued their renovation and reconstruction project. The multi-year project includes construction of two new buildings, four additions to existing buildings, demolition of an existing structure, and construction of new parking garages on the 36.7 acre site.

With all of the aforementioned successes, there is still concern with the future of the Chesterfield Mall. Occupancy has continued to wane. The Dillard's store at Chesterfield Mall experienced serious damage when a significant water main break occurred in September of 2016, and the store has not reopened. While the Chesterfield Mall property faces multiple challenges, we are optimistic that it will eventually be redeveloped into a sustainable, mixed-use property.

Healthcare and services for the aging population continue to see activity in our economy, with the opening of The Sheridan, a 91-unit luxury assisted living and memory care facility. Located in Chesterfield Village's urban core, just north of Chesterfield Mall, this facility provides a unique senior living/care choice in the heart of our community. Shelbourne Senior Living, a proposed facility at Chesterfield Parkway and Just Post Rd., will offer a mix of independent living, assisted care and memory care units.

Chesterfield's unemployment is low, 2.2% as of December 2018. This compares favorably to the St. Louis County rate, which is 2.9%. (Source: Missouri Department of Economic Development) With a population of 47,484, a median household income of $93,270 (Missouri Department of Economic Development), Chesterfield is a place where people want to live and where businesses want to locate. With several new projects still under construction and many still in the review process, 2019 promises to be another great year for Chesterfield's economy.

Chesterfield is also among the top places for office locations within the St. Louis region, having an office vacancy rate of 10.2% and lease rates averaging $28.10 PSF in the fourth quarter of 2018 for Class A space.

Medical

St. Luke's Hospital, a 493-bed, nonprofit hospital in operation since 1975, is a mainstay in Chesterfield's economy and the largest employer. St. Luke's is a specialty hospital offering medical and surgical care in 60 specialty areas such as cardiovascular care and surgery, cancer care, neurosurgery and neurology, orthopedics, maternity and other women's health, general medicine, outpatient services, pediatrics and comprehensive surgical services. They recently partnered with the Cleveland Clinic for heart health services. St. Luke's Hospital has received 2018 Healthgrades Specialty Excellence Awards for the exceptional quality of its cardiac care, cardiac surgery, coronary intervention and general surgery. St. Luke's Hospital has also been a recipient of the Healthgrades Outstanding Patient Experience Award from 2011-2018. St. Luke's constructed a $40 million - 160,000 sf expansion to its outpatient care center on its West campus in Chesterfield, which opened early 2017. The facility is home to expanded cardiac rehabilitation and physical therapy areas; an Anticoagulation Clinic; The Nutrition, Wellness & Diabetes Center; Wound Care & a Hyperbaric Medicine Center.

Mercy also has a large presence in Chesterfield, including the Virtual Care Center (VCC), providing telehealth services. The VCC is the command center for the nation's largest electronic intensive care unit and other telehealth services, including telestroke, Nurse On-Call and physician teleconsults. Other plans on this site include expansion and consolidation of Mercy's office headquarters and an outpatient center. The City is also served by Mercy Rehabilitation Hospital which is a 90-bed hospital providing both inpatient and outpatient rehabilitation services. Mercy opened an urgent care and family medicine clinic in 2016 at Long and Edison, expanding their presence into the Chesterfield Valley.

Senior Living Facilities

With 37% of Chesterfield residents over the age of 55, healthcare and services for the aging population continue to see activity in our economy. The City has several skilled nursing and residential care facilities including Surrey Place, Brooking Park, Sunrise, and Friendship Village. A new facility, The Sheridan, a 91-bed luxury assisted living and memory care facility opened in the fall of 2017. Located in Chesterfield Village's urban core, just south of Chesterfield Mall, this facility provides a unique senior living/care choice in the heart of our community. Expansions continue at Friendship Village and Brooking Park senior living communities as well.

Housing

Housing remains strong in Chesterfield with the remaining land for residential development continuing to shrink. Strong school Districts with Parkway and Rockwood, along with low crime rates make Chesterfield a very desirable area. Bur Oaks, Arbors at Kehrs Mill, Schoettler Grove, Warwick on White Road and Arbors at Wilmas Farm will include 167 new single-family detached homes. Additionally, McBride and Son Homes has begun the approval process for Fienup Farms, a proposed 223 unit single-family development and Hardesty Homes is beginning work on a 35 lot single-family subdivision called the Grand Reserve.

Two new multi-family residential projects began the permitting process in 2018. Pearl Companies has proposed a new mixed use development. Once completed, the development will feature 173 multi-family residential units, 12,500 square feet of community retail, and 14,550 square feet of new restaurant space. Additionally, Above All Development started the process to construct a new 176 multi-family development.

Sales Tax
Chesterfield is a member of the St. Louis County Sales Tax Pool (distribution based on population), rather than a point-of-sale city, as is our desire. While we anticipate a slight increase in sales tax revenues during the upcoming year, due to our population growth and retail tourism, it pales in comparison to the projected revenues we would receive, as a point-of-sale city. Legislative changes at the State level in 2016 ensures that cities will retain at least 50% of the pooled sales tax generated within their municipality.

Long-term Financial Planning

The City confines long-term borrowing to capital improvements or projects that cannot be financed from current revenues, and where the issuance of long-term debt is required, it pays back the bonds within a period not to exceed the expected useful life of the project. Highlighted below are the actions of the City regarding the City's long-term needs.

The voters of the City approved a ½-cent capital improvement sales tax for street and sidewalk improvements in 1997. These funds are being used to repay debt on the general obligation bonds approved at the same time for major reconstruction projects, which were refunded in 2007. In addition, the sales tax will be used to fund major street and sidewalk improvements in the future.

The City continues to explore options based on a residents' survey concerning park improvements. Some recommendations from the study included exploring opportunities to partner with St. Louis County, Missouri and private providers of recreational services to acquire open space in the City, and provide walking paths and an outdoor amphitheatre and lake in the Central Park. In response to these efforts, voters passed a ½-cent sales tax for parks that took effect in April 2005. The City has purchased park land, constructed amenities, such as the new Chesterfield Amphitheater, and has funded recreation-based programs with the resources from this sales tax.

Debt Administration

At year-end, the City had seven debt issues outstanding. This consists of $5,300,000 in certificates of participation for the City Hall, $1,925,000 in general obligation bonds for streets and sidewalks, $14,170,000 in certificates of participation for Parks from 2005, and $9,890,000 in certificates of participation for park and recreation improvements from 2008 and 2012.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting (Certificate of Achievement) to the City for its CAFR issued for the fiscal years ended December 31, 1989 through 2017. Fiscal year 2017 was the 29th consecutive year the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Program's requirements and we are submitting it to the GFOA to determine its eligibility for another Certificate of Achievement.

In addition, the City received the GFOA's Award for Distinguished Budget Presentation for its annual budget for fiscal years 1991 through 2017. 2017 was the 27th consecutive year that the City received this award. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document met the program criteria as a policy document, as an operations guide, as a financial plan and as a communications device.

The preparation of this report would not have been completed without the efficient and dedicated services of the entire administrative staff of the various departments of the City. We would like to especially acknowledge the dedicated services and assistance of the staff members in the Finance Department. The Finance Department staff members were key components of maintaining the City's accounting systems and their contributions were invaluable.

We would also like to thank our auditors, Daniel Jones & Associates, for their help in formulating this report. Our sincere gratitude is extended to you for your interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

Mike O. Geisel
City Administrator

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Chesterfield

Missouri

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2017

Christopher P. Morrill

Executive Director/CEO

Principal Officials

MAYOR

Bob Nation

COUNCIL MEMBERS

Ward 1:

Barry Flachsbart

Barbara McGuinness

Ward 2:

Mary Ann Mastorakos

Ben Keathley

Ward 3:

Dan Hurt

Micheal Moore

Ward 4:

Tom DeCampi

Michelle Ohley

CITY ADMINISTRATOR

Michael O. Geisel

CITY ATTORNEY

Chris Graville

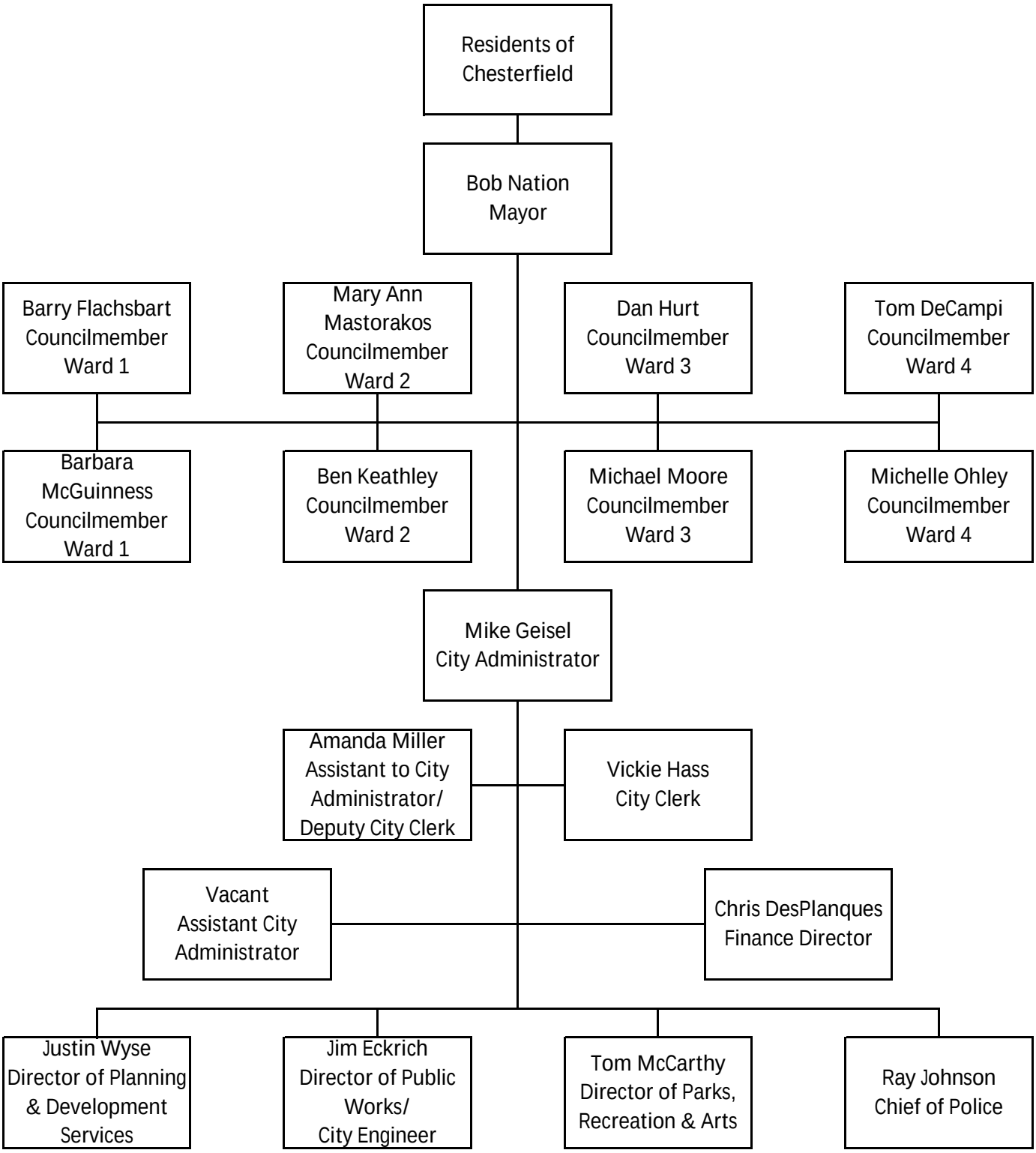
JUDGE

Richard K. Brunk

PROSECUTING ATTORNEY

Tim Engelmeyer

City of Chesterfield
Organizational Chart



NOTE: Fire protection services are provided to Chesterfield residents by the Monarch Fire Protection District and Metro West Fire Protection District.

Financial Section

Daniel Jones
& Associates
CERTIFIED PUBLIC ACCOUNTANTS

MEMBERS OF
MISSOURI SOCIETY OF CPA'S
AMERICAN INSTITUTE OF CPA'S

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of the City Council
City of Chesterfield, Missouri

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Chesterfield (City), Missouri, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2018, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the accompanying management's discussion and analysis and budgetary comparison information on pages 14-23 and 49-53 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and budgetary comparison schedules, introductory section, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and budgetary comparison schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated July 26, 2019, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Chesterfield's internal control over financial reporting and compliance.

Daniel Jones & Associates

DANIEL JONES & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
ARNOLD, MISSOURI

July 26, 2019

As management of the City of Chesterfield, Missouri (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2018. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal at the front of this report along with the City's financial statements, including the footnotes that follow this Management's Discussion and Analysis.

Financial Highlights

- On a government-wide basis, the assets of the City exceeded its liabilities for the most recent fiscal year by $212,648,267. The City has unrestricted net position totaling $15,829,318.
- General revenues for governmental activities were $32,157,961, which included $31,237,889 (97.1%) in sales, gross receipts, and sewer lateral taxes.
- Net expense from the various functions of governmental activities was $25,170,495. General government was $2,655,022 (10.5%), public works was $5,716,687 (22.7%), public safety was $10,162,376 (40.4%), parks was $5,397,356 (21.4%), and planning was $715,820 (2.8%).
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $19,685,266, an increase of $3,611,354 as compared to the prior year. Approximately 57.2% of this total amount, or $11,269,580, is available for spending at the City's discretion. Much of the increase is due to City Council appropriating additional funds into reserves for additional future debt service payments.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was $11,269,580 (57.2%) of total General Fund expenditures.
- The City's total debt decreased by $5,195,176 (14.2%) during the current fiscal year due to normal activity.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements. This report also contains required supplementary information and other supplementary information.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. Note the government-wide financial statements exclude fiduciary fund activities.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and accrued vacation leave).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, parks and recreation, judicial, planning, public works, public safety, and community development. The City does not have any business-type activities.

The government-wide financial statements can be found on pages 25 and 26 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and fiduciary funds. It should be noted that the City does not have any proprietary funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on *near-term inflows and outflows of expendable resources*, as well as on *balances of expendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financial decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and the government-wide *governmental activities*.

The City maintains several individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Parks Sales Tax Fund, Public Safety, and the Capital Improvement Sales Tax Trust Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation called "other governmental funds". Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* in the other supplementary information section in this report.

The City adopts an annual appropriated budget for its General Fund, Parks Sales Tax Fund, Public Safety Fund, Capital Improvement Sales Tax Trust Fund, Police Forfeiture Fund, Sewer Lateral Special Revenue Fund, Chesterfield Valley Tax Increment Financing Special Revenue Fund, Parks 1998 Debt Service Fund, 2002 Debt Service Fund, City Hall Debt Service Fund, Parks Construction Debt Service Fund, R & S Debt Service Fund, and Parks Construction Capital Projects Fund. Budgetary comparison statements have been provided for all budgeted funds to demonstrate legal compliance with the respective adopted budget.

The governmental funds financial statements can be found on pages 27 through 30 of this report.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The statement of fiduciary net position can be found on page 31 of this report.

Notes to the Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 32 through 46 of this report.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, certain required supplementary information can be found on pages 49 through 54 of this report.

Other Supplementary Information

The combining and individual fund statements, referred to earlier in connection with nonmajor governmental funds, are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 57 through 60 of this report.

Government-wide Financial Analysis – Financial Analysis of the City as a Whole

The City presents its financial statements under the reporting model required by the Governmental Accounting Standards Board Statement No. 34 (GASB 34), *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments.* Therefore, a comparative analysis of government-wide data is also included in this report.

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, the net position of $212,648,267 increased in 2018 by approximately 3.4% as compared to the previous year.

At the end of 2018, the City had positive balances in all three categories of net position.

The largest portion of the City's net position, $193,932,158 in 2018 (an increase of approximately 2.0% from 2017), reflects its investment in capital assets (e.g., land, infrastructure, buildings, machinery and equipment) less any related debt used to acquire those assets that is still outstanding. There were no donated streets, easements or right-of-ways in 2018. The City uses these capital assets to provide services to citizens. Consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

	Governmental Activities	
	December 31	
	2018	2017
Assets		
Current and other assets	$ 23,534,151	$ 20,561,902
Capital assets, not depreciated	123,507,562	121,242,817
Capital assets, net	102,269,903	106,385,209
Total assets	249,311,616	248,189,928
Deferred Outflows of Resources	859,757	963,276
Liabilities		
Long-term liabilities	33,661,812	38,927,985
Other liabilities	3,861,294	4,564,418
Total liabilities	37,523,106	43,492,403
Net position		
Net investment in capital assets	193,932,145	190,432,849
Restricted	2,886,804	3,663,377
Unrestricted	15,829,318	11,564,575
Total net position	$212,648,267	$205,660,801

An additional portion of the City's net position, $2,886,804 in 2018, represents resources that are subject to external restrictions on how they may be used. External restrictions include those imposed by grantors, contributors, regulations of other governments, or restrictions imposed by law through constitutional provisions or legislation. This balance decreased by $776,573 (21.2%) in 2018 primarily as a result of a decrease in the capital improvement sales tax fund due to the construction of projects. The restricted portion of net position from capital projects is related to a sales tax for capital projects whose uses are restricted by legislation. This balance will fluctuate on an annual basis due to the timing of projects.

The remaining category of the City's net position represents an *unrestricted net position* balance of $15,829,318 in 2018, which may be used to meet the City's ongoing obligations to citizens and creditors. There was an increase of 36.9% in unrestricted net position in 2018. The increase was primarily due to utilization of Prop P money to pay for public safety expenses.

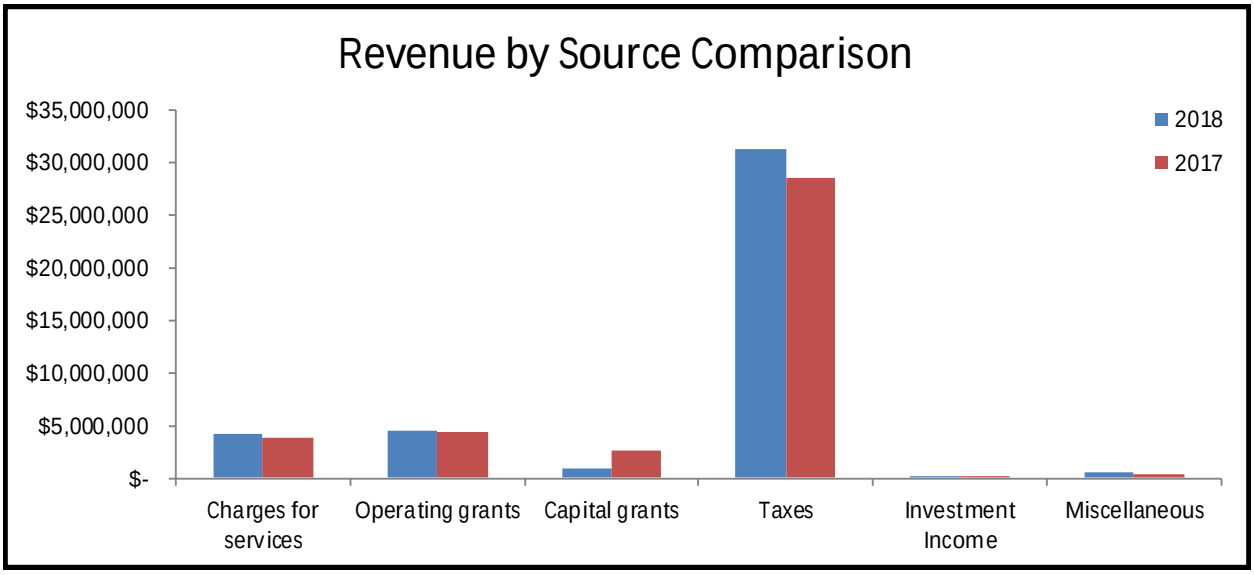
Governmental Activities

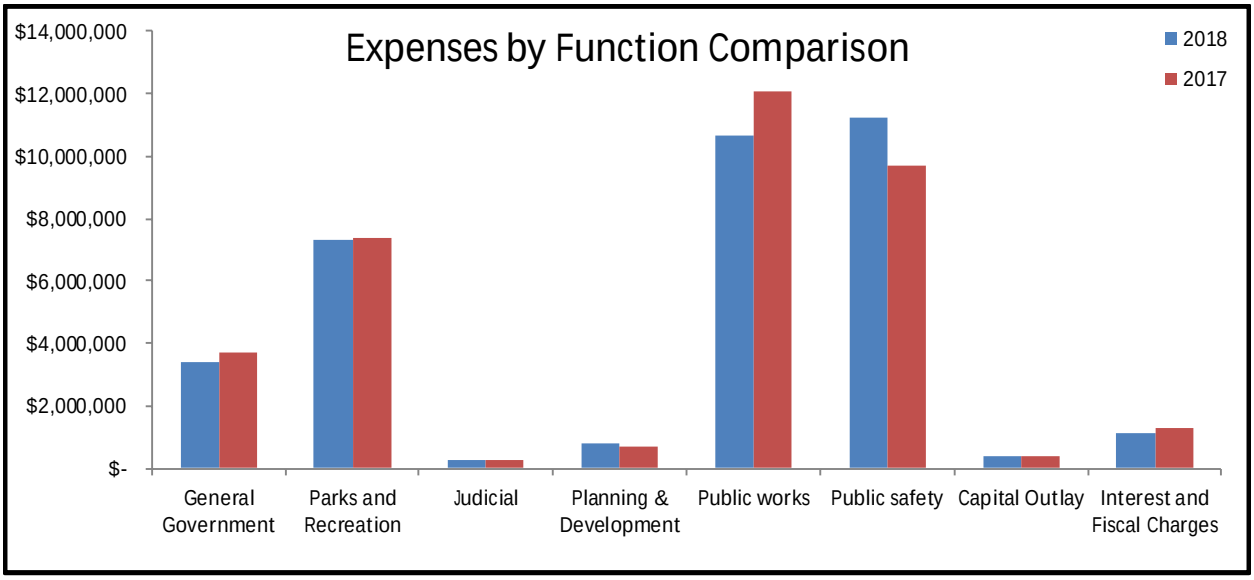
Governmental activities increased the City's net position by $6,987,466. Key elements of this are as follows:

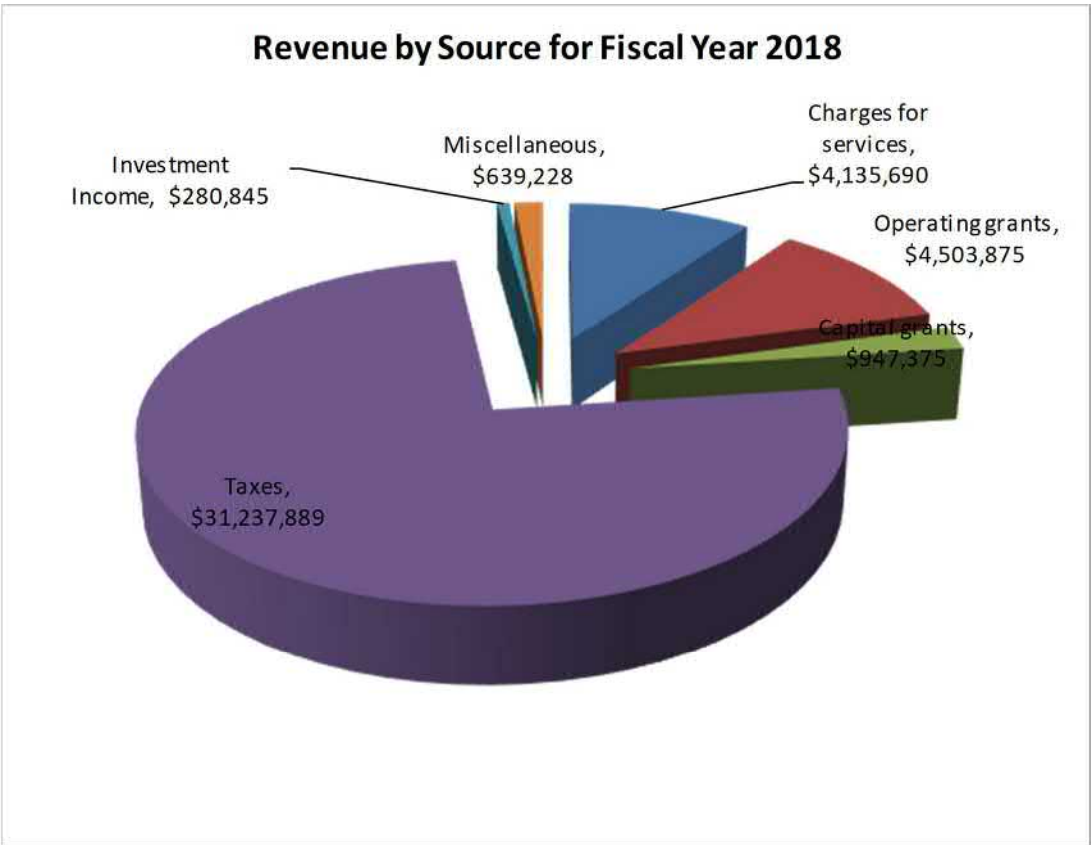
	Governmental Activities For the years ended December 31	
	2018	**2017**
Revenues		
Program revenues:		
Charges for services	$ 4,135,690	$ 3,822,414
Operating grants and contributions	4,503,875	4,312,654
Capital grants and contributions	947,375	2,555,721
General revenues:		
Taxes	31,237,889	28,486,811
Investment income	280,845	147,383
Miscellaneous	639,227	401,463
Total revenues	41,744,901	39,726,446
Expenses		
General government	3,384,763	3,728,755
Parks and recreation	7,335,566	7,385,187
Judicial	260,041	252,080
Planning	777,546	678,134
Public works	10,655,827	12,060,993
Public safety	11,224,519	9,717,324
Interest and fiscal charges	1,119,173	1,279,567
Capital Outlay		399,771
Total expenses	34,757,435	35,501,811
Changes in net position	6,987,466	4,224,635
Net position - beginning of year	205,660,801	201,436,166
Net position - end of year	$212,648,267	$205,660,801

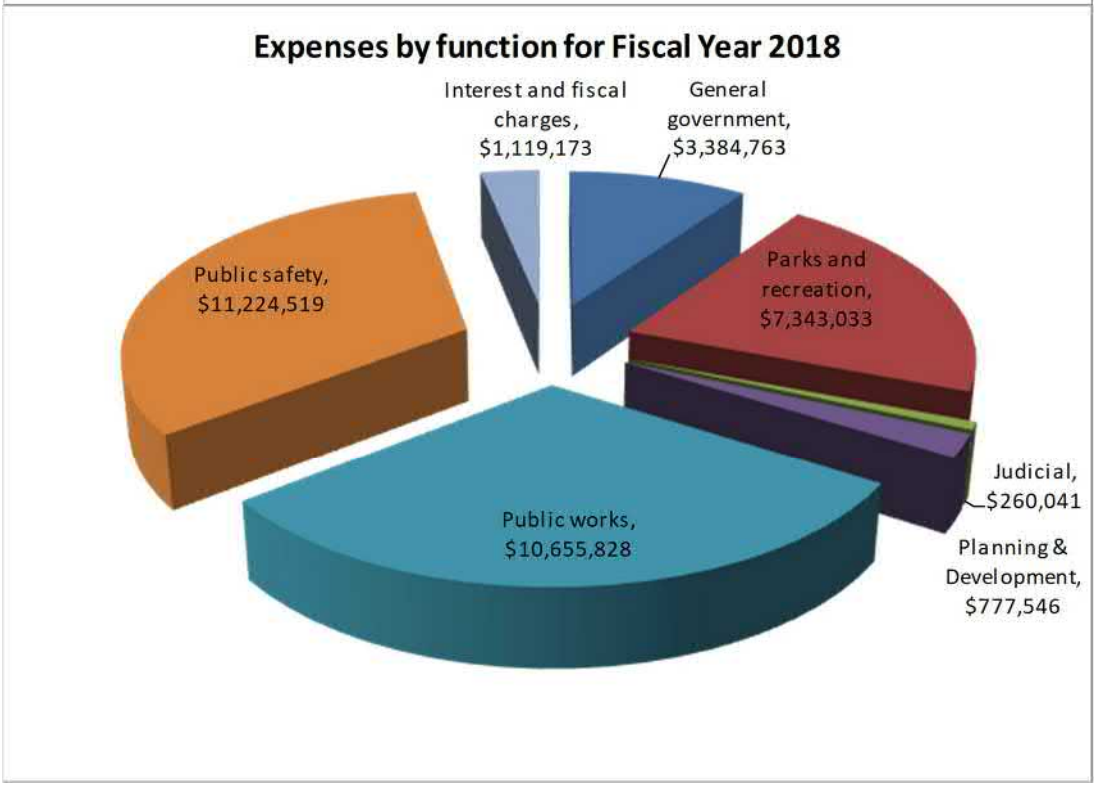
Changes in Net Position

In 2018, the City's total revenues on a government-wide basis were $41,744,901, an increase of $2,018,455 as compared to 2017. Total capital grants and contributions decreased by $1,608,346. Tax revenues decreased as phone utility taxes continue to decline. Other revenue sources were generally in line with the prior year. Total 2018 expenses of $34,757,435 were largely in line with the prior year and decreased by $744,376 (2.1%), the notable exception was public safety, where spending increased $1,265,039. As a result of the current year activity, the change in net position had an increase of $6,987,466.


Revenue by Source Comparison
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$-
2018
2017
Charges for services
Operating grants
Capital grants
Taxes
Investment Income
Miscellaneous


Expenses by Function Comparison
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$-
2018
2017
General Government
Parks and Recreation
Judicial
Planning & Development
Public works
Public safety
Capital Outlay
Interest and Fiscal Charges


Revenue by Source for Fiscal Year 2018
Investment Income, $280,845
Miscellaneous, $639,228
Charges for services, $4,135,690
Operating grants, $4,503,875
Capital grants, $947,375
Taxes, $31,237,889


Expenses by function for Fiscal Year 2018
Interest and fiscal charges, $1,119,173
General government, $3,384,763
Public safety, $11,224,519
Parks and recreation, $7,343,033
Judicial, $260,041
Public works, $10,655,828
Planning & Development, $777,546

Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental funds is to provide information on inflows and balances of available expendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

General Fund

At the end of year 2018, the unassigned fund balance of the General Fund was $11,273,190, while the total fund balance was $11,829,832. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures and transfers out. Unassigned fund balance represents 58.5% of total General Fund expenditures and transfers out of $19,254,987, while total fund balance represents 61.4% of total General Fund expenditures and transfers out.

The fund balance in the City's General Fund increased by $2,536,655 (27.3%) from the prior year fund balance compared to a $1,288,020 (12.2%) decrease in 2017. Decreases in 2017 were due to one-time projects paid out of Fund Reserves.

Other Major Governmental Funds

Changes in fund balances for other major governmental funds can be described as follows:

- Parks Sales Tax Fund ended 2018 with fund balance of $931,750, a decrease of $1,578,714 (62.9%) from the prior year. This decrease was primarily due to the payment of one-time items out of fund, specifically transfer to debt service funds for future use. Total revenues decreased $425,623 (4.8%) primarily due to decreases in sales tax receipts. The Fund transferred $4,833,243 to other funds for current and future debt service expenditures.

- Capital Improvement Sales Tax Trust Fund ended the year with fund balance of $1,861,729, a decrease of 27.7% from the prior year. This decrease was primarily due to the timing of planned projects and related transfers.

Fiduciary Funds

The City maintains Agency Funds for monies received and held for the benefit of others for the following purposes:

- Bond deposits held to ensure a defendant's appearance in court

- Proceeds received in connection with a joint program sponsored by the City and the local explorer's post

- Collection and release of the monies for future roadway improvements to ensure completion of the projects

- Collection and release of monies in connection with various permits issued for construction projects

At the end of 2018, cash and cash equivalents increased $200,906 (to $2,810,693) from 2017 due to several construction related projects escrows collected during 2018.

General Fund Budgetary Highlights

Final results for any given year will generally differ from that year's adopted budget. The final revised budget of the City's General Fund expenditures for 2018 was $23,296,144, which differs from the original adopted budget of $24,211,928. The change in budget was a result of encumbrances that rolled forward from the FY2018 budget to the FY2019 budget and other one-time allocations of General Fund – Fund Reserves.

After transfers, the General Fund ended the year with an operating increase of $2,536,655 and net increase in fund balance of 2,536,655. The net increase in fund balance was due to additional public safety revenues available to offset public safety expenses. Overall, the change in fund balance was favorable to the budgeted decrease of $1,024,245 as a result of management of budgetary expenditures and the timing of capital projects. Most revenue categories performed close to budget.

Capital Assets

The City has invested $225,777,464 in a broad range of capital assets, including park facilities, roads, buildings, machinery and equipment, and automobiles and trucks. This amount represents a net decrease for the current fiscal year (including additions and deductions) of $1,850,562. In 2018, the City's capital asset detail was as follows:

	Capital Assets, Net of Depreciation	
	December 31	
	2018	2017
Land	$ 33,254,308	$ 33,254,308
Art	85,000	85,000
Right-of-way	85,651,245	85,113,741
Buildings and other improvements	39,114,784	41,039,118
Machinery and equipment	2,319,198	2,399,229
Automobiles and trucks	2,841,454	1,915,546
Infrastructure (including construction-in progress)	62,511,475	63,821,084
Total	$ 225,777,464	$ 227,628,026

Additional information on the City's capital assets can be found in Note 4 in the notes to the basic financial statements.

Long-Term Debt

At the end of December 2018, the City had outstanding long-term debt obligations for governmental activities in the amount of $31,324,824 compared to $36,520,000 in 2017. Of this amount, $1,925,000 is general obligation bonds. Capital lease obligations outstanding totaled $29,399,824. The 14.2% or $5,195,176 decrease in the City's long-term debt obligations is primarily due to regular debt payments.

The City's governmental activities debt is detailed below:

	Outstanding Long-term Debt Obligations		
	December 31		Percent
	2018	2017	Change
Capital Lease Agreement	$ 39,824	$ -	100.0
Certificate of Participation (Government Center) Series 2004	5,300,000	6,600,000	(19.7)
Certificates of Participation (Parks) Series 2013	14,170,000	15,610,000	(9.2)
Certificates of Participation (Parks) Series 2008	225,000	440,000	(48.9)
Certificates of Participation (Parks) Series 2016	2,840,000	2,885,000	(1.6)
Certificates of Participation (Parks) Series 2014	6,825,000	7,180,000	(4.9)
General Obligation Bonds (R & S) Series 2015	1,925,000	3,805,000	(49.4)
Total	$ 31,324,824	$ 36,520,000	(14.2)

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The City's authorized debt limit for fiscal year 2018 was $187,049,000.

Additional information on the City's long-term debt can be found in Note 13 in the notes to the basic financial statements.

Economic Factors and Next Year's Budget

- The fiscal year 2019 annual budget for General Fund expenditures is $19,464,472, a decrease from the 2018 amended budget considering the public safety fund transfer.
- Capital Improvement Fund expense budget for 2019 is $7,539,680, a decrease from the 2018 amended budget.
- Park Sales Tax Fund expense budget for 2019 is $8,847,226, a decrease from the 2018 amended budget.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 690 Chesterfield Parkway West, Chesterfield, MO 63017-0760.

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CITY OF CHESTERFIELD, MISSOURI
Statement of Net Position
As of December 31, 2018

	Governmental Activities
ASSETS	
Cash and investments	$ 15,093,797
Receivables, net	8,012,521
Other assets	427,834
Capital assets not being depreciated	123,507,561
Capital assets, net of accumulated depreciation	102,269,903
Total assets	249,311,616
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on bond refunding	859,757
LIABILITIES	
Accounts payable and accrued liabilities	840,395
Accrued salaries and other benefits	295,159
Accrued interest payable	186,659
Unearned revenue	2,216,372
Other liabilities	322,709
Long-term liabilities:	
Due within one year	6,404,728
Due in more than one year	27,257,084
Total liabilities	37,523,106
NET POSITION	
Net investment in capital assets	193,932,145
Restricted for:	
Capital project	2,246,543
Public safety	253,287
Sewer lateral repair project	386,974
Unrestricted	15,829,318
Total Net Position	$ 212,648,267

See accompanying notes to basic financial statements

CITY OF CHESTERFIELD, MISSOURI
Statement of Activities
For the year ended December 31, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position: Governmental Activities
Primary Government					
Governmental activities:					
General government	$ 3,384,763	$ 729,741	$ -	$ -	$ (2,655,022)
Parks and recreation	7,335,566	1,938,210	-	-	(5,397,356)
Judicial	260,041	855,980	-	-	595,939
Planning	777,546	61,726	-	-	(715,820)
Public works	10,655,827	84,236	3,907,529	947,375	(5,716,687)
Public safety	11,224,519	465,797	596,346	-	(10,162,376)
Interest and fiscal charges	1,119,173	-	-	-	(1,119,173)
Capital Outlay	-	-	-	-	-
Total governmental activities	$ 34,757,435	$ 4,135,690	$ 4,503,875	$ 947,375	(25,170,495)
General revenues:					
Taxes:					
Sales and local use taxes:					
Parks and capital management					15,560,039
Intergovernmental - pooled sales tax					6,993,739
Gross receipts taxes (includes franchise tax)					8,146,494
Miscellaneous taxes (includes sewer lateral)					537,617
Unrestricted interest earnings					280,845
Gain on Capital Assets					78,857
Miscellaneous					560,370
Total general revenues					32,157,961
Change in net position					6,987,466
Net position - beginning of year					205,660,801
Net position - end of year					$ 212,648,267

See accompanying notes to basic financial statements

CITY OF CHESTERFIELD, MISSOURI
Balance Sheet
Governmental Funds
As of December 31, 2018

	Major Funds				Nonmajor Funds	
	General	Parks Sales Tax	Public Safety Sales Tax	Capital Improvement Sales Tax Trust	Other Governmental Funds	Total Governmental Funds
ASSETS						
Cash and investments	$ 9,020,386	$ 219,068	$ -	$ 1,062,415	$ 4,791,927	15,093,796
Receivables:						
Municipal taxes	1,824,297	1,189,582	-	1,011,145	133,542	4,158,566
Intergovernmental	1,156,986	8,277	565,910	190,391	-	1,921,564
Interest	11,021	-	-	-	-	11,021
Other	1,904,777	-	-	-	16,587	1,921,364
Due from other funds	476,843	-	-	-	139,712	616,555
Prepaids	422,834	5,000	-	-	-	427,834
Total assets	$ 14,817,144	$ 1,421,927	$ 565,910	$ 2,263,951	$ 5,081,768	$ 24,150,700
LIABILITIES AND FUND BALANCES						
Liabilities						
Accounts payable and accrued liabilities	$ 516,842	$ 154,240	$ 88,414	$ 73,522	$ 7,369	$ 840,387
Accrued salaries and other benefits	99,893	41,969	148,150	5,147	-	295,159
Due to other funds	-	292,689	313,757	844	9,265	616,555
Unearned Revenue	2,370,577	1,279	15,158	-	3,610	2,390,624
Other liabilities	-	-	-	322,709	-	322,709
Total liabilities	2,987,312	490,177	565,479	402,222	20,244	4,465,434
Fund balances						
Nonspendable:						
Prepaids	422,834	5,000	-	-	-	427,834
Restricted for:						
Public Safety	133,808	-	431	-	119,048	253,287
Sewer Lateral	-	-	-	-	386,974	386,974
Capital Projects	-	-	-	1,861,729	-	1,861,729
Commited to:						
Capital Projects	-	-	-	-	384,814	384,814
Parks	-	-	-	-	-	-
Assigned to:						
Debt Service	-	-	-	-	4,174,298	4,174,298
Parks	-	926,750	-	-	-	926,750
Unassigned	11,273,190	-	-	-	(3,610)	11,269,580
Total fund balances	11,829,832	931,750	431	1,861,729	5,061,524	19,685,266
Total liabilities and fund balances	$ 14,817,144	$ 1,421,927	$ 565,910	$ 2,263,951	$ 5,081,768	$ 24,150,700

See accompanying notes to basic financial statements

CITY OF CHESTERFIELD, MISSOURI
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
December 31, 2018

Total fund balances - governmental funds	$ 19,685,266
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds financial statements. This is the amount by which capital assets ($342,686,472) exceeded accumlated depreciation ($116,909,007) as of December 31, 2018.	225,777,464
Property taxes are assessed by the City, but not collected as of December 31, 2018, and deferred within the governmental funds financial statements. However, revenue for this amount is recognized in the government-wide financial statements.	3,921
Court fines receivable as of December 31, 2018, are deferred within the governmental funds financial statements. This amount is recognized in the government-wide financial statements.	170,330
Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as liabilities within the governmental funds financial statements. Interest on long-term debt is not accrued in the governmental funds, but rather is recognized as an expenditure when due. All liabilities - both current and long-term - are reported on the government-wide statement of net position. Discounts, premiums, and bond issuance costs are reported in the governmental funds financial statements when debt was issued, whereas these amounts are deferred and amortized over the life of the debt as an adjustment to interest expense on the government-wide financial statements. Balances as of December 31, 2018, are:	
Accrued compensated absences, vacation, and compensatory time-off	(956,749)
Bonds, notes payable, and lease obligations outstanding	(31,324,824)
Unamortized bond premium	(1,380,239)
Accrued interest on outstanding debt	(186,659)
Deferred charges from defeasance of debt	859,757
Total net position of governmental activities	$ 212,648,267

CITY OF CHESTERFIELD, MISSOURI
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the year ended December 31, 2018

	Major Funds				Nonmajor Funds	
	General	Parks Sales Tax	Public Safety Sales Tax	Capital Improvement Sales Tax Trust	Other Governmental Funds	Total Governmental Funds
REVENUES						
Municipal taxes	$ 14,346,079	$ 6,812,227	$ 2,957,425	$ 5,790,399	$ 434,080	$ 30,340,210
Licenses and permits	1,523,010	-	-	-	-	1,523,010
Intergovernmental	4,010,577	-	559,319	947,375	37,836	5,555,107
Charges for services, net	55,484	1,938,210	-	-	-	1,993,694
Court fines and forfeitures	847,725	-	-	-	-	847,725
Investment income, net arbitrage	218,925	53,922	-	-	7,998	280,845
Miscellaneous	543,041	18,216	454,917	39,961	50,518	1,106,653
Total revenues	21,544,841	8,822,575	3,971,661	6,777,735	530,432	41,647,244
EXPENDITURES						
Current:						
Legislative	69,457	-	-	-	-	69,457
Administrative	2,901,724	-	-	-	-	2,901,724
Police services	-	-	10,626,588	-	-	10,626,588
Judicial	258,997	-	-	-	-	258,997
Planning and zoning	764,902	-	-	-	-	764,902
Public works	5,022,404	-	-	308,180	465,682	5,796,266
Parks and recreation	-	5,512,800	-	-	-	5,512,800
Capital outlay	16,778	55,246	355,775	5,246,909	98,143	5,772,851
Debt service:						
Principal	-	-	-	-	5,235,000	5,235,000
Interest and fiscal charges	-	-	-	-	1,319,087	1,319,087
Bond issuance costs	-	-	-	-	-	-
Total expenditures	9,034,262	5,568,046	10,982,363	5,555,089	7,117,912	38,257,672
Excess (deficiency) of revenues over (under) expenditures	12,510,579	3,254,529	(7,010,702)	1,222,646	(6,587,480)	3,389,572
OTHER FINANCING SOURCES (USES)						
Issuance of refunding bonds	-	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-	-
Transfers in	25,016	-	7,011,133	-	9,980,132	17,016,281
Transfers out	(10,220,725)	(4,833,243)	-	(1,937,300)	(25,016)	(17,016,284)
Sale of capital assets	221,785	-	-	-	-	221,785
Total other financing sources (uses), net	(9,973,924)	(4,833,243)	7,011,133	(1,937,300)	9,955,116	221,782
Net change in fund balances	2,536,655	(1,578,714)	431	(714,654)	3,367,636	3,611,354
Fund balances:						
Beginning of year	9,293,177	2,510,464	-	2,576,383	1,693,888	16,073,912
End of year	$ 11,829,832	$ 931,750	$ 431	$ 1,861,729	$ 5,061,524	$ 19,685,266

See accompanying notes to basic financial statements

CITY OF CHESTERFIELD, MISSOURI
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For the year ended December 31, 2018

Net change in fund balances - governmental funds		$ 3,611,354
Amounts reported for governmental activities in the statement of activities are different because:		
The governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets meeting the capitalization threshold is allocated over their estimated useful lives and recorded as depreciation expense. This is the amount by which capital outlays over the capitalization threshold totaling $6,552,372 was less than depreciation ($8,260,005) in the current period.		(1,707,633)
The net effect of various miscellaneous transactions involving capital assets:		
Disposal of assets	$ (142,928)	
Contributed capital assets		
		(142,928)
Court fines revenue in the statement of activities that do not provide current financial resources is not reported as revenues in the governmental funds financial statements.		18,800
Bond proceeds are reported as financing sources in the governmental funds financial statements and thus contribute to the net change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds financial statements but reduces the liability in the statement of net position.		
Annual principal payments on bonds, certificates of participation and capital lease		5,244,956
Under the modified accrual basis of accounting used in the governmental funds financial statements, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis of accounting, expenses and liabilities are reported regardless of when financial resources are available. In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues.		
This adjustment combines the net changes of the following:		
Accrued compensated absences		(187,217)
Accrued interest on bonds		45,219
Capital Lease		(49,780)
Amortized deferred charges from defeasance of debt		(103,519)
Amortized bond premium		258,214
Change in net position of governmental activities		$ 6,987,466

CITY OF CHESTERFIELD, MISSOURI
Statement of Fiduciary Net Position
Fiduciary Funds
As of December 31, 2018

		Agency Funds
ASSETS		
Cash and investments	$	2,810,693
Accounts Receivable		89,000
Due from other funds		55
Total assets	$	2,899,748
LIABILITIES		
Accounts payable	$	2,872,123
Deposits held in escrow		27,625
Total liabilities	$	2,899,748
NET POSITION	$	-

(1) Summary of Significant Accounting Policies

The City of Chesterfield, Missouri (the City) was incorporated on June 1, 1988, and established a mayor/council/city administrator form of government. The City's major operations include: police protection, street maintenance and improvements, parks and recreation, general administrative services, legislative services, judicial services, planning, and development.

The accounting policies and financial reporting practices of the City conform to U.S. generally accepted accounting principles applicable to governmental entities. The following is a summary of the more significant policies:

(a) The Financial Reporting Entity

The City defines its financial reporting entity in accordance with the provisions of GASB Statement No. 14, *The Financial Reporting Entity*, as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units – an amendment of GASB Statement No. 14* and GASB Statement No. 61, *The Financial Reporting Entity – Omnibus*. The requirements for inclusion of component units are based primarily upon whether the City's governing body is considered financially accountable for the potential component units. The City is financially accountable if it appoints a voting majority of a potential component unit's governing body and is able to impose its will on that potential component unit, or there is a potential for the potential component unit to provide specific financial benefits to, or impose specific financial burdens on, the City. Based on this criteria, the City has determined that its financial reporting entity consists of the City (primary government) and no other reporting units.

(b) Government-wide and Fund Financial Statements

The government-wide financial statements (e.g., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City. The effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. *Program revenues* include: 1) charges for services to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes, unrestricted interest earnings, gains, and other miscellaneous revenues not included among program revenues are reported instead as general revenues.

Following the government-wide financial statements are separate financial statements for governmental funds and fiduciary funds. Fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements. The City has determined that the General Fund, Parks Sales Tax Fund, Public Safety Sales Tax Fund and Capital Improvement Sales Tax Trust Fund are major governmental funds. All other governmental funds are reported in one column labeled “Other Governmental Funds”. The total fund balances for all governmental funds are reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balances for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

The fund financial statements of the City are organized on the basis of funds, each of which is considered a separate accounting entity with self-balancing accounts that comprise its assets, liabilities, fund balances, revenues, and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The various funds are summarized by type in the basic financial statements. The following fund types are used by the City:

Governmental Fund Types

Governmental funds are those through which most governmental functions are financed. The acquisition, uses, and balances of the City's expendable financial resources and the related liabilities are accounted for through governmental funds. The measurement focus is upon determination of and changes in financial position rather than upon net income.

The following are the City's governmental major funds:

General Fund - The General Fund is the general operating fund of the City used to account for all financial resources except those required to be accounted for in another fund.

Parks Sales Tax Fund - The Parks Sales Tax Fund is a Special Revenue Fund used to account for the accumulation of resources from the ½ cent parks sales tax passed in November 2004 and is effective April 2005. All parks and recreation activity is tracked in this fund.

Public Safety Sales Tax Fund - The Public Safety Sales Tax Fund is a Special Revenue Fund used to account for the revenues received from the St. Louis County Prop P Public Safety tax that was created in 2017. Public Safety tax revenues are restricted for Public Safety activities. All Public Safety activity is tracked in this fund. Expenses in excess of revenues are offset by transfers in from the General Fund.

Capital Improvement Sales Tax Trust Fund - The Capital Improvement Sales Tax Trust Fund is a Capital Improvement Fund used to account for revenues received from the capital improvement sales tax that are restricted for capital improvements.

The other governmental funds of the City are considered nonmajor. They are Special Revenue Funds that account for the proceeds of specific revenue sources that are legally restricted to expenditures for specific purposes and Debt Service Funds that account for the accumulation of resources for and repayment of general obligation long-term debt principal, interest, and related costs.

Fiduciary Fund Type

Agency Funds - Agency Funds are used to account for assets held by the City as an agent for individuals, private organizations, or other governmental units. Agency Funds are accounted for and reported similarly to a proprietary fund type. Agency Funds are custodial in nature (assets equal liabilities) and do not involve the measurement of results of operations. These funds account for activities of the Court Bond Fund, Explorer's Fund, Highway 40 Trust Fund, and Miscellaneous Escrow Fund.

(c) Measurement Focus and Basis of Accounting

Basis of accounting refers to when revenues and expenditures or expenses are recognized in the accounts and reported in the basic financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

Governmental funds financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. At year-end, entries are recorded for financial reporting

purposes to reflect the modified accrual basis of accounting for governmental fund types. All fiduciary funds, including Agency Funds use the accrual basis of accounting.

Under the modified accrual basis of accounting, revenues are recorded when both measurable and available. The term "available" is defined as collectible within the current period or soon enough thereafter to be used to pay the liabilities of the current period. For the City, available is defined as expected to be received within 60 days of fiscal year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due (e.g., matured).

GASB 33 groups nonexchange transactions into the following four classes based upon principal characteristics: derived tax revenues, imposed nonexchange revenues, government-mandated nonexchange transactions, and voluntary nonexchange transactions.

The City recognizes assets from derived tax revenue transactions (such as sales and utilities gross receipt taxes) in the period when the underlying exchange transaction on which the tax is imposed occurs or when the assets are received, whichever occurs first. Revenues are recognized, net of estimated refunds and estimated uncollectible amounts, in the same period that the assets are recognized, provided that the underlying exchange transaction has occurred. Resources received in advance are reported as unearned revenues until the period of the exchange.

The City recognizes assets from imposed nonexchange revenue transactions in the period when an enforceable legal claim to the assets arises or when the resources are received, whichever occurs first. Revenues are recognized in the period when the resources are required to be used for the first period that use is permitted. The City recognizes revenues from property taxes, net of estimated refunds and estimated uncollectible amounts, in the period for which the taxes are levied. Imposed nonexchange revenues also include permits and court fines and forfeitures.

The City does not maintain inventory cost records. Inventory is deemed immaterial and is accounted for using the purchase method in which supplies are charged to expenditures when purchased.

Intergovernmental revenues, representing grants and assistance received from other governmental units, are generally recognized as revenues in the period when all eligibility requirements, as defined by GASB 33, have been met. Any resources received before eligibility requirements are met are reported as unearned revenues.

Charges for services in the governmental funds, which are exchange transactions and are, therefore, not subject to the provisions of GASB 33, are recognized as revenues when received in cash because they are generally not measurable until actually received.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

(d) Encumbrances

Within the governmental funds financial statements, no fund balances have been restricted for outstanding encumbrances since appropriations lapse at year-end. Encumbrances are reappropriated in the subsequent fiscal year's budget to provide for the liquidation of the prior commitments.

(e) Cash and Cash Equivalents

Cash and cash equivalents comprise the City's cash deposits with banks, petty cash funds, repurchase agreements, and money market mutual funds.

(f) Investments

Investments are recorded at fair value. Fair value of investments is based on quoted market prices.

(g) Capital Assets

Capital assets, which include buildings, other improvements, machinery and equipment, automobiles and trucks, and infrastructure (e.g., streets, sidewalks, roads, bridges, and similar items), are reported in the governmental activities column in the government-wide financial statements, net of accumulated depreciation. Capital assets are defined by the City as assets with an estimated useful life in excess of one year with an initial individual cost of $5,000 or more. Infrastructure assets are defined as streets with a cost of at least $250,000; sidewalks with a cost of at least $50,000; land improvements with a cost of at least $5,000; and all buildings, building improvements, and land.

Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value at the date of donation. General infrastructure assets acquired prior to January 1, 2002, consist of the roads, bridges, and network assets that were acquired or that received substantial improvements and are reported at estimated historical cost using deflated replacement cost. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

Depreciation, including depreciation recognized on assets acquired through government grants and other aid, is computed on the straight-line method over the estimated useful lives of the various classes of assets (with the ½ year convention election applied in the first and last year), except for roads, which are computed using the composite method. The estimated useful lives of depreciable capital assets are as follows:

	Years
Buildings	40
Other improvements	10 - 25
Machinery and equipment	5 - 10
Automobiles and trucks	5 - 7
Infrastructure	15 - 30

(h) Compensated Absences

The City grants vacation to all full-time employees based on years of continuous service, and compensatory time is granted to all nonexempt employees for hours worked in excess of a normal work week that are not taken within the current biweekly pay period. These benefits are allowed to accumulate and to carry over, with limitation, into the next calendar year and will be paid to employees upon resignation, retirement, or death. Sick leave benefits do not vest and, accordingly, are recorded as expenditures when paid. The entire accrued benefit liability related to the City's compensated absences in the amount of $956,749 has been recorded in the government-wide financial statements.

(i) Capital Contributions

Capital contributions within public works represent government grants and other aid used to fund capital projects. Capital contributions are recognized as revenue when the expenditure is made and amounts become subject to claim for reimbursement. Amounts received from other governments that are not restricted for capital purposes are reflected as intergovernmental revenue.

(j) Interfund Transactions

In the fund financial statements, the City has the following types of transactions among funds:

Transfers

Legally authorized transfers are reported when incurred as transfers in by the recipient fund and as transfers out by the disbursing fund.

Elimination of interfund activity has been made for governmental activities in the government-wide financial statements.

(k) Unearned Revenue

The City has received inspection fees in advance from various developers. These fees are recognized as revenue as the City performs the inspections of the developments. This revenue is recorded in the government-wide statements and fund financial statements as unearned revenue. Unearned revenue in the fund financial statements also includes property tax revenues and court fines that are not collected within 60 days following the end of the current period and gross receipt taxes received from wireless telecommunication companies under protest.

(l) Governmental Fund Balance Classification and Policies

The City's policy is to report the fund balance in the following categories, when applicable, listed from the most restrictive to the least restrictive:

Nonspendable -- The portion of fund balance that is not in a spendable form or is required to remain intact.

Restricted -- The portion of fund balance that is constrained to specific purposes through constitutional provisions or by enabling legislation.

Committed -- The portion of fund balance with constraints or limitations by formal action of the City Council, the highest level of decision-making authority.

Assigned -- The portion of fund balance that the City intends to use for a specific purpose, as determined by the City Council or by a City official to which the governing City Council delegates the authority.

Unassigned -- Amounts that are available for any purpose; these positive amounts are reported only in the General Fund.

City Council establishes (and modifies or rescinds) fund balance commitments by passage of a resolution. For assigned fund balance, the City Council is authorized to assign amounts to a specific purpose. The authorization to assign fund balance has also been delegated to the Finance & Administration Committee. When both resources are available, the City will spend the most restricted amounts before the least restricted.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, followed by assigned fund balance, and lastly unassigned fund balance.

The fund balance of the City's General Fund has been accumulated to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The target is to maintain an unassigned fund balance of not less than 40% of annual operating expenditures and transfers out for the year.

The Parks 1998 Nonmajor Debt Service Fund has a negative fund balance of $3,610.

(m) Long-term Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

(n) Amortization

In the government-wide financial statements, bond premiums and discounts are recorded as an increase or a reduction of the debt obligation. Such amounts are amortized using the interest method or bonds outstanding method over the term of the related bonds. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

(o) Net Position and Deferred Outflows of Resources

Deferred Outflow of Resources – In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. The separate financial statement element represents a consumption of net position that applies to a future period or periods and will not be recognized as an outflow of resources until then. The City of Chesterfield has a deferred loss on refunding reported in the statement of net position. A deferred loss on refunding is the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. This item has been reported as deferred outflows on the government-wide statement of net position.

Deferred Inflow of Resources – In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflow of resources. This separate financial statement element represents an acquisition of net position that applies to a future period or periods and will not be recognized as an inflow of resources until then.

Net Position

Net Position is classified as follows:

Net Investment in Capital Assets – the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds, that is directly attributable to the acquisition, construction or improvement of those assets.

Restricted Expendable – the component of net position that reports the difference between assets and liabilities of certain programs whose use is subject to externally imposed stipulations that can be fulfilled by actions of the City of Chesterfield.

Unrestricted – the difference between the assets and liabilities that do not meet the definition of “restricted” or “net investment in capital assets.”

(p) Use of Estimates

The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires the City to make estimates and assumptions that affect the reported amounts of assets and liabilities at fiscal year-end and revenues and expenditures during the reporting period. Actual results could differ from those estimates.

(2) Cash and Investments

State statutes authorize Missouri local governments to invest in obligations of the United States Treasury and U.S. government agencies, obligations of the State of Missouri, time certificates of deposit, and repurchase agreements. Deposits in financial institutions must be collateralized by securities pledged to the City by these same institutions.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of December 31, 2018:

U.S. agency securities of $3,546,324 are valued using quoted market prices (Level 1 inputs)

The following is a reconciliation of the City's deposit and investment balances at December 31, 2018:

	Government-wide Statement of Net Position	Fiduciary Funds Statement of Fiduciary Net Position	Total
Cash and cash equivalents	$ 9,209,700	$ 2,810,693	$ 12,020,393
Certificates of deposit	2,299,623	-	2,299,623
Money market mutual funds	38,150	-	38,150
US Agency Securities	3,546,324	-	3,546,324
	$ 15,093,797	$ 2,810,693	$ 17,904,490

Interest Rate Risk

The City's investment policy seeks to minimize the risk that the fair value of securities in the portfolio will fall due to changes in general interest rates by:

1. Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity.
2. Maintaining a sufficient balance in liquid funds to adequately cover forecasted cash requirements.

The City's goal is to match its investments with its anticipated cash flow requirements. No investments shall mature and become payable more than five years from the date of purchase. The investments of the primary government had the following maturities as of December 31, 2018:

	Fair Market Value	No Maturity	1-5 Years
Primary Government			
Certificates of deposit	$ 2,299,623	$ -	$ 2,299,623
Money market	38,150	38,150	-
U.S. Agency Securities	3,546,324	-	3,546,324
Grand total investments	$ 5,884,097	$ 38,150	$ 5,845,947

Credit Risk

The City's investment policy seeks to minimize credit risk, the risk of loss due to the failure of the security issuer by:

1. Pre-qualifying the financial institutions, securities dealers, intermediaries, and advisors with which the City will do business.

2. Diversifying the portfolio so that potential losses on individual securities will be minimized.
3. Settling all purchase/sale transactions delivery versus payment.

According to the investment policy, any agency security purchased must be senior debt and rated with the highest debt rating by Moody's Investor Services, Inc. and Standard and Poor's Corporation. The following table provides information on the credit ratings associated with the City's investments as of December 31, 2018, excluding obligations of the United States government or obligations explicitly guaranteed by the United States government.

	Fair Market Value	Average Credit Quality (Moody's)
U.S. Agency Securities	$ 3,546,324	Aaa
Money market mutual funds*	38,150	Unrated

*Collateralized by United States Treasury or Agency securities

Concentration of Credit Risk

The investment policy states that the City will diversify by security type and institution. Security types shall be diversified to minimize the risk of loss resulting from over concentration of assets in a specific maturity, specific issuer, or specific class of securities. Diversification strategies are periodically reviewed.

	Fair Market Value	Percent of Total Investments
U.S. Agency Securities	$ 3,546,324	60.3%
Money market mutual funds	38,150	0.6%
Certificates of deposit	2,299,623	39.1%

Custodial Credit Risk

For deposits, custodial credit risk is the risk that in the event of bank failure, the City's deposits may not be returned to it. Protection of the City's deposits is provided by the Federal Deposit Insurance Corporation, by eligible securities pledged by the financial institution, or by a single collateral pool established by the financial institution. The City has one bank balance that is underpledged by $9,964.

For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. In accordance with its policy, the City addresses custodial risk by pre-qualifying institutions with which the City places investments, diversifying the investment portfolio, and maintaining a standard of quality for investments.

(3) Receivables, Net of Allowances

All amounts are scheduled for collection during the subsequent fiscal year.

	Municipal Taxes	Intergovern-mental	Interest	Other	Total Receivables
Governmental Activities					
General Fund	$ 1,824,296	$ 1,156,986	$ 11,021	$ 1,904,777	$ 4,897,080
Parks Sales Tax Fund	1,189,582	8,277	-	-	1,197,859
Public Safety Sales Tax Fund	-	565,911	-	-	565,911
Capital Improvement Sales Tax Trust Fund	1,011,145	190,391	-	-	1,201,536
Nonmajor other governmental Funds	133,542	-	-	16,592	150,134
Total governmental activities	$ 4,158,565	$ 1,921,565	$ 11,021	$ 1,921,369	$ 8,012,520

(4) Capital Assets

The following is a summary of changes in capital assets - governmental activities for the year ended December 31, 2018:

	Balance December 31, 2017	Transfers And Additions	Transfers And Retirements	Balance December 31, 2018
Governmental Activities				
Capital assets not being depreciated:				
Land	$ 33,254,308	$ -	$ -	$ 33,254,308
Art	85,000	-	-	85,000
Right-of-way	85,113,741	537,504	-	85,651,245
Construction in progress	2,789,768	3,956,759	(2,229,519)	4,517,008
Total capital assets not being depreciated	121,242,817	4,494,263	(2,229,519)	123,507,561
Capital assets being depreciated:				
Buildings	27,267,183	-	-	27,267,183
Other improvements	39,461,388	293,585	-	39,754,973
Machinery and equipment	7,342,251	262,736	(15,965)	7,589,022
Automobiles and trucks	5,190,518	1,636,094	(663,445)	6,163,167
Infrastructure	137,507,942	2,095,212	(1,198,589)	138,404,565
Total capital assets being depreciated	216,769,282	4,287,627	(1,877,999)	219,178,910
Less - Accumulated depreciation for:				
Buildings	8,796,575	671,227	-	9,467,802
Other improvements	16,892,878	1,546,692	-	18,439,570
Machinery and equipment	4,943,022	342,766	(15,965)	5,269,823
Automobiles and trucks	3,274,972	567,258	(520,517)	3,321,713
Infrastructure	76,476,626	5,132,062	(1,198,589)	80,410,099
Total accumulated depreciation	110,384,073	8,260,005	(1,735,071)	116,909,007
Total capital assets being depreciated, net	106,385,209	(3,972,378)	(142,928)	102,269,903
Governmental activities - capital assets, net	$227,628,026	$ 521,885	$ (2,372,447)	$225,777,464

Within the statement of activities, depreciation expense is charged to functions of the primary government as follows:

Governmental Activities	
General government	$ 373,020
Parks and recreation	1,810,583
Planning	5,781
Public works	5,924,693
Public safety	145,928
Total depreciation expense, governmental activities	$ 8,260,005

(5) Accounts Payable

The City's outstanding accounts payable at year-end was entirely attributable to direct payments to vendors.

(6) Restricted Net Position

The government-wide statement of net position reports $2,886,804 of restricted net position, which is restricted by enabling legislation.

(7) Property Taxes

Through the 2014 fiscal year, the City levied a property tax for the retirement of general obligation bonds. The City's property tax was levied each September based on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Taxes were billed in November, due and collectible on December 31, and delinquent after December 31. Liens were placed on property for delinquent taxes on January 1 following the due date. The City decreased its levied tax rate from $0.06 per $100 of assessed valuation to $0.03 per $100 of assessed valuation from 2008 through 2014.

Taxes levied for 2014 were recorded as receivables, net of estimated uncollectible amounts; however, revenue recognition on all property tax receivables not collected within 60 days after year-end is deferred on the fund financial statements and recognized as revenue in the government-wide financial statements. The unpaid levy, net of allowance, of $3,611 remains due as of December 31, 2018.

All property tax assessment, billing, and collection functions are handled by the St. Louis County government. Taxes collected are remitted to the City by the St. Louis County Collector (the County Collector) in the month subsequent to the actual collection date. Taxes held by the County Collector, if any, are included in municipal taxes receivable in the accompanying fund financial statements.

(8) Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City, along with various other local governments, participates in an insurance trust for workers' compensation and for general liability matters (St. Louis Area Insurance Trust (SLAIT)). The purpose of this trust is to distribute the cost of self-insurance over similar entities. The trust requires an annual premium payment from each entity to cover estimated claims payable and reserves for claims. The members of the trust have no legal interest in the assets, liabilities, or fund balances of the insurance trust; however, the City is contingently liable to fund its pro rata share of any deficit incurred by the trust should the trust cease operations at some future date. The trust has contracted with an insurance agent to handle all administrative matters, including processing of claims filed. The City's 2018 premium payments to the trust were $406,541.

The City also purchases commercial insurance to cover risks related to property loss, public official liability, earthquakes, and employees' blanket bonds. Settled claims resulting from these risks have not exceeded coverage in any of the past three years.

(9) Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. In accordance with the provisions of GASB 32, *Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*, the assets and liabilities of the deferred compensation plan are not included in the accompanying basic financial statements.

(10) Retirement Plan

The City contributes to the City of Chesterfield Missouri 401(a) Retirement Plan, a defined contribution pension plan, for all eligible full time employees. All full time employees are eligible to participate in the Plan after they have completed one year of service and attained the age of 18. The Plan is administered by Mass Mutual (formerly Hartford Investment.)

Benefit terms for the Plan are established and may be amended by the City Council. Per City ordinance, the City contributes an amount equal to 8% of compensation of eligible participants. For the year ended December 31, 2018, the City recognized pension expense of $971,452.32.

Employees become vested in City contributions and earnings on City contributions after completion of 5 years of credited service with the City. Nonvested City contributions are forfeited upon termination of employment. Such forfeitures are used to offset contributions from the City. For the year ended December 31, 2018, there were no forfeitures.

(11) Interfund Balances

Individual fund interfund receivable and payable balances as of December 31, 2018, are as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Park Sales Tax	$ 152,977
General Fund	Capital Improvement Sales Tax Fund	844
General Fund	Public Safety	313,757
General Fund	Nonmajor Governmental Funds	9,265
Nonmajor Governmental Funds	Chesterfield Valley Tax Increment Financing	139,712
		$ 616,555

All of these interfund balances are due to either timing differences or to the elimination of negative cash balances within the various funds. All interfund balances are expected to be repaid during the fiscal year ending December 31, 2018.

(12) Obligations Under Operating Lease Agreements

The City leases equipment under certain operating lease agreements with terms in excess of one year. Annual aggregate lease payments remaining under the terms of the operating lease agreements as of December 31, 2018, are as follows:

2019	$ 6,809
2020	3,826
2021	1,594
	$ 12,229

(13) Long-Term Liabilities

The following is a summary of the changes in long-term liabilities for the year ended December 31, 2018:

	Balance December 31, 2017	Additions	Reductions	Balance December 31, 2018	Amounts Due Within One Year
Compensated absenses	$ 769,532	$ 1,315,255	$ (1,128,038)	$ 956,749	$ 869,772
Capital Lease Agreement	-	49,780	(9,956)	39,824	9,956
General obligation bonds	3,805,000	-	(1,880,000)	1,925,000	1,925,000
Plus - Issuance premium	89,881	-	(44,941)	44,940	-
Certificates of participation	32,715,000	-	(3,355,000)	29,360,000	3,600,000
Plus - Issuance premium	1,548,572	-	(213,273)	1,335,299	-
Total	$ 38,927,985	$ 1,365,035	$ (6,631,208)	$ 33,661,812	$ 6,404,728

Compensated absences are generally liquidated by the General Fund.

Capital Lease Agreements

At December 31, 2018, the City is obligated under a lease that is classified as a capital lease.

In 2018, the City entered into a lease purchase agreement for maintenance equipment. The lease is for a total of $49,780 and calls for bi-annual payments of $4,978. The final payment under this lease is due in October 2022.

The equipment purchased under this capital lease agreement is included in capital assets in the government-wide financial statements, net of accumulated depreciation. As of December 31, 2018, the total cost is $49,780 and the total accumulated depreciation is $2,489.

Future minimum lease payments under the capital lease described above are as follows:

For The Year Ending December 31,	Capital Lease Principal	Interest	Total
2019	$ 9,956	$ -	$ 9,956
2020	9,956	-	9,956
2021	9,956	-	9,956
2022	9,956	-	9,956
Total	$ 39,824	$ -	$ 39,824

General Obligation Bonds Payable

In February 2008, the City issued $5,255,000 in General Obligation Refunding Bonds Series 2008, the proceeds of which were used to advance refund $5,245,000 of outstanding Series 1998 General Obligation Bonds. The bonds bear interest ranging from 2.95% to 3.5% and are repaid through a Debt Service Fund. The net proceeds of the Series 2008 bonds plus an additional $88,646 of City monies were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the $5,245,000 principal of the Series 1998 bonds. As a result, the Series 1998 bonds are considered defeased and the liability for these bonds has been removed from the basic financial statements. The City decreased its aggregated debt service payments by $368,292 over 7 years, which resulted in

economic gain (difference between the present values of the old and new debt service payments) of $356,707.

In January 2015, the City issued $7,340,000 in General Obligation Refunding Bonds Series 2015, the proceeds of which were used to advance refund $9,125,000 of outstanding Series 2005 General Obligation Bonds. The bonds bear interest of 2% and are repaid through a Debt Service Fund. The net proceeds of the Series 2015 bonds plus an additional $1,851,638 of City monies were deposited in an irrevocable trust with an escrow agent to provide for all future debt service payments on the $9,125,000 principal of the Series 2005 bonds. As a result, the Series 2005 bonds are considered defeased and the liability for these bonds has been removed from the basic financial statements. The City decreased its aggregated debt service payments by $552,722 over 5 years, which resulted in economic gain (difference between the present values of the old and new debt service payments) of $541,791.

The annual principal and interest requirements to maturity of the General Obligation Bonds as of December 31, 2018, are as follows:

	General Obligation Bonds		
December 31	**Principal**	**Interest**	**Totals**
2019	$ 1,925,000	$ 19,250	$ 1,944,250
	$ 1,925,000	$ 19,250	$ 1,944,250

Certificates of Participation

In April 2016, the City issued $3,000,000 in Certificates of Participation (Series 2016) with interest ranging from 0.75% to 2.15% to advance refund $2,640,000 of its outstanding Certificates of Participation (Series 2008), which had a total outstanding balance of $3,490,000 at that time. The Certificates are scheduled to mature at various dates through December 2028. As a result of the refunding, the City decreased its total debt service requirements by $365,954, which resulted in an economic gain of $332,430. The refunded certificates were issued to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The certificates are repaid by Parks Sales Tax Fund operating revenues.

In September 2014, the City issued $8,600,000 in Certificates of Participation (Series 2014) with interest rates ranging from 2% to 3.25% to advance refund Certificates of Participation (Series 2009A and Series 2009B). The Certificates are scheduled to mature at various dates through December 2031. As a result of the refunding, the City decreased its total debt service requirements by $719,556, which resulted in an economic gain of $593,471. The refunded certificates were issued to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The certificates of participation are repaid by Parks Sales Tax Fund operating revenues.

In November 2013, the City had advanced refunding on the Certificates of Participation (Series 2005), which had an outstanding principal amount of $21,275,000 at that time. The City simultaneously issued the Certificates of Participation (Series 2013) in the amount of $20,360,000, depositing the proceeds and the funds currently in the reserve fund with the Escrow Agent (BOKF, N.A., Kansas City, Missouri). The certificates of participation bear interest from 2% to 5% and are repaid by General Fund operating revenues.

In December 2008, the City issued $4,720,000 in Certificates of Participation (Series 2008), which represent proportionate interests in base rentals to be paid by the City pursuant to an annually renewable lease/purchase agreement dated December 1, 2012, between the City and Wells Fargo Bank (the trustee/lessor). The trustee has agreed to execute and deliver certificates pursuant to a declaration and indenture of trust to finance the City's renovation and improvement of the City's Central Park and the Chesterfield Valley Athletic Complex. The base rentals constitute rent for the land pursuant to the lease.

As noted above, certificates with a principal balance of $3,000,000 were refunded in April 2016. The remaining certificates of participation outstanding, with a principal balance of $2,840,000, bear interest ranging from 4.25% to 5.00% and will be repaid by the Parks Sales Tax Fund operating revenues through 2019.

In August 2004, the City had advanced refunding on the Certificates of Participation (Series 2000), which had an outstanding principal amount of $16,495,000 at that time. The City simultaneously issued the Certificates of Participation (Series 2004) in the amount of $15,820,000, depositing the proceeds and the funds currently in the reserve fund with the Escrow Agent (UMB Bank, N.A., Kansas City, Missouri). The certificates of participation bear interest from 3% to 5% and are repaid by General Fund operating revenues.

The annual principal and interest requirements to maturity of the certificates of participation as of December 31, 2018, are as follows:

	Certificates of Participation		
December 31	**Principal**	**Interest**	**Totals**
2019	$ 3,600,000	$ 1,104,916	$ 4,704,916
2020	3,855,000	947,054	4,802,054
2021	3,925,000	772,854	4,697,854
2022	3,715,000	606,377	4,321,377
2023	2,910,000	464,028	3,374,028
2024 - 2028	8,820,000	955,232	9,775,232
2029 - 2031	2,535,000	149,525	2,684,525
	$ 29,360,000	$ 4,999,986	$ 34,359,986

(14) Interfund Transfers

Individual fund transfers for the year ended December 31, 2018, are as follows:

	Transfers From				
Transfers To	**General Fund**	**Parks Sales Tax Fund**	**Capital Improvement Sales Tax Trust Fund**	**Other Nonmajor Governmental Funds**	**Total**
General Fund	$ -	$ -	$ -	$ 25,016	$ 25,016
Capital Improvement Sales Tax Trust Fund	-	-	-	-	-
Parks Sales Tax Fund	-	-	-	-	-
Public Safety Fund	7,011,133	-	-	-	7,011,133
Other nonmajor governmental funds	3,209,592	4,833,243	1,937,300	-	9,980,135
	$10,220,725	$ 4,833,243	$ 1,937,300	$ 25,016	$17,016,284

Interfund transfers were used to: 1) move revenues from the fund that ordinance or budget requires to collect them to the fund that ordinance or budget requires to expend them; 2) use unrestricted revenues collected in the General Fund to finance capital improvements and other funds in accordance with budgetary authorization; or 3) move revenues in excess of current year expenditures to other funds.

(15) Commitments and Contingencies

Various legal claims have arisen during the normal course of business which, in the opinion of management after discussion with legal counsel, will not result in any material liability to the City.

(16) Pledged Revenues

The City has pledged a portion of future parks sales tax revenues to repay $20,360,000 in certificates of participation originally issued in December 2005 to finance park improvements throughout the City. The 2005 issue was advanced refunded in 2013. The certificates are payable solely from the sales taxes generated by a 1/2 cent parks sales tax. These taxes were projected to produce 100% of the debt service requirements over the life of the bonds. Total principal and interest remaining on the bonds is $16,568,278 payable through December 2025. For the current year, principal and interest paid and total sales tax revenues were $2,089,575 and $6,812,227, respectively.

(17) Section 479.350.1 RSMo Requirements

Under Senate Bill 5, the State of Missouri requires all municipalities to provide an accounting of annual general operating revenue from fines, bond forfeitures and court costs for minor traffic violations, since the Bill went into law on August 28, 2015, in the municipality's annual financial report. The purpose of the bill is to make sure municipalities are not generating more than 12.5% of their operating revenue from fines, bond forfeitures and court costs for minor traffic violations. The City of Chesterfield's revenues from fines, bond forfeitures and court costs for minor traffic violations were 2.68% of operating revenues and 1.38% of total revenues during 2018.

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Required Supplementary Information

CITY OF CHESTERFIELD, MISSOURI **Schedule 1**

Budgetary Comparison Schedule - General Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Utility gross receipts	$ 6,727,573	$ 6,727,573	$ 7,352,340	$ 624,767
Sales taxes	9,232,376	6,871,634	6,993,739	122,105
Total municipal taxes	15,959,949	13,599,207	14,346,079	746,872
Licenses and permits	1,587,921	1,587,921	1,523,010	(64,911)
Intergovernmental:				
Motor fuel and vehicle sales taxes	1,913,595	1,913,595	1,915,466	1,871
Cigarette tax	125,999	125,999	103,857	(22,142)
Road and bridge tax	2,147,514	2,147,514	1,992,063	(155,451)
Grants and other	526,100	-	(809)	(809)
Total intergovernmental	4,713,208	4,187,108	4,010,577	(176,531)
Charges for services:				
Inspection and subdivision fees	36,158	36,158	(16,809)	(52,967)
Zoning applications	13,071	13,071	15,241	2,170
Police reports	415,107	-	-	-
False alarms	23,150	-	-	-
Other charges	29,918	29,573	57,052	27,479
Total charges for services	517,404	78,802	55,484	(23,318)
Court fines and forfeitures	794,556	794,556	847,725	53,169
Investment income	110,000	110,000	218,925	108,925
Miscellaneous	112,440	112,440	543,041	430,601
Total revenues	23,795,478	20,470,034	21,544,841	1,074,807
EXPENDITURES	21,110,228	10,166,813	9,034,262	(1,132,551)
Excess of revenues over expenditures	2,685,250	10,303,221	12,510,579	2,207,358
OTHER FINANCING SOURCES (USES)				
Transfers in	1,551,865	1,551,865	25,016	(1,526,849)
Transfers out	(3,101,700)	(13,129,331)	(10,220,725)	2,908,606
Sale of capital assets	250,000	250,000	221,785	(28,215)
Total other financing sources (uses), net	(1,299,835)	(11,327,466)	(9,973,924)	1,353,542
Net change in fund balance	$ 1,385,415	$ (1,024,245)	$ 2,536,655	$ 3,560,900

(Continued)

CITY OF CHESTERFIELD, MISSOURI
Budgetary Comparison Schedule - General Fund
For the year ended December 31, 2018

Schedule 1

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
EXPENDITURES				
General government:				
Legislative - Mayor's Office and City Council	$ 74,185	$ 74,185	$ 69,457	$ 4,728
Administrative:				
City clerk	105,684	105,684	48,957	56,727
City Administrator	610,923	606,173	513,977	92,196
Economic development	–	–	61	(61)
Finance	556,892	556,892	473,260	83,632
Central services	1,181,322	1,229,134	1,161,424	67,710
Information systems	814,675	854,145	639,146	214,999
Total administrative	3,269,496	3,352,028	2,836,825	515,203
Police services	11,185,589	–	–	–
Judicial	273,949	273,949	258,997	14,952
Planning and zoning	747,713	788,367	764,902	23,465
Public works:				
Administration and engineering	882,537	888,480	713,791	174,689
Street and sewer maintenance	2,972,523	3,004,987	2,635,179	369,808
Vehicle maintenance	804,545	804,545	788,935	15,610
Building maintenance	865,691	946,272	933,407	12,865
Street lighting	34,000	34,000	32,769	1,231
Total public works	5,559,296	5,678,284	5,104,081	574,203
Total expenditures	$ 21,110,228	$ 10,166,813	$ 9,034,262	$ 1,132,551

CITY OF CHESTERFIELD, MISSOURI **Schedule 2**

Budgetary Comparison Schedule

Parks Sales Tax Fund - Special Revenue Major Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Sales taxes	$ 6,857,192	$ 6,857,192	$ 6,812,227	$ (44,965)
Intergovernmental	-	-	-	-
Park charges and fees	2,020,137	2,020,137	1,938,210	(81,927)
Investment income	-	-	53,922	53,922
Miscellaneous	30,000	30,000	18,216	(11,784)
Total revenues	8,907,329	8,907,329	8,822,575	(84,754)
EXPENDITURES				
Parks and recreation	5,662,828	5,789,592	5,512,800	276,792
Capital outlay	48,000	57,192	55,246	1,946
Total expenditures	5,710,828	5,846,784	5,568,046	278,738
Excess of revenues over expenditures	3,196,501	3,060,545	3,254,529	193,984
OTHER FINANCING SOURCES (USES)				
Transfers out	(3,018,121)	(4,018,121)	(4,833,243)	(815,122)
Net change in fund balance	$ 178,380	$ (957,576)	$ (1,578,714)	$ (621,138)

CITY OF CHESTERFIELD, MISSOURI **Schedule 3**

Budgetary Comparison Schedule - Public Safety Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Utility gross receipts	$ -	$ -	$ -	$ -
Sales taxes	-	2,169,858	2,957,425	787,567
Total municipal taxes	-	2,169,858	2,957,425	787,567
Licenses and permits	-	-	-	-
Intergovernmental:				
Grants and other	-	526,100	559,319	33,219
Total intergovernmental	-	526,100	559,319	33,219
Charges for services:				
Police reports	-	8,000	8,256	256
False alarms	-	-	-	-
Other charges	-	430,602	446,661	16,059
Total charges for services	-	438,602	454,917	16,315
Total revenues	-	3,134,560	3,971,661	837,101
EXPENDITURES	-	11,277,685	10,982,363	(295,322)
Excess of revenues over expenditures	-	(8,143,125)	(7,010,702)	1,132,423
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	7,011,133	7,011,133
Transfers out	-	-	-	-
Sale of capital assets	-	-	-	-
Total other financing sources (uses), net	-	-	7,011,133	7,011,133
Net change in fund balance	$ -	$ (8,143,125)	$ 431	$ 8,143,556

(Continued)

CITY OF CHESTERFIELD, MISSOURI **Schedule 3**

Budgetary Comparison Schedule - Public Safety Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
EXPENDITURES				
General government:				
Police services	$ -	$ 11,277,685	$ 10,982,363	$ 295,322
Total expenditures	$ -	$ 11,277,685	$ 10,982,363	$ 295,322

CITY OF CHESTERFIELD, MISSOURI
Notes to Budgetary Comparison Schedules
For the year ended December 31, 2018

EXPLANATION OF BUDGETARY PROCESS

The City prepares and legally adopts an annual budget for the General Fund, the Parks Sales Tax Fund, the Public Safety Sales Tax Fund, the Capital Improvement Sales Tax Trust Fund, the Police Forfeiture Fund, the Sewer Lateral Fund, the Chesterfield Valley Tax Increment Financing Fund, all Debt Service Funds, and all Capital Project Funds. Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles. The Council follows the procedures outlined below in establishing the budgetary data:

1. During or before the last week of November, the City Administrator submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures, estimated revenue of the fund for the budget year, and the means of financing them.
2. During or before December 31, the City Administrator presents the proposed budget at a Public Hearing prior to a regularly scheduled City Council meeting. The budget is adopted at a regular City Council meeting by resolution.
3. Copies of the proposed budget are made available for public inspection in the office of the City Clerk for at least 10 days prior to passage of the budget. At least one public hearing is held on the budget by the City Council. Notice of the hearing is given by publication in a newspaper with general circulation in the City.
4. The budget is adopted by the City Council by the affirmative vote of a majority of the members of the City Council and approval by the Mayor on or before the last day preceding the budget year. If the budget has not been passed and approved by this time, then the budget and appropriations for the current fiscal year shall be rebudgeted and reappropriated for the budget year until a new budget is adopted and approved.
5. All appropriations lapse at year-end; outstanding encumbrances are reappropriated in the subsequent fiscal year budget to provide for the liquidation of the prior commitments.

The legal level of budgetary control for the City's original adopted annual budget is defined as the budgeted division level of each department.

Subsequent transfers within each fund's budget may be made as follows:

a) Heads of departments may make transfers between Fund divisions in an amount up to $2,500 with the prior approval of the Finance Director.
b) Heads of departments may make transfers between Fund divisions in an amount from $2,500 to $5,000 with the prior approval of the Finance Director and the City Administrator.
c) Approval of a majority of the City Council is required for transfers in an amount over $5,000.

Other Supplementary Information

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to expenditures for specified purposes.

The following Special Revenue Funds are maintained by the City:

Police Forfeiture - This fund is used to account for special revenues received, which are specifically earmarked for future expenditures in the area of public safety.

Sewer Lateral - This fund is used to account for special revenues received, which are specifically earmarked for expenditures for repairs to residential sanitary sewer laterals.

Chesterfield Valley Tax Increment Financing - This fund is used to account for financial resources to be used for infrastructure and transportation projects in the Chesterfield Valley.

Debt Service Funds

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, certain General long-term debt principal, interest, and related costs. The following Debt Service Funds are maintained by the City:

Parks 1998 - This fund is used to account for the accumulation of resources and payment of general obligation principal and interest on the parks General Obligation Bond issue, Series 2008, which advance refunded the General Obligation Bond issue, Series 1998.

City Hall - This fund is used to account for the accumulation of resources and payment of principal and interest on Government Center Certificates of Participation issued in fiscal year 2000.

Parks Construction - This fund is used to account for the accumulation of resources and payment of principal and interest on the 2008, 2013, 2014 and 2016 Certificates of Participation.

R&S - This fund (Road and Sidewalk Fund) is used to account for the accumulation of resources for and the payment of general long-term debt principal and interest payments on the General Obligation Street and Sidewalk Bond issue Series 2005.

CITY OF CHESTERFIELD, MISSOURI **Schedule 4**

Combining Balance Sheet
Nonmajor Governmental Funds
As of December 31, 2018

	Nonmajor Special Revenue Funds						
	Police Forfeiture	Sewer Lateral	Chesterfield Valley Tax Increment Financing	Total Special Revenue	Nonmajor Capital Projects Fund	Nonmajor Debt Service Funds	Total Nonmajor Governmental Funds
ASSETS							
Cash and investments	$ 102,459	$ 263,211	$ 245,627	$ 611,297	$ -	$ 4,180,630	$ 4,791,927
Receivables:							
Municipal taxes	-	129,609	-	129,609	-	3,933	133,542
Other	16,592	-	-	16,592	-	-	16,592
Due from other funds	-	-	139,712	139,712	-	-	139,712
Prepaids	-	-	-	-	-	-	-
Total assets	$ 119,051	$ 392,820	$ 385,339	$ 897,210	$ -	$ 4,184,563	$ 5,081,773
LIABILITIES AND FUND BALANCES							
Liabilities							
Accounts payable	$ -	$ 5,845	$ 525	$ 6,370	$ -	$ 1,000	$ 7,370
Due to other funds	-	-	-	-	-	9,265	9,265
Deferred revenue	-	-	-	-	-	3,610	3,610
Total liabilities	-	5,845	525	6,370	-	13,874	20,244
Fund balances							
Restricted for:							
Public Safety	119,048	-	-	119,048	-	-	119,048
Sewer Lateral	-	386,974	-	386,974	-	-	386,974
Commited for Capital Projects	-	-	384,814	384,814	-	-	384,814
Assigned for Debt Service	-	-	-	-	-	4,174,298	4,174,298
Unassigned	-	-	-	-	-	(3,610)	(3,610)
Total fund balances	119,048	386,974	384,814	890,836	-	4,170,688	5,061,524
Total liabilities and fund balances	$ 119,048	$ 392,819	$ 385,339	$ 897,206	$ -	$ 4,184,563	$ 5,081,768

CITY OF CHESTERFIELD, MISSOURI **Schedule 5**

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances

Nonmajor Governmental Funds

For the year ended December 31, 2018

	Nonmajor Special Revenue Funds						
	Police Forfeiture	Sewer Lateral	Chesterfield Valley Tax Increment Financing	Total Special Revenue	Nonmajor Capital Projects Funds	Nonmajor Debt Service Funds	Total Nonmajor Governmental Funds
REVENUES							
Municipal taxes	$ -	$ 433,759	$ -	$ 433,759	$ -	$ 322	$ 434,081
Intergovernmental	37,836	-	-	37,836	-	-	37,836
Investment income	-	-	4,220	4,220	-	3,778	7,998
Miscellaneous	-	-	50,518	50,518	-	-	50,518
Total revenues	37,836	433,759	54,738	526,333	-	4,100	530,433
EXPENDITURES							
Current:							
Police services	-	-	-	-	-	-	-
Public works	-	465,689	-	465,689	-	-	465,689
Parks	-	-	-	-	-	-	-
Capital outlay	40,289	-	57,850	98,139	-	-	98,139
Debt service:							
Principal	-	-	-	-	-	5,235,000	5,235,000
Interest and fiscal charges	-	-	-	-	-	1,319,087	1,319,087
Bond issuance costs	-	-	-	-	-	-	-
Total expenditures	40,289	465,689	57,850	563,828	-	6,554,087	7,117,915
Deficiency of revenues under expenditures	(2,453)	(31,930)	(3,112)	(37,495)	-	(6,549,987)	(6,587,482)
OTHER FINANCING SOURCES (USES)							
Issuance of refunding bonds	-	-	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	9,980,134	9,980,134
Transfers out	(25,016)	-	-	(25,016)	-	-	(25,016)
Total other financing sources (uses), net	(25,016)	-	-	(25,016)	-	9,980,134	9,955,118
Net change in fund balances	(27,469)	(31,930)	(3,112)	(62,511)	-	3,430,147	3,367,636
Fund balances:							
Beginning of year	146,517	418,904	387,926	953,347	-	740,541	1,693,888
End of year	$ 119,048	$ 386,974	$ 384,814	$ 890,836	$ -	$ 4,170,688	$ 5,061,524

CITY OF CHESTERFIELD, MISSOURI
Combining Balance Sheet
Nonmajor Debt Service Funds
As of December 31, 2018

Schedule 6

	Parks 1998	City Hall	Parks Construction	R&S Debt Service	Total
ASSETS					
Cash and investments	$ -	$ 2,025,092	$ 2,096,107	$ 59,431	$ 4,180,630
Receivables:					
Municipal taxes	3,933	-	-	-	3,933
Due from other funds	-	-	-	-	-
Total assets	$ 3,933	$ 2,025,092	$ 2,096,107	$ 59,431	$ 4,184,563
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	$ -	$ -	$ 1,000	$ -	$ 1,000
Due to other funds	3,933	5,332	-	-	9,265
Deferred revenue	3,610	-	-	-	3,610
Total liabilities	7,543	5,332	1,000	-	13,875
Fund balances					
Nonspendable: Prepaid Expenses	-	-	-	-	-
Restricted for Debt Service	-	-	-	-	-
Assigned for Debt Service	-	2,019,760	2,095,107	59,431	4,174,298
Unassigned	(3,610)	-	-	-	(3,610)
Total Fund Balance	(3,610)	2,019,760	2,095,107	59,431	4,170,688
Total liabilities and fund balances	$ 3,933	$ 2,025,092	$ 2,096,107	$ 59,431	$ 4,184,563

CITY OF CHESTERFIELD, MISSOURI **Schedule 7**

Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances
Nonmajor Debt Service Funds
For the year ended December 31, 2018

	Parks 1998	City Hall	Parks Construction	R&S Debt Service	Total
REVENUES					
Municipal taxes	$ 322	$ -	$ -	$ -	$ 322
Investment income	-	703	3,075	-	3,778
Total revenues	322	703	3,075	-	4,100
EXPENDITURES					
Debt service:					
Principal	-	1,300,000	2,055,000	1,880,000	5,235,000
Interest and fiscal charges	-	300,150	961,637	57,300	1,319,087
Debt Issuance Costs	-	-	-	-	-
Total expenditures	-	1,600,150	3,016,637	1,937,300	6,554,087
Deficiency of revenues under expenditures	322	(1,599,447)	(3,013,562)	(1,937,300)	(6,549,987)
OTHER FINANCING SOURCES (USES)					
Issuance of refunding bonds	-	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-	-
Transfers in	322	3,209,288	4,833,222	1,937,300	9,980,132
Transfers out	-	-	-	-	-
Total other financing sources (uses), net	322	3,209,288	4,833,222	1,937,300	9,980,132
Net change in fund balances	644	1,609,841	1,819,660	-	3,430,145
Fund balances:					
Beginning of year	(4,254)	409,919	275,447	59,431	740,543
End of year	$ (3,610)	$ 2,019,760	$ 2,095,107	$ 59,431	$ 4,170,688

CITY OF CHESTERFIELD, MISSOURI **Schedule 8**

Budgetary Comparison Schedule

Police Forfeiture Fund - Nonmajor Special Revenue Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ -	$ 37,836	$ 37,836
EXPENDITURES				
Police services	135,755	105,740	-	105,740
Capital outlay	-	-	40,289	(40,289)
Total expenditures	135,755	105,740	40,289	(65,451)
Excess of revenues over (under) expenditures	(135,755)	(105,740)	(2,453)	103,287
OTHER FINANCING USES				
Transfers out	-	-	(25,016)	(25,016)
Net change in fund balances	$ (135,755)	$ (105,740)	$ (27,469)	$ 78,271

CITY OF CHESTERFIELD, MISSOURI **Schedule 9**

Budgetary Comparison Schedule

Sewer Lateral Fund - Nonmajor Special Revenue Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes	$ 430,000	$ 430,000	$ 433,759	$ 3,759
Investment income	-	-	-	-
Total revenues	430,000	430,000	433,759	3,759
EXPENDITURES				
Public works	500,000	500,000	465,689	34,311
Deficiency of revenues under expenditures	(70,000)	(70,000)	(31,930)	38,070
OTHER FINANCING USES				
Transfers out	-	-	-	-
Net change in fund balances	$ (70,000)	$ (70,000)	$ (31,930)	$ 38,070

CITY OF CHESTERFIELD, MISSOURI **Schedule 10**

Budgetary Comparison Schedule

Chesterfield Valley Tax Increment Financing Fund - Nonmajor Special Revenue Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ 4,220	$ 4,220
Miscellaneous	-	-	50,518	50,518
Total revenues	-	-	54,738	54,738
EXPENDITURES				
Public works	(351,383)	407,691	57,850	349,841
Net change in fund balance	$ 351,383	$ (407,691)	$ (3,112)	$ 404,579

CITY OF CHESTERFIELD, MISSOURI **Schedule 11**

Budgetary Comparison Schedule
Parks 1998 - Nonmajor Debt Service Fund
For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Property taxes	$ 500	$ 500	$ 322	$ (178)
EXPENDITURES				
Debt service:				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total expenditures	-	-	-	-
Deficiency of revenues under expenditures	500	500	322	(178)
OTHER FINANCING SOURCES				
Transfers in	-	-	322	322
Net change in fund balance	$ 500	$ 500	$ 644	$ 144

CITY OF CHESTERFIELD, MISSOURI **Schedule 12**

Budgetary Comparison Schedule
City Hall - Nonmajor Debt Service Fund
For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ 703	$ 703
EXPENDITURES				
Debt service:				
Principal	1,300,000	1,300,000	1,300,000	-
Interest and fiscal charges	301,700	301,700	300,150	1,550
Total expenditures	1,601,700	1,601,700	1,600,150	1,550
Deficiency of revenues under expenditures	(1,601,700)	(1,601,700)	(1,599,447)	2,253
OTHER FINANCING SOURCES				
Transfers in	2,214,110	3,214,110	3,209,288	(4,822)
Net change in fund balance	$ 612,410	$ 1,612,410	$ 1,609,841	$ (2,569)

CITY OF CHESTERFIELD, MISSOURI **Schedule 13**

Budgetary Comparison Schedule

Parks Construction - Nonmajor Debt Service Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ 3,075	$ 3,075
EXPENDITURES				
Debt service:				
Principal	2,055,000	2,055,000	2,055,000	-
Interest and fiscal charges	963,121	963,121	961,637	1,484
Debt Issuance Costs	-	-	-	-
Total expenditures	3,018,121	3,018,121	3,016,637	1,484
Deficiency of revenues under expenditures	(3,018,121)	(3,018,121)	(3,013,562)	4,559
OTHER FINANCING SOURCES (USES)				
Issuance of refunding bonds	-	-	-	-
Payments to refunded bond escrow agent	-	-	-	-
Premium on issuance of refunding bonds	-	-	-	-
Transfers in	3,905,711	4,905,711	4,833,222	(72,489)
Transfers out	-	-	-	-
Total other financing sources	3,905,711	4,905,711	4,833,222	(72,489)
Net change in fund balance	$ 887,590	$ 1,887,590	$ 1,819,660	$ (67,930)

CITY OF CHESTERFIELD, MISSOURI **Schedule 14**

Budgetary Comparison Schedule

R&S Debt Service Fund - Nonmajor Debt Service Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ -	$ -
EXPENDITURES				
Debt service:				
Principal	1,880,000	1,880,000	1,880,000	-
Interest and fiscal charges	57,650	57,650	57,300	350
Debt Issuance Costs	-	-	-	-
Total expenditures	1,937,650	1,937,650	1,937,300	350
Deficiency of revenues under expenditures	(1,937,650)	(1,937,650)	(1,937,300)	350
OTHER FINANCING SOURCES (USES)				
Transfers in	1,937,650	1,937,650	1,937,300	(350)
Net change in fund balance	$ -	$ -	$ -	$ -

Capital Projects Fund

Capital Projects Funds are used to account for the accumulation of resources for the acquisition and construction of major capital assets.

The following major capital projects fund is maintained by the City:

Capital Improvement Sales Tax Trust Fund - This fund is used to account for the accumulation of resources from the one-half cent Capital Improvement sales tax passed by voters in 1997. The revenues are used to pay for principal and interest payments on R&S I and R&S II series bonds, as well as the City's capital projects for annual infrastructure maintenance.

The following nonmajor capital projects fund is maintained by the City:

Parks Construction Fund - This fund is used to account for the accumulation of resources from the 2009B Parks Bonds (subsequently refinanced with the 2014 Certificates of Participation) issue as well as transfers in from the Parks Sales Tax Fund. The funds were designated to assist in the development of City trails, streams, parks and other upgrades.

Fiduciary Fund Types

Trust and Agency Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governmental units, or other funds.

Agency Funds

Court Bond Fund - This fund is used to account for monies received and held as bond deposits to ensure defendants' appearances in court.

Explorers' Fund - This fund is used to account for proceeds received in connection with a joint program sponsored by the City and the local explorer's post.

Highway 40 Trust Fund - This fund is used to account for collection and release of monies for future roadway improvements contemplated in a construction development within the City. Collection of monies ensures completion of projects and restoration of the surrounding area. An inspection by the City is necessary to release funds.

Miscellaneous Escrow Fund - This fund is used to account for the collection and release of monies in connection with various permits issued for construction projects in which the contractor must comply with certain requirements. Collection of monies ensures completion of projects and restoration of the surrounding area. An inspection by the City is necessary to release funds.

CITY OF CHESTERFIELD, MISSOURI **Schedule 15**

Budgetary Comparison Schedule

Capital Improvement Sales Tax Trust Fund - Capital Projects Major Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Municipal taxes:				
Sales taxes	$ 5,828,897	$ 5,828,897	$ 5,790,399	$ (38,498)
Intergovernmental	962,869	962,869	947,375	(15,494)
Miscellaneous income	-	-	39,961	39,961
Total revenues	6,791,766	6,791,766	6,777,735	(14,031)
EXPENDITURES				
Public works	662,295	1,060,691	308,180	752,511
Capital outlay	2,279,000	5,022,281	5,246,909	(224,628)
Total expenditures	2,941,295	6,082,972	5,555,089	527,883
Excess of revenues over expenditures	3,850,471	708,794	1,222,646	513,852
OTHER FINANCING SOURCES (USES)				
Transfers in	-	538,000	-	(538,000)
Transfers out	(3,489,515)	(3,489,515)	(1,937,300)	1,552,215
Total other financing sources (uses), net	(3,489,515)	(2,951,515)	(1,937,300)	1,014,215
Net change in fund balance	$ 360,956	$ (2,242,721)	$ (714,654)	$ 1,528,067

CITY OF CHESTERFIELD, MISSOURI **Schedule 16**

Budgetary Comparison Schedule

Parks Construction Fund - Nonmajor Capital Projects Fund

For the year ended December 31, 2018

	Original Budget	Final Revised Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ -	$ -
EXPENDITURES				
Parks	-	-	-	-
Net change in fund balance	$ -	$ -	$ -	$ -

CITY OF CHESTERFIELD, MISSOURI
Combining Statement of Fiduciary Net Position
Agency Funds
December 31, 2018

Schedule 17

	Court Bond Fund	Explorer's Fund	Highway 40 Trust Fund	Miscellaneous Escrow Fund	Total Agency Funds
ASSETS					
Cash and investments	$ 27,570	$ 9,481	$ 55,172	$ 2,718,470	$ 2,810,693
Accounts Receivable	-	-	-	89,000	89,000
Due from other funds	55	-	-	-	55
Total assets	$ 27,625	$ 9,481	$ 55,172	$ 2,807,470	$ 2,899,748
LIABILITIES					
Accounts payable	$ -	$ 9,481	$ 55,172	$ 2,807,470	$ 2,872,123
Deposits held in escrow	27,625	-	-	-	27,625
Total liabilities	$ 27,625	$ 9,481	$ 55,172	$ 2,807,470	$ 2,899,748

CITY OF CHESTERFIELD, MISSOURI **Schedule 18**

Combining Statement of Changes in Assets and Liabilities - Agency Funds

For the year ended December 31, 2018

	Balance December 31, 2017	Additions	Deductions	Balance December 31, 2018
Court Bond Fund				
Assets - cash and cash equivalents	$ 21,575	$ 5,995	$ -	$ 27,570
Assets - due from other funds	549	-	494	55
Total Assets	$ 22,124	$ 5,995	$ 494	$ 27,625
Liabilities:				
Deposits held in escrow	$ 22,124	$ 5,995	$ 494	$ 27,625
Explorer's Fund				
Assets - cash and cash equivalents	$ 7,470	$ 2,381	$ 370	$ 9,481
Liabilities - accounts payable	$ 7,470	$ 2,381	$ 370	$ 9,481
Highway 40 Trust Fund				
Assets - cash and cash equivalents	$ 55,172	$ -	$ -	$ 55,172
Liabilities - accounts payable	$ 55,172	$ -	$ -	$ 55,172
Miscellaneous Escrow Fund				
Assets - cash and cash equivalents	$ 2,525,570	$ 216,400	$ 23,500	$ 2,718,470
Assets - A/R	89,000	-	-	89,000
	$ 2,614,570	$ 216,400	$ 23,500	$ 2,807,470
Liabilities - deposits held in escrow	$ 2,614,570	$ 216,400	$ 23,500	$ 2,807,470
Total liabilities	$ 2,614,570	$ 216,400	$ 23,500	$ 2,807,470
Total - All Agency Funds				
Assets - due from other funds	$ 549	$ -	$ 494	$ 55
Assets - A/R	89,000	-	-	89,000
Assets - cash and cash equivalents	2,609,787	224,776	23,870	2,810,693
	$ 2,699,336	$ 224,776	$ 24,364	$ 2,899,748
Liabilities:				
Accounts payable	$ 2,677,212	$ 218,781	$ 23,870	$ 2,872,123
Deposits held in escrow	22,124	5,995	494	27,625
Total liabilities	$ 2,699,336	$ 224,776	$ 24,364	$ 2,899,748

Statistical Section

CITY OF CHESTERFIELD, MISSOURI
Statistical Section
December 31, 2018

This part of the City's CAFR presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	**Pages**
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	**75-78**
Revenue Capacity These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.	**79-83**
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	**84-88**
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	**89-90**
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	**91-93**

Sources: Unless otherwise noted, the information in these schedules is derived from the CAFRs for the relevant year.

Table 1

CITY OF CHESTERFIELD, MISSOURI
Net Position by Component
Last Ten Fiscal Years

Functions/Programs	December 31									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Governmental activities:										
Net Investment in capital assets	$ 121,457,368	$ 133,596,730	$ 144,327,104	$ 154,461,332	$ 159,288,489	$ 165,439,709	$ 175,832,360	$ 185,177,271	$ 190,432,849	$ 193,932,145
Restricted	16,484,474	14,721,706	2,877,831	3,673,588	4,824,418	3,124,606	4,359,867	3,376,697	3,663,377	2,886,804
Unrestricted	14,206,458	13,361,355	20,900,703	19,525,138	15,901,081	16,626,897	14,340,700	12,882,198	11,564,575	15,829,318
Total governmental activities net position	$ 152,148,300	$ 161,679,791	$ 168,105,638	$ 177,660,058	$ 180,013,988	$ 185,191,212	$ 194,532,927	$ 201,436,166	$ 205,660,801	$ 212,648,267

Source: Basic financial statements

Table 2

CITY OF CHESTERFIELD, MISSOURI
Changes in Net Position
Last Ten Fiscal Years

	For the years ended December 31									
	2009	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
EXPENSES										
Primary Government										
Governmental activities:										
General government	$ 3,486,366	$ 3,428,768	$ 3,224,915	$ 3,504,645	$ 3,612,270	$ 3,768,186	$ 3,549,373	$ 3,466,585	$ 3,728,755	$ 3,384,763
Parks and recreation	4,529,859	4,735,969	5,282,317	6,667,066	9,188,081	6,843,588	6,017,571	7,563,968	7,385,187	7,345,522
Judicial	221,809	260,387	236,646	242,383	234,551	247,843	253,116	241,757	252,080	260,041
Planning	1,588,046	1,422,702	1,081,173	1,040,706	987,612	852,903	934,239	908,638	678,134	777,546
Public works	14,701,716	11,437,429	9,952,319	11,027,314	11,674,201	12,073,599	11,318,138	12,005,296	12,060,993	10,655,827
Public safety	8,309,249	8,275,428	7,720,308	8,468,966	8,664,668	10,465,006	10,864,250	9,356,672	9,717,324	11,224,519
Interest on long-term debt	2,932,036	3,094,375	2,954,766	2,809,885	2,451,798	2,404,560	1,787,957	1,845,028	1,279,567	1,119,173
Capital Outlay	-	-	-	-	-	-	-	-	399,771	-
Total primary government expenses	35,769,081	32,655,058	30,452,444	33,760,965	36,813,181	36,655,685	34,724,644	35,387,944	35,501,811	34,767,391
PROGRAM REVENUES										
Primary Government										
Governmental activities:										
Charges for services:										
General government	740,083	683,912	696,465	691,161	662,641	724,227	729,870	749,040	716,151	729,741
Parks and recreation	977,961	1,027,958	1,136,840	1,210,006	1,394,799	1,920,356	1,640,112	1,794,837	1,953,302	1,938,210
Judicial	1,212,561	1,317,384	1,275,826	1,223,280	1,296,878	1,230,999	1,176,211	1,033,303	681,028	855,980
Planning	23,412	25,119	24,455	39,377	33,541	32,439	43,412	34,571	57,384	61,726
Public works	30,634	139,747	62,828	154,180	414,247	47,512	584,774	179,612	174,305	84,236
Public safety	53,391	60,126	61,604	51,152	55,799	53,214	53,934	46,606	240,244	465,797
Operating grants and contributions	4,197,473	5,094,736	5,694,181	4,713,574	4,671,981	5,838,334	4,871,779	4,460,450	4,312,654	4,503,875
Capital grants and contributions	1,364,332	2,202,831	7,659,799	2,695,237	8,114,634	2,502,738	3,462,945	6,751,617	2,555,721	947,375
Total primary government program revenues	8,599,847	10,551,813	16,611,998	10,777,967	16,644,520	12,349,819	12,563,037	15,050,036	10,690,789	9,586,940
Net Revenues (Expenses)										
Total primary government net expense	(27,169,234)	(22,103,245)	(13,840,446)	(22,982,998)	(20,168,661)	(24,305,866)	(22,161,607)	(20,337,908)	(24,811,022)	(25,180,451)
General Revenues and Other Changes in Net Position										
Primary Government										
Governmental activities:										
Taxes:										
Property taxes	592,791	618,841	481,419	522,890	524,173	491,974	517,357	3,872	-	-
Sales taxes	17,635,148	16,212,514	16,104,082	16,537,971	17,427,057	18,172,465	19,706,655	20,150,313	20,147,798	22,553,778
Gross receipts tax (includes franchise tax)	8,766,303	8,512,571	7,975,310	7,970,597	7,930,276	8,253,569	8,308,322	8,001,265	7,807,439	8,146,494
Sewer lateral	567,228	555,847	560,418	551,252	559,184	550,039	552,604	568,195	531,574	537,617
Investment earnings	2,039,470	522,906	236,571	188,313	47,236	18,705	61,357	47,685	147,383	280,845
Miscellaneous	1,104,362	86,970	226,765	329,309	182,939	260,090	123,577	244,993	401,463	639,228
Total primary government	30,705,302	26,509,649	25,584,565	26,100,332	26,670,865	27,746,842	29,269,872	29,016,323	29,035,657	32,157,962
Changes in Net Position										
Total primary government	$ 3,536,068	$ 4,406,404	$ 11,744,119	$ 3,117,334	$ 6,502,204	$ 3,440,976	$ 7,108,265	$ 8,678,415	$ 4,224,635	$ 6,977,511

Source: Basic financial statements

Table 3

CITY OF CHESTERFIELD, MISSOURI
Fund Balances, Governmental Funds
Last Ten Fiscal Years

	December 31									
	2009	**2010**	**2011 (1)**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
General Fund:										
Nonspendable	$ -	$ -	$ 315,421	$ 326,621	$ 351,461	$ 381,070	$ 554,291	$ 371,942	$ 387,938	$ 422,834
Restricted	-	-	304,737	125,150	122,836	121,300	129,015	133,647	133,647	133,808
Committed	-	-	1,502,468	712,719	2,665,608	2,612,384	1,179,935	534,715	-	-
Unassigned	-	-	11,945,289	12,947,803	10,798,346	11,233,430	10,717,788	9,540,893	8,771,592	11,273,190
Reserved	342,634	313,113	-	-	-	-	-	-	-	-
Unreserved	13,880,954	13,026,230	-	-	-	-	-	-	-	-
Total General Fund	$ 14,223,588	$ 13,339,343	$ 14,067,915	$ 14,112,293	$ 13,938,251	$ 14,348,184	$ 12,581,029	$ 10,581,197	$ 9,293,177	$ 11,829,832
All other governmental funds:										
Nonspendable	$ -	$ -	$ 6,700	$ 1,850	$ 22,935	$ 1,850	$ 1,850	$ -	$ 5,000	$ 5,000
Restricted	-	-	2,476,850	3,233,805	4,662,479	2,989,334	4,059,458	2,951,324	3,141,806	2,368,182
Committed	-	-	4,709,222	3,336,654	803,014	867,777	1,149,155	582,387	387,926	384,814
Assigned	-	-	2,547,444	2,604,527	2,329,919	2,546,925	1,897,255	3,048,857	3,250,264	5,101,047
Unassigned	-	-	-	-	-	-	(19,741)	(4,434)	(4,253)	(3,610)
Reserved	6,500	6,500	-	-	-	-	-	-	-	-
Unreserved, reported in:										
Special Revenue Funds	5,686,835	5,910,621	-	-	-	-	-	-	-	-
Capital Project Funds	15,346,074	7,488,023	-	-	-	-	-	-	-	-
Debt Service Funds	1,615,780	1,289,731	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 22,655,189	$ 14,694,875	$ 9,740,216	$ 9,176,836	$ 7,818,347	$ 6,405,886	$ 7,087,977	$ 6,578,134	$ 6,780,743	$ 7,855,433

Source: Basic financial statements.

(1) In 2011, GASB Statement No. 54 was implemented

Table 4

CITY OF CHESTERFIELD, MISSOURI
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years

	For the years ended December 31									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
REVENUES										
Municipal taxes	$ 25,049,540	$ 24,353,526	$ 24,714,140	$ 25,530,789	$ 26,557,150	$ 28,083,202	$ 27,837,051	$ 27,607,498	$ 27,420,647	$ 30,340,210
Licenses and permits	1,315,006	1,405,911	1,429,034	1,446,273	1,520,132	1,605,721	1,533,307	1,600,329	1,663,844	1,523,010
Intergovernmental	6,299,859	6,168,445	5,421,620	5,940,145	6,250,747	7,286,575	6,150,652	6,351,973	6,985,266	5,555,107
Charges for services, net	1,145,326	1,228,675	1,306,008	1,583,455	1,768,488	1,760,938	1,906,548	2,003,614	2,304,720	1,993,694
Court fines and forfeitures	1,318,916	1,259,764	1,226,101	1,290,848	1,272,870	1,177,957	1,065,157	838,000	711,087	847,725
Investment income, net arbitrage	522,906	236,571	188,313	47,236	18,703	61,750	47,686	47,852	147,385	280,845
Miscellaneous	172,471	119,748	233,533	481,528	437,905	739,431	437,373	1,217,268	485,485	1,106,653
Total revenues	35,824,024	34,772,640	34,518,749	36,320,274	37,825,995	40,715,574	38,977,774	39,666,534	39,718,434	41,647,244
EXPENDITURES										
Government	2,994,955	2,900,142	2,690,394	3,080,829	3,220,092	3,352,928	3,131,685	3,079,111	3,366,866	2,971,181
Police services	7,995,242	8,073,774	7,491,176	7,878,348	8,052,881	10,258,001	9,100,819	9,216,640	9,569,418	10,626,588
Judicial	218,642	374,434	237,756	241,426	237,707	248,122	252,978	242,349	251,865	258,997
Planning and development services	1,550,738	1,418,020	1,063,073	1,043,966	984,692	848,918	914,187	908,872	678,436	764,902
Public works	5,628,196	5,819,677	5,510,508	5,636,416	5,893,415	6,488,829	6,094,766	6,063,428	5,954,569	5,796,273
Parks and recreation	3,450,284	3,579,510	4,533,143	4,026,900	4,591,602	4,997,194	5,820,701	5,822,670	5,577,553	5,512,801
Capital outlay	25,215,294	14,321,060	9,940,082	7,573,259	8,564,650	8,460,558	7,637,252	10,662,885	9,016,592	5,772,847
Debt service:										
Principal	13,665,000	4,190,000	4,425,000	4,645,000	5,300,000	5,040,000	3,605,000	4,690,000	4,950,000	5,235,000
Interest and fiscal charges	3,100,587	3,130,140	2,995,968	2,851,471	2,713,287	2,247,820	1,769,542	1,597,937	1,476,623	1,319,087
Cost of issuance	308,915	-	-	-	230,856	162,241	96,460	97,921	-	-
Total expenditures	64,127,853	43,806,757	38,887,100	36,977,615	39,789,182	42,104,611	38,423,390	42,381,813	40,841,922	38,257,676
Excess (deficiency) of revenues over (under) expenditures	(28,303,829)	(9,034,117)	(4,368,351)	(657,341)	(1,963,187)	(1,389,037)	554,384	(2,715,279)	(1,123,488)	3,389,568
OTHER FINANCING SOURCES (USES)										
Proceeds from borrowing	10,316,188	-	-	-	22,252,459	8,836,605	7,340,000	3,000,000	-	-
Sale of capital assets	276,092	189,558	142,264	138,339	199,791	223,528	112,485	103,745	38,070	221,785
Payments to escrow agent	-	-	-	-	(22,021,594)	(8,673,624)	(9,091,933)	(2,898,141)	-	-
Transfers in	8,677,617	7,074,387	6,517,322	7,997,230	8,281,179	15,937,772	8,982,352	9,835,625	8,592,504	17,016,283
Transfers out	(8,677,617)	(7,074,387)	(6,517,322)	(7,997,230)	(8,281,179)	(15,937,772)	(8,982,352)	(9,835,625)	(8,592,503)	(17,016,284)
Total other financing source (uses)	10,592,280	189,558	142,264	138,339	430,656	386,509	(1,639,448)	205,604	38,071	221,784
Net change in fund balances	$ (17,711,549)	$ (8,844,559)	$ (4,226,087)	$ (519,002)	$ (1,532,531)	$ (1,002,528)	$ (1,085,064)	$ (2,509,675)	$ (1,085,417)	$ 3,611,352
Debt service as a percentage of noncapital expenditures	38.05%	23.72%	26.45%	23.77%	22.61%	21.22%	17.48%	19.59%	19.94%	20.67%

Source: Revenues from governmental funds and expenditures from required supplementary information

Prior years recalculated to conform with current year methodology.

Table 5

CITY OF CHESTERFIELD, MISSOURI
Assessed Value and Actual Value of Taxable Property
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	Real Property			Personal Property	Railroad and Utilities	Total Taxable Assessed Total	Total Direct Tax Rate	Estimated Actual Value
	Residential Property	Commercial Property	Agricultural Property					
2009	1,103,428	490,039	1,329	275,453	16,015	1,886,264	0.03	8,226,451
2010	1,108,180	496,507	2,068	255,632	13,744	1,876,131	0.03	8,211,267
2011	1,074,986	462,000	500	229,277	15,180	1,781,943	0.03	7,840,981
2012	1,080,291	457,997	496	223,212	17,652	1,779,648	0.03	7,846,585
2013	1,045,856	457,071	466	224,406	15,549	1,743,348	0.03	7,659,218
2014	1,054,555	473,467	400	237,259	18,516	1,784,197	0.03	-
2015	1,097,102	516,252	508	236,218	20,410	1,870,490	-	8,164,886
2016	1,098,164	530,255	502	244,208	19,057	1,892,186	-	8,233,951
2017	1,202,432	574,377	690	249,002	18,691	2,045,192	-	8,935,431
2018	1,214,798	587,038	577	255,371	18,691	2,076,475	-	9,058,265

Notes: Assessments are determined by the Assessor of St. Louis County as of January 1.

(1) Assessments are based on a percentage of estimated actual values. Real property is classified as residential, agricultural, or commercial. Residential property is assessed at 19%, agricultural is assessed at 12%, and commercial is assessed at 32%. All railroad and utility property is assessed at 32%. All personal property is assessed at 33 1/3%. Real property is reassessed biannually in odd-numbered years.

(2) The City was incorporated on June 1, 1988. No property tax was levied by the City until 1995 when the voters approved an $11 million general obligation bond issue for parks. The entire levy funded debt service on the bonds until they were paid off. The final levy was during 2014.

(3) The City participates in the county-wide sales tax sharing pool, therefore, sales tax is not the City's own source revenue.

CITY OF CHESTERFIELD, MISSOURI
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(Per $100 of Assessed Value)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Taxes levied on all property in the City:										
Direct rate:										
City of Chesterfield	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	-	-	-	-
Overlapping rates:										
State of Missouri	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300	0.0300
St. Louis County	0.5230	0.5230	0.5230	0.5230	0.5230	0.5230	0.5150	0.5150	0.4890	0.4890
Special School District	0.9380	0.9950	1.0130	1.0120	1.2400	1.2400	1.2348	1.2409	1.1912	1.1980
St. Louis Community College	0.2140	0.2180	0.2200	0.2200	0.2200	0.2200	0.2176	0.2185	0.2112	0.2129
St. Louis County Library	0.1400	0.1570	0.1630	0.1730	0.2500	0.2500	0.2460	0.2460	0.2340	0.2340
Metropolitan St. Louis Sewer District (Extension)	-	0.0180	0.0190	0.0190	0.0200	0.0200	0.1950	0.2795	0.2694	0.2694
Metropolitan Zoological Park and Museum District	0.2490	0.2550	0.2670	0.2680	0.2800	0.2800	0.2777	0.1196	0.1195	0.2724
Sheltered Workshop	0.0740	0.0790	0.0840	0.0840	0.0890	0.0890	0.0880	0.0880	0.0840	0.0840
Total Overlapping Rates	2.1680	2.2750	2.3190	2.3290	2.6520	2.6520	2.8041	2.7375	2.6283	2.7897
Total Direct and Overlapping Rates	2.1980	2.3050	2.3490	2.3590	2.6810	2.6810	2.8041	2.7375	2.6283	2.7897
Other Overlapping Rates:										
School districts (2):										
Parkway	3.4100	3.5670	3.6760	3.9360	3.9360	4.0740	4.4617	4.2163	3.9857	4.0640
Rockwood	4.0080	4.2750	4.4630	4.5360	4.5360	4.6830	4.6015	4.6678	4.5015	4.5539
Fire protection districts (3):										
Metro West	0.9770	1.0120	1.0300	1.0290	1.0290	1.0640	1.0130	1.0110	0.9680	1.1010
Monarch	0.8260	0.8650	0.8420	0.8290	0.8290	0.8290	0.8060	0.8050	0.7630	0.8800

Notes:

(1) The City levied property tax in 1995 when the voters approved an $11 million general obligation bond issue for parks. The entire levy funds debt service.
(2) All property is located in one of the two school districts whose boundaries include part of the City.
(3) All property is located in one of the two fire protection districts whose boundaries include part of the City.

Source: St. Louis County Collector

CITY OF CHESTERFIELD, MISSOURI
Principal Property Taxpayers
Current Year and Nine Years Ago
(dollars in thousands)

Taxpayer	2018 Taxable Assessed Value	2018 Rank	2018 Percentage of Total City Taxable Assessed Value	2009 Taxable Assessed Value	2009 Rank	2009 Percentage of Total City Taxable Assessed Value
St Louis Missouri Chapter 100	$ 23,627	1	1.14%			
Monsanto	20,206	2	0.97%			
St Louis Premium Outlets	18,737	3				
St Louis County MO	14,500	4				
Taubman Prestige Outlets	12,821	5	0.62%			
THF Chesterfield Development LLC	11,846	6		$ 42,956	1	
Baxter Crossing	10,063	7	0.48%			
St Andrews	8,562	8	0.41%			
Chapter 100 St Louis Co	7,976	9	0.38%			
Westmont LLC	7,724	10	0.37%			
Pfizer, Inc.				27,642	2	
Pharmacia				27,214	3	
Chesterfield Mall				25,322	4	
Chesterfield Village, Inc.				9,893	5	
FSP Timberlake Corp.				8,506	6	
G&E Healthcare REIT Chesterfield Rehab H				6,853	7	
St. Lukes Episcopalian Presbyterian Hospital				6,735	8	
NNN One Chesterfield Place LLC				6,037	9	
Drury Plaze				5,746	10	
Total	$ 136,062		6.55%	$ 166,904		10.21%

Source: St. Louis County Department of Collection

Table 8

CITY OF CHESTERFIELD, MISSOURI
Property Tax Levies and Collections
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year Ended December 31		Tax Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2009		566	478	84.5	88	566	100.0
2010		563	482	85.6	81	563	99.9
2011		534	466	87.3	67	533	99.9
2012		534	470	88.0	61	531	99.4
2013		523	463	88.5	57	520	99.5
2014	(1)	536	478	89.2	57	535	99.8
2015		-	-	-	-	-	-
2016		-	-	-	-	-	-
2017		-	-	-	-	-	-
2018		-	-	-	-	-	-

Source: St. Louis County - Collector of Revenue

(1) Final levy was in 2014.

Table 9

CITY OF CHESTERFIELD, MISSOURI
Sales Tax Rates and Taxable Sales
Last Ten Fiscal Years
(dollars in thousands)

Fiscal Year	City Direct Rate	St. Louis County	State of Missouri	Direct and Overlapping	Sales Tax Revenues	Taxable Sales (1)
2009	1.00%	2.100%	4.225%	7.325%	10,640	1,157,788
2010	1.00%	2.700%	4.225%	7.925%	10,544	1,011,597
2011	1.00%	2.700%	4.225%	7.925%	10,714	1,118,534
2012	1.00%	2.700%	4.225%	7.925%	11,301	1,234,141
2013	1.00%	2.888%	4.225%	8.113%	11,832	1,292,076
2014	1.00%	2.888%	4.225%	8.113%	12,910	1,409,592
2015	1.00%	2.888%	4.225%	8.113%	13,174	1,438,626
2016	1.00%	2.888%	4.225%	8.113%	13,372	1,460,222
2017	1.00%	2.888%	4.225%	8.113%	13,610	1,471,322
2018	1.00%	2.888%	4.225%	8.113%	12,603	1,272,993

(1) Taxable sales reported by the Missouri Department of Revenue. State Law prohibits the disclosure of specific taxpayer information.

Note: The City participates in the county-wide sales tax sharing pool, which is generally distributed based on population.

Note: The City's direct rate is made up of the following:

0.500% Capital improvements sales tax effective April 1997
0.500% Parks and stormwater sales tax effective April 2005

Table 10

CITY OF CHESTERFIELD, MISSOURI
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
(dollars in thousands, except per capita)

	Governmental Activities							
Fiscal Year	General Obligation Bonds, net of Premium	Tax Increment Notes	Tax Increment Bonds	Lease Revenue Bonds	Less - Reserve for Debt Service	Total Primary Government	Percentage of Personal Income (2)	Per Capita
2009	21,700	-	-	53,205	-	74,650	3.09%	1,572
2010	19,554	-	-	51,135	-	70,460	2.87%	1,484
2011	17,313	-	-	48,925	-	66,035	2.72%	1,391
2012	15,016	-	-	46,550	-	61,390	2.50%	1,293
2013	12,615	-	-	45,731	-	58,346	2.51%	1,229
2014	10,134	-	-	43,271	-	53,405	2.16%	1,125
2015	7,520	-	-	40,345	-	47,865	1.62%	1,008
2016	5,735	-	-	35,870	-	41,605	1.41%	876
2017	3,895	-	-	32,715	-	36,610	1.23%	771
2018	1,970	-	-	29,360	-	31,330	1.05%	660

Notes: (1) Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.
(2) See Table 14 for personal income and population data.
(3) Prior years restated to show general obligation bonds net of premium.

Table 11

CITY OF CHESTERFIELD, MISSOURI
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years
(dollars in thousands, except per capita)

Fiscal Year	General Bonded Debt Outstanding: General Obligation Bonds, net of Premium	Redevelopment Bonds	Total General Bonded Debt	Resources Restricted to Repaying the General Bonded Debt	Net Bonded Debt	Percentage of Actual Taxable Value of Property (2)	Per Capita (3)
2009	21,700	-	21,700	(1,552)	20,148	1.07%	430
2010	19,554	-	19,554	(1,059)	18,495	0.99%	389
2011	17,313	-	17,313	(704)	16,609	0.93%	350
2012	15,016	-	15,016	(343)	14,673	0.82%	309
2013	12,615	-	12,615	-	12,615	0.72%	266
2014	10,134	-	10,134	-	10,134	0.57%	213
2015	7,520	-	7,520	-	7,520	0.40%	158
2016	5,735	-	5,735	-	5,735	0.30%	121
2017	3,895	-	3,895	-	3,895	0.19%	82
2018	1,970	-	1,970	-	1,970	0.09%	41

Notes: (1) Details regarding the City's outstanding debt can be found in the notes to the basic financial statements.
(2) See Table 5 for property value data.
(3) See Table 14 for population data.
(4) Prior years restated to show general obligation bonds net of premium.

Table 12

CITY OF CHESTERFIELD, MISSOURI
Direct and Overlapping Governmental Activities Debt
As of December 31, 2018
(dollars in thousands)

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
St. Louis County	$ 64,747	7.05 %	$ 4,565
Parkway School District (1)	209,693	24.58	51,543
Rockwood School District (1)	166,380	27.16	45,189
Monarch Fire Protection District (1)	-	73.47	-
Metro-West Fire Protection District (1)	8,740	72.90	6,371
Subtotal, overlapping debt			107,667
City direct debt	31,330	100.00	31,330
Total direct and overlapping debt			$ 138,997

Notes: (1) Only portions of the school and fire districts are located within the City boundaries. The applicable amounts refer to that portion of the district that is contained within the City's boundary. Therefore, the applicable amounts refer to portions of the City's taxpayers.

Source: The above-named jurisdictions, St. Louis County Real Estate Assessment rolls, and St. Louis County report of Assessed Valuation.

Table 13

CITY OF CHESTERFIELD, MISSOURI
Legal Debt Margin Information
Last Ten Fiscal Years
(dollars in thousands)

	December 31									
	2009	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Debt limit	$ 188,626	$ 187,613	$ 178,194	$ 177,965	$ 174,335	$ 178,941	$ 179,529	$ 183,619	$ 200,714	$ 205,678
Total net debt applicable to limit	21,445	19,325	17,110	14,840	12,465	10,134	7,520	5,600	3,805	1,970
Legal debt margin	$ 167,181	$ 168,288	$ 161,084	$ 163,125	$ 161,870	$ 168,807	$ 172,009	$ 178,019	$ 196,909	$ 203,708
Total net debt applicable to the limit as a percentage of debt limit	11.37	10.30	9.60	8.34	7.15	5.66	4.19	3.05	1.90	0.96

Legal debt margin calculation for fiscal year 2018:	
Assessed value	$ 2,076,475
Debt limit (10% of assessed value)	$ 207,648
Debt applicable to limit	1,970
Legal debt margin	$ 205,678

Note: Bonded indebtedness is limited by Sections 95.111 and 95.120 of the Missouri Revised Statutes (1986) to 10% of the assessed value of taxable tangible property.

Table 14

CITY OF CHESTERFIELD, MISSOURI
Pledged-Revenue Coverage
Last Ten Fiscal Years

	Park Sales Tax Bonds (1)					
Fiscal Year	Park Sales Tax	Less Operating Expense	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2009	5,748,769	3,515,333	2,233,436	1,355,000	1,334,471	0.83
2010	5,697,406	3,730,984	1,966,422	1,155,000	1,689,350	0.69
2011	5,790,849	4,637,846	1,153,003	1,240,000	1,659,510	0.40
2012	6,108,998	4,853,540	1,255,458	1,330,000	1,623,539	0.43
2013	6,395,774	4,987,982	1,407,792	1,405,000	1,600,627	0.47
2014	6,977,481	5,492,025	1,485,456	1,210,000	1,051,594	0.66
2015	7,121,200	6,546,134	575,066	1,675,000	1,184,457	0.20
2016	7,228,099	6,284,430	943,669	1,850,000	1,043,955	0.33
2017	6,842,838	5,987,433	855,405	1,945,000	1,018,128	0.29
2018	6,812,227	5,568,047	1,244,180	2,055,000	961,637	0.41

Note: Details regarding the City's outstanding debt can be found in the notes to the basic financial Statements. Operating expenses do not include interest, depreciation, or amortization expenses.

(1) Park sales tax bonds are backed by the sales tax revenue produced by the sales tax rate in effect when the bonds were issued (1/2-cent) applied to the increase in retail sales in the City.

Table 15

CITY OF CHESTERFIELD, MISSOURI
Demographic and Economic Statistics
Last Ten Calendar Years

Year	Population	Personal Income *(thousands of dollars)*	Per Capita Personal Income	School Enrollment		Unemployment Rate
				Parkway School District	Rockwood School District	
2009	46,802	2,419,336	51,349	17,504	22,559	9.0
2010	47,484	2,454,590	53,782	17,386	22,657	8.9
2011	47,484	2,430,231	54,873	17,456	22,823	7.8
2012	47,484	2,456,110	60,442	17,351	22,504	6.5
2013	47,484	2,320,638	57,540	17,274	22,244	6.2
2014	47,484	2,859,297	60,216	17,466	21,879	5.8
2015	47,484	2,953,220	62,194	17,547	22,144	4.6
2016	47,484	2,953,220	62,194	17,674	21,931	4.2
2017	47,484	2,980,903	62,777	17,803	21,744	3.6
2018	47,484	2,980,903	62,777	17,599	20,964	3.6

Source: Population and per capita personal income data for the City using the U.S. Census Bureau data for the area and Bureau of Economic Analysis for St. Louis County.
School enrollment information provided by Parkway and Rockwood School Districts.
Unemployment rate using U.S. Department of Labor, Bureau of Labor Statistics.

Note: 2015 Per capita personal income used for year 2016.

Table 16

CITY OF CHESTERFIELD, MISSOURI
Principal Employers
Current Year and Nine Years Ago

	2018			2009		
Employer	**Employees**	**Rank**	**Percentage of Total City Employment**	**Employees**	**Rank**	**Percentage of Total City Employment**
St. Lukes Hospital	3,672	1	10.20 %	3,350	1	8.90 %
Reinsurance Group of America	1,521	2	4.23	582	6	1.55
Parkway School District	1,165	3	3.24	3,200	3	8.50
Monsanto	1,600	4	4.44	-	-	-
Mercy Health	1,788	5	4.97	-	-	-
Delmar Gardens	1,006	6	2.79	-	-	-
MOHELA	415	7	1.15	-	-	-
Pfizer	426	8	1.18	1,200	4	3.19
Dierbergs Markets	537	9	1.49	-	-	-
Builder's Bloc	485	10	1.35	-	-	-
Rockwood School District	-	-	-	3,228	2	8.57
McBride and Sons Management Co.	-	-	-	800	5	2.12
Amdocs, Inc.	-	-	-	500	7	1.33
Rose International	-	-	-	750	8	1.99
Mark Andy	-	-	-	305	9	0.81
North American Communications Resource, Inc.	-	-	-	300	10	0.80
Total	12,615		35.04 %	14,215		37.76 %

Source: Business License database from Finance Division

Table 17

CITY OF CHESTERFIELD, MISSOURI
Full-time Equivalent City Government Employees by Functions/Programs
Last Ten Fiscal Years

	Full-time Equivalent Employees as of December 31									
Functions/Programs	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
General government:										
Elected officials	9	9	9	9	9	9	9	9	9	9
City administrator	2	2	2	2	2	2	2	2	2	4
Community development	-	-	-	-	-	-	-	-	-	-
Customer service	4	3	3	3	3	3	3	3	3	-
Finance	7	6	6	6	6	6	6	6	6	7.5
Information systems	3	4	3	3	4	4	4	4	4	7
Court	3	3	3	3	3	3	3	3	3	3
Economic development	3	1	1	1	1	2	2	2	2	-
Planning	11	9	9	9	9	9	9	9	9	11
Police:										
Officers	89	84	84	84	89	92	94	94	94	99
Civilians	9	8	8	8	8	8	8	8	8	12
Public works:										
Engineering	22	16	16	16	16	16	16	16	16	11
Street maintenance	31	29	29	29	29	29	29	29	29	29
Vehicle maintenance	5	5	5	5	5	6	6	6	6	6
Building maintenance	7	6	6	6	6	6	7	7	7	8
Parks and recreation	30	33	33	37	40	44	45	48	48	44.5
Total	234	217	216	220	229	237	242	245	245	251

Source: Payroll Report, Finance Department

CITY OF CHESTERFIELD, MISSOURI
Operating Indicators by Functions/Programs
Last Ten Fiscal Years

Functions/Programs	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Police:										
Adult arrests	1,679	1,649	1,753	1,665	1,412	1,647	1,245	1,422	1,567	1,557
Juvenile arrests	236	262	218	165	111	186	169	135	131	127
Parking violations	462	381	278	381	279	203	216	258	258	264
Traffic violations	12,087	12,677	11,628	11,565	12,291	11,908	4,412	7,770	7,179	8,235
Public works:										
Street work orders completed	2,321	2,507	2,543	2,161	64	38	166	3,109	3,109	3,109
Sidewalk work orders completed	219	110	97	92	92	125	539	66	176	176
Tree trimming work orders completed	867	865	786	475	220	368	718	587	556	556
Storm sewer repairs	48	60	25	23	43	18	62	41	24	24
Sewer lateral repairs	78	85	88	116	126	107	120	109	99	99
Handicap accessible sidewalk ramps installed	52	-	16	52	19	23	19	82	82	82
Parks and recreation:										
Athletic field rental hours	13,648	15,283	16,047	17,785	17,489	19,049	19,058	17,472	17,127	17,127
Aquatic Center admissions	44,693	52,845	55,487	52,001	35,699	35,648	39,282	39,996	38,267	38,267
Planning:										
Building permits for new construction	74	86	68	98	90	50	38	41	66	66
Building permits for alterations/additions	3,714	3,834	298	385	335	372	760	749	821	821
Finance and administration:										
Business licenses issued	2,081	2,080	2,080	2,124	2,184	2,321	2,398	2,502	2,597	2,597
Vending licenses issued	846	820	789	711	732	700	612	565	475	475
Liquor licenses issued	140	135	141	139	130	134	135	139	134	134
Solicitor licenses issued	51	51	53	54	55	35	77	133	38	38

Sources: City of Chesterfield Annual Reports, City of Chesterfield Annual Budgets, various City departments

CITY OF CHESTERFIELD, MISSOURI
Capital Asset Statistics by Functions/Programs
Last Ten Fiscal Years

Functions/Programs	Fiscal Year 2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Sectors	6	6	6	6	6	6	6	6	6	6
Marked patrol units	36	36	36	30	30	31	33	34	34	38
Public works:										
Streets (miles)	167	167	167	172	172	175	175	176	176	176
Streetlights	184	184	184	230	230	237	237	237	237	237
Parks and recreation:										
Acreage	352	352	352	352	352	488	488	488	488	488
Playgrounds	2	2	2	2	2	3	3	3	3	3
Baseball/softball diamonds	29	29	29	29	29	29	29	29	29	29
Multi-purpose fields (1)	15	15	15	15	15	15	15	15	15	15
Athletic Complex	1	1	1	1	1	1	1	1	1	1
Aquatic Center	1	1	1	1	1	1	1	1	1	1

Note: No capital asset indicators are available for the Planning or Finance and Administration functions.

(1) Multi-purpose fields can all be used for: soccer, football, lacrosse, ultimate frisbee, and field hockey.

Mike Geisel
City Administrator

City of Chesterfield

690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711

OFFICE OF THE CITY ADMINISTRATOR

TO: **Mayor & City Council (for review by the F&A Committee)**
Date: **July 29nd, 2019**
RE: **Chesterfield Retirement Plan**

Over the course of the last two years, we have identified a substantial concern that is impacting our employee recruitment. As you are aware, the City's benefit package includes a defined contribution retirement contribution. The City's retirement plan stipulates that the Employee's service time for vesting coincides with their hire date and has a five year "cliff" vesting schedule. After the employee has completed their fifth year of employment, the entire balance of the retirement contributions made by the City on behalf of the employee over the previous five years, becomes the property of the employee. **If the employee separates for any reason after completing five full years of service, the employee has full control and ownership of the cumulative City retirement contributions made on their behalf. However, should an employee separate for any reason prior to the start of their sixth year, the entirety of the retirement contributions made on their behalf is forfeited and the funds are transferred to the benefit of the City of Chesterfield**. The actual amounts forfeited by separated employees in each of the last four years is provided below:

2015	$ 52,512
2016	$131,065
2017	$139,419
2018	$ 54,068

For reasons unknown to me, the City's retirement plan document delays contributions to new employee retirement accounts until after completion of their first year. While it may be initially explained that such a deferral is related to the employee's probationary period, that concern is irrelevant when it is understood that the employee has no right to the retirement contributions unless and until they fully complete a full five years of employment with the City. The vesting schedule is a significant component of employee retention. Employees recognize that a job move may cause them to lose significant accumulated retirement savings.

The City's elected officials have obviously understood the import of providing an employee retirement plan. It is clearly required as part of any effective employee

recruitment effort, but it is even more important for the City to ensure that employees can retire at the appropriate time and allow the City's employee base to turn over. Ensuring that tenured employees have the ability to retire at an appropriate age reduces workers compensation costs, reduces insurance costs, reduces paid time off (e.g, sick & vacation). It also directly reduces labor expenses as long tenured employees at the top of their wage scale are replaced with newer employees at the lesser entry levels. In addition to the City's retirement plan, employees are also encouraged to participate in a 457 retirement savings plan with personal contributions. Clearly, successful retirement requires a multi-faceted strategy including personal savings, retirement program savings and planned social security benefits.

Equally as important, as we have sought to hire professional employees over the last few years, the one-year delay in retirement contributions has repeatedly been an issue. You may recall two years ago, council approved special hiring provisions to include first year retirement contributions for an individual new hire. The lapse of one-year contributions for other employees have caused them to either drop out of consideration or increase their initial compensation request. As an example, using a $75,000 employee as an example: Said employee is gainfully employed elsewhere with standard benefits and have accumulated some degree of vesting at that employer. When considering employment with the City of Chesterfield, not only do they have to consider loss of vacation accruals, loss of vesting time, a new probationary period, but also an actual loss in retirement contributions of $6,000. Most employees do not make a career move with the intent of accepting less compensation. As such, this can impact their initial salary expectations upwardly.

For your convenience, we've created the attached spreadsheet, which provides actual employee history for all current active employees, as well those employees which have separated from the City beginning mid-year 2012. Inasmuch as this information is employee specific, the names have been omitted and replaced with a generic Employee #. Of specific interest for this purpose, each employee's start date, separation date, mode of separation (voluntary or involuntary separation), length of service, and status of vesting has been provided. Those employees which separated prior to completing five years of service, are individually identified as "separated – not vested". They forfeited **all** of the City retirement contributions when they left the City's employment. Of the current active City employee roster, there are 85 employees that are not vested, 29 of which have tenures of less than one year and no retirement contributions have been made on their behalf. ***Since midyear 2012, there have been 154 full-time City employees that have separated from their employment with the City. Of these 154 employees, 97 separated prior to becoming vested and forfeited all of the accumulated retirement contributions to the City. A total of 68 employees who were separated during this time period were fully vested when they left the City.***

Taking into consideration all of the above, **I recommend that the City amend its retirement plan such that employees become eligible to participate in the retirement plan coincidental with their date of hire and discontinue the current practice of waiting one year to make retirement plan contributions on behalf of the employee.** As noted above, the City annually recovers substantial funds from separated employees that have not vested in the retirement plan. The attached spreadsheet also includes an estimate of the cost to implement the proposal for those employees with less than one year of service. That calculated cost is $58,000 and is substantially less than the average annual value of retirement forfeitures. Please note that this change would have no impact on existing employees with one or more years of service. There is no retro-active provision. This is simply an adjustment to the retirement plan document going forward, should the Council accept this recommendation.

I have consulted the City's retirement plan administrators regarding this provision. They are in full agreement with the recommendation and believe it will assist in further encouraging participation in the sponsored 457 employee retirement plan savings. They also confirmed that while the City of Chesterfield was not unique in adopting the one year contribution delay provision, they also indicated that such provision is limited.

The following definitions are provided for your convenience from IRS Websources:

"Vesting" in a retirement plan means ownership. This means that each employee will vest, or own, a certain percentage of their account in the plan each year. An employee who is 100% vested in his or her account balance owns 100% of it and the employer cannot forfeit, or take it back, for any reason. Amounts that are not vested may be forfeited by employees when they are paid their account balance (for example, when the employee terminates employment) or when they don't work more than 500 hours in a year for five years.

"Defined Contribution Plan" is a retirement plan in which the employee and/or the employer contribute to the employee's individual account under the plan. The amount in the account at distribution includes the contributions and investment gains or losses, minus any investment and administrative fees. Generally, the contributions and earnings are not taxed until distribution. The value of the account will change based on contributions and the value and performance of the investments. Examples of defined contribution plans include 401(k) plans, 403(b) plans, employee stock ownership plans and profit-sharing plans.

Budget Worksheet Report

Budget Year 2019

Account	Account Description	2015 Actual Amount	2016 Actual Amount	2017 Actual Amount	2018 Actual Amount	Council Approved
Fund	**001 - General Fund**					
EXPENSE						
Division	**036 - Central Services**					
	Retirement Forfeitures					
5133	Retirement forfeiture	($52,512.06)	($131,065.16)	($139,418.84)	($54,068.34)	($100,000.00)

RETIREMENT PLAN ANALYSIS

2019-7-22

	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					**$53,215**	
Employee 1	Active	6/10/2019	N/A	0.1	$5,380	Active - Not Vested
Employee 2	Active	6/10/2019	N/A	0.1	$3,823	Active - Not Vested
Employee 3	Active	5/10/2019	N/A	0.2	$2,248	Active - Not Vested
Employee 4	Active	4/29/2019	N/A	0.2	$3,747	Active - Not Vested
Employee 5	Active	4/16/2019	N/A	0.3	$2,228	Active - Not Vested
Employee 6	Active	4/15/2019	N/A	0.3	$3,160	Active - Not Vested
Employee 7	Active	4/15/2019	N/A	0.3	$3,160	Active - Not Vested
Employee 8	Active	4/10/2019	N/A	0.3	$2,017	Active - Not Vested
Employee 9	Active	4/9/2019	N/A	0.3	$2,009	Active - Not Vested
Employee 10	Active	4/8/2019	N/A	0.3	$3,058	Active - Not Vested
Employee 11	Active	4/1/2019	N/A	0.3	$1,947	Active - Not Vested
Employee 12	Active	3/1/2019	N/A	0.4	$2,628	Active - Not Vested
Employee 13	Active	3/1/2019	N/A	0.4	$1,709	Active - Not Vested
Employee 14	Active	2/26/2019	N/A	0.4	$1,821	Active - Not Vested
Employee 15	Active	2/20/2019	N/A	0.4	$1,639	Active - Not Vested
Employee 16	Active	2/19/2019	N/A	0.4	$784	Active - Not Vested
Employee 17	Active	2/11/2019	N/A	0.4	$1,696	Active - Not Vested
Employee 18	Active	2/8/2019	N/A	0.4	$1,671	Active - Not Vested
Employee 19	Active	2/4/2019	N/A	0.5	$1,638	Active - Not Vested
Employee 20	Active	1/22/2019	N/A	0.5	$1,416	Active - Not Vested
Employee 21	Active	12/3/2018	N/A	0.6	$1,459	Active - Not Vested
Employee 22	Active	11/26/2018	N/A	0.7	$978	Active - Not Vested
Employee 23	Active	11/5/2018	N/A	0.7	$881	Active - Not Vested
Employee 24	Active	9/24/2018	N/A	0.8	$532	Active - Not Vested
Employee 25	Active	9/19/2018	N/A	0.8	$490	Active - Not Vested
Employee 26	Active	9/4/2018	N/A	0.9	$366	Active - Not Vested
Employee 27	Active	8/22/2018	N/A	0.9	$496	Active - Not Vested
Employee 28	Active	8/13/2018	N/A	0.9	$169	Active - Not Vested
Employee 29	Active	7/30/2018	N/A	1.0	$66	Active - Not Vested
Employee 30	Active	7/10/2018	N/A	1.0	$0	Active - Not Vested
Employee 31	Active	7/9/2018	N/A	1.0	$0	Active - Not Vested
Employee 32	Active	7/9/2018	N/A	1.0	$0	Active - Not Vested
Employee 33	Active	6/25/2018	N/A	1.1	$0	Active - Not Vested
Employee 34	Active	6/18/2018	N/A	1.1	$0	Active - Not Vested
Employee 35	Active	6/12/2018	N/A	1.1	$0	Active - Not Vested
Employee 36	Active	6/4/2018	N/A	1.1	$0	Active - Not Vested
Employee 37	Active	6/4/2018	N/A	1.1	$0	Active - Not Vested
Employee 38	Active	5/21/2018	N/A	1.2	$0	Active - Not Vested
Employee 39	Active	2/20/2018	N/A	1.4	$0	Active - Not Vested
Employee 40	Active	1/22/2018	N/A	1.5	$0	Active - Not Vested
Employee 41	Active	1/8/2018	N/A	1.5	$0	Active - Not Vested
Employee 42	Active	1/2/2018	N/A	1.6	$0	Active - Not Vested
Employee 43	Active	11/28/2017	N/A	1.6	$0	Active - Not Vested
Employee 44	Active	11/27/2017	N/A	1.6	$0	Active - Not Vested
Employee 45	Active	11/27/2017	N/A	1.6	$0	Active - Not Vested
Employee 46	Active	11/21/2017	N/A	1.7	$0	Active - Not Vested
Employee 47	Active	10/16/2017	N/A	1.8	$0	Active - Not Vested
Employee 48	Active	8/24/2017	N/A	1.9	$0	Active - Not Vested
Employee 49	Active	8/14/2017	N/A	1.9	$0	Active - Not Vested

RETIREMENT PLAN ANALYSIS

2019-7-22

	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 50	Active	8/14/2017	N/A	1.9	$0	Active - Not Vested
Employee 51	Active	8/7/2017	N/A	2.0	$0	Active - Not Vested
Employee 52	Active	8/2/2017	N/A	2.0	$0	Active - Not Vested
Employee 53	Active	7/26/2017	N/A	2.0	$0	Active - Not Vested
Employee 54	Active	7/1/2017	N/A	2.1	$0	Active - Not Vested
Employee 55	Active	6/29/2017	N/A	2.1	$0	Active - Not Vested
Employee 56	Active	5/1/2017	N/A	2.2	$0	Active - Not Vested
Employee 57	Active	4/10/2017	N/A	2.3	$0	Active - Not Vested
Employee 58	Active	3/27/2017	N/A	2.3	$0	Active - Not Vested
Employee 59	Active	3/20/2017	N/A	2.3	$0	Active - Not Vested
Employee 60	Active	3/15/2017	N/A	2.4	$0	Active - Not Vested
Employee 61	Active	3/2/2017	N/A	2.4	$0	Active - Not Vested
Employee 62	Active	11/29/2016	N/A	2.6	$0	Active - Not Vested
Employee 63	Active	10/6/2016	N/A	2.8	$0	Active - Not Vested
Employee 64	Active	9/6/2016	N/A	2.9	$0	Active - Not Vested
Employee 65	Active	7/27/2016	N/A	3.0	$0	Active - Not Vested
Employee 66	Active	5/24/2016	N/A	3.2	$0	Active - Not Vested
Employee 67	Active	5/16/2016	N/A	3.2	$0	Active - Not Vested
Employee 68	Active	4/18/2016	N/A	3.3	$0	Active - Not Vested
Employee 69	Active	4/11/2016	N/A	3.3	$0	Active - Not Vested
Employee 70	Active	4/4/2016	N/A	3.3	$0	Active - Not Vested
Employee 71	Active	4/1/2016	N/A	3.3	$0	Active - Not Vested
Employee 72	Active	1/11/2016	N/A	3.5	$0	Active - Not Vested
Employee 73	Active	11/16/2015	N/A	3.7	$0	Active - Not Vested
Employee 74	Active	9/14/2015	N/A	3.9	$0	Active - Not Vested
Employee 75	Active	9/14/2015	N/A	3.9	$0	Active - Not Vested
Employee 76	Active	9/8/2015	N/A	3.9	$0	Active - Not Vested
Employee 77	Active	9/1/2015	N/A	3.9	$0	Active - Not Vested
Employee 78	Active	6/29/2015	N/A	4.1	$0	Active - Not Vested
Employee 79	Active	6/1/2015	N/A	4.1	$0	Active - Not Vested
Employee 80	Active	5/4/2015	N/A	4.2	$0	Active - Not Vested
Employee 81	Active	4/20/2015	N/A	4.3	$0	Active - Not Vested
Employee 82	Active	4/2/2015	N/A	4.3	$0	Active - Not Vested
Employee 83	Active	1/2/2015	N/A	4.6	$0	Active - Not Vested
Employee 84	Active	9/2/2014	N/A	4.9	$0	Active - Not Vested
Employee 85	Active	8/11/2014	N/A	4.9	$0	Active - Not Vested
Employee 86	Active	8/7/2014	N/A	5.0	$0	Active - Fully Vested
Employee 87	Active	6/23/2014	N/A	5.1	$0	Active - Fully Vested
Employee 88	Active	3/24/2014	N/A	5.3	$0	Active - Fully Vested
Employee 89	Active	2/24/2014	N/A	5.4	$0	Active - Fully Vested
Employee 90	Active	1/27/2014	N/A	5.5	$0	Active - Fully Vested
Employee 91	Active	1/14/2014	N/A	5.5	$0	Active - Fully Vested
Employee 92	Active	1/13/2014	N/A	5.5	$0	Active - Fully Vested
Employee 93	Active	1/6/2014	N/A	5.5	$0	Active - Fully Vested
Employee 94	Active	1/6/2014	N/A	5.5	$0	Active - Fully Vested
Employee 95	Active	12/1/2013	N/A	5.6	$0	Active - Fully Vested
Employee 96	Active	10/14/2013	N/A	5.8	$0	Active - Fully Vested
Employee 97	Active	9/30/2013	N/A	5.8	$0	Active - Fully Vested
Employee 98	Active	9/23/2013	N/A	5.8	$0	Active - Fully Vested

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	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 99	Active	9/23/2013	N/A	5.8	$0	Active - Fully Vested
Employee 100	Active	9/23/2013	N/A	5.8	$0	Active - Fully Vested
Employee 101	Active	9/3/2013	N/A	5.9	$0	Active - Fully Vested
Employee 102	Active	6/3/2013	N/A	6.1	$0	Active - Fully Vested
Employee 103	Active	5/28/2013	N/A	6.2	$0	Active - Fully Vested
Employee 104	Active	5/28/2013	N/A	6.2	$0	Active - Fully Vested
Employee 105	Active	5/13/2013	N/A	6.2	$0	Active - Fully Vested
Employee 106	Active	4/1/2013	N/A	6.3	$0	Active - Fully Vested
Employee 107	Active	2/19/2013	N/A	6.4	$0	Active - Fully Vested
Employee 108	Active	2/19/2013	N/A	6.4	$0	Active - Fully Vested
Employee 109	Active	2/4/2013	N/A	6.5	$0	Active - Fully Vested
Employee 110	Active	2/4/2013	N/A	6.5	$0	Active - Fully Vested
Employee 111	Active	11/29/2012	N/A	6.6	$0	Active - Fully Vested
Employee 112	Active	10/22/2012	N/A	6.8	$0	Active - Fully Vested
Employee 113	Active	8/6/2012	N/A	7.0	$0	Active - Fully Vested
Employee 114	Active	2/21/2012	N/A	7.4	$0	Active - Fully Vested
Employee 115	Active	1/9/2012	N/A	7.5	$0	Active - Fully Vested
Employee 116	Active	11/20/2011	N/A	7.7	$0	Active - Fully Vested
Employee 117	Active	11/14/2011	N/A	7.7	$0	Active - Fully Vested
Employee 118	Active	6/30/2011	N/A	8.1	$0	Active - Fully Vested
Employee 119	Active	7/4/2010	N/A	9.1	$0	Active - Fully Vested
Employee 120	Active	6/20/2010	N/A	9.1	$0	Active - Fully Vested
Employee 121	Active	5/3/2010	N/A	9.2	$0	Active - Fully Vested
Employee 122	Active	3/8/2010	N/A	9.4	$0	Active - Fully Vested
Employee 123	Active	11/16/2009	N/A	9.7	$0	Active - Fully Vested
Employee 124	Active	6/1/2009	N/A	10.1	$0	Active - Fully Vested
Employee 125	Active	1/20/2009	N/A	10.5	$0	Active - Fully Vested
Employee 126	Active	1/12/2009	N/A	10.5	$0	Active - Fully Vested
Employee 127	Active	11/17/2008	N/A	10.7	$0	Active - Fully Vested
Employee 128	Active	8/14/2008	N/A	10.9	$0	Active - Fully Vested
Employee 129	Active	5/22/2008	N/A	11.2	$0	Active - Fully Vested
Employee 130	Active	5/12/2008	N/A	11.2	$0	Active - Fully Vested
Employee 131	Active	4/28/2008	N/A	11.2	$0	Active - Fully Vested
Employee 132	Active	3/31/2008	N/A	11.3	$0	Active - Fully Vested
Employee 133	Active	3/17/2008	N/A	11.4	$0	Active - Fully Vested
Employee 134	Active	2/25/2008	N/A	11.4	$0	Active - Fully Vested
Employee 135	Active	8/30/2007	N/A	11.9	$0	Active - Fully Vested
Employee 136	Active	8/16/2007	N/A	11.9	$0	Active - Fully Vested
Employee 137	Active	7/23/2007	N/A	12.0	$0	Active - Fully Vested
Employee 138	Active	6/25/2007	N/A	12.1	$0	Active - Fully Vested
Employee 139	Active	6/25/2007	N/A	12.1	$0	Active - Fully Vested
Employee 140	Active	5/21/2007	N/A	12.2	$0	Active - Fully Vested
Employee 141	Active	5/2/2007	N/A	12.2	$0	Active - Fully Vested
Employee 142	Active	4/23/2007	N/A	12.3	$0	Active - Fully Vested
Employee 143	Active	2/8/2007	N/A	12.5	$0	Active - Fully Vested
Employee 144	Active	1/31/2007	N/A	12.5	$0	Active - Fully Vested
Employee 145	Active	1/18/2007	N/A	12.5	$0	Active - Fully Vested
Employee 146	Active	1/4/2007	N/A	12.6	$0	Active - Fully Vested
Employee 147	Active	11/13/2006	N/A	12.7	$0	Active - Fully Vested
Employee 148	Active	9/29/2006	N/A	12.8	$0	Active - Fully Vested

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	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 149	Active	9/27/2006	N/A	12.8	$0	Active - Fully Vested
Employee 150	Active	9/25/2006	N/A	12.8	$0	Active - Fully Vested
Employee 151	Active	8/28/2006	N/A	12.9	$0	Active - Fully Vested
Employee 152	Active	7/24/2006	N/A	13.0	$0	Active - Fully Vested
Employee 153	Active	5/22/2006	N/A	13.2	$0	Active - Fully Vested
Employee 154	Active	5/22/2006	N/A	13.2	$0	Active - Fully Vested
Employee 155	Active	4/24/2006	N/A	13.3	$0	Active - Fully Vested
Employee 156	Active	1/9/2006	N/A	13.5	$0	Active - Fully Vested
Employee 157	Active	10/2/2005	N/A	13.8	$0	Active - Fully Vested
Employee 158	Active	5/23/2005	N/A	14.2	$0	Active - Fully Vested
Employee 159	Active	5/16/2005	N/A	14.2	$0	Active - Fully Vested
Employee 160	Active	5/16/2005	N/A	14.2	$0	Active - Fully Vested
Employee 161	Active	4/8/2005	N/A	14.3	$0	Active - Fully Vested
Employee 162	Active	11/30/2004	N/A	14.6	$0	Active - Fully Vested
Employee 163	Active	10/12/2004	N/A	14.8	$0	Active - Fully Vested
Employee 164	Active	5/24/2004	N/A	15.2	$0	Active - Fully Vested
Employee 165	Active	5/24/2004	N/A	15.2	$0	Active - Fully Vested
Employee 166	Active	3/15/2004	N/A	15.4	$0	Active - Fully Vested
Employee 167	Active	2/2/2004	N/A	15.5	$0	Active - Fully Vested
Employee 168	Active	1/20/2004	N/A	15.5	$0	Active - Fully Vested
Employee 169	Active	9/29/2003	N/A	15.8	$0	Active - Fully Vested
Employee 170	Active	4/16/2003	N/A	16.3	$0	Active - Fully Vested
Employee 171	Active	11/4/2002	N/A	16.7	$0	Active - Fully Vested
Employee 172	Active	7/29/2002	N/A	17.0	$0	Active - Fully Vested
Employee 173	Active	1/14/2002	N/A	17.5	$0	Active - Fully Vested
Employee 174	Active	9/4/2001	N/A	17.9	$0	Active - Fully Vested
Employee 175	Active	8/20/2001	N/A	17.9	$0	Active - Fully Vested
Employee 176	Active	8/1/2001	N/A	18.0	$0	Active - Fully Vested
Employee 177	Active	3/27/2001	N/A	18.3	$0	Active - Fully Vested
Employee 178	Active	3/5/2001	N/A	18.4	$0	Active - Fully Vested
Employee 179	Active	10/30/2000	N/A	18.7	$0	Active - Fully Vested
Employee 180	Active	5/15/2000	N/A	19.2	$0	Active - Fully Vested
Employee 181	Active	5/1/2000	N/A	19.2	$0	Active - Fully Vested
Employee 182	Active	10/11/1999	N/A	19.8	$0	Active - Fully Vested
Employee 183	Active	7/6/1999	N/A	20.1	$0	Active - Fully Vested
Employee 184	Active	7/6/1999	N/A	20.1	$0	Active - Fully Vested
Employee 185	Active	11/9/1998	N/A	20.7	$0	Active - Fully Vested
Employee 186	Active	7/23/1998	N/A	21.0	$0	Active - Fully Vested
Employee 187	Active	7/13/1998	N/A	21.0	$0	Active - Fully Vested
Employee 188	Active	6/29/1998	N/A	21.1	$0	Active - Fully Vested
Employee 189	Active	6/15/1998	N/A	21.1	$0	Active - Fully Vested
Employee 190	Active	4/8/1998	N/A	21.3	$0	Active - Fully Vested
Employee 191	Active	2/9/1998	N/A	21.5	$0	Active - Fully Vested
Employee 192	Active	8/13/1997	N/A	22.0	$0	Active - Fully Vested
Employee 193	Active	7/28/1997	N/A	22.0	$0	Active - Fully Vested
Employee 194	Active	6/26/1997	N/A	22.1	$0	Active - Fully Vested
Employee 195	Active	2/12/1997	N/A	22.5	$0	Active - Fully Vested
Employee 196	Active	12/20/1996	N/A	22.6	$0	Active - Fully Vested
Employee 197	Active	7/8/1996	N/A	23.1	$0	Active - Fully Vested
Employee 198	Active	4/16/1996	N/A	23.3	$0	Active - Fully Vested

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	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 199	Active	1/22/1996	N/A	23.5	$0	Active - Fully Vested
Employee 200	Active	7/17/1995	N/A	24.0	$0	Active - Fully Vested
Employee 201	Active	6/27/1995	N/A	24.1	$0	Active - Fully Vested
Employee 202	Active	6/1/1995	N/A	24.2	$0	Active - Fully Vested
Employee 203	Active	1/17/1995	N/A	24.5	$0	Active - Fully Vested
Employee 204	Active	1/17/1995	N/A	24.5	$0	Active - Fully Vested
Employee 205	Active	1/9/1995	N/A	24.5	$0	Active - Fully Vested
Employee 206	Active	7/18/1994	N/A	25.0	$0	Active - Fully Vested
Employee 207	Active	2/7/1994	N/A	25.5	$0	Active - Fully Vested
Employee 208	Active	8/25/1993	N/A	25.9	$0	Active - Fully Vested
Employee 209	Active	8/10/1992	N/A	27.0	$0	Active - Fully Vested
Employee 210	Active	2/26/1991	N/A	28.4	$0	Active - Fully Vested
Employee 211	Active	5/15/1990	N/A	29.2	$0	Active - Fully Vested
Employee 212	Active	4/9/1990	N/A	29.3	$0	Active - Fully Vested
Employee 213	Active	1/2/1990	N/A	29.6	$0	Active - Fully Vested
Employee 214	Active	1/2/1990	N/A	29.6	$0	Active - Fully Vested
Employee 215	Active	9/11/1989	N/A	29.9	$0	Active - Fully Vested
Employee 216	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 217	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 218	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 219	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 220	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 221	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 222	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 223	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 224	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 225	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 226	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 227	Active	5/30/1989	N/A	30.2	$0	Active - Fully Vested
Employee 228	Active	2/20/1989	N/A	30.4	$0	Active - Fully Vested
Employee 229	Active	12/12/1988	N/A	30.6	$0	Active - Fully Vested
Employee 230	Active	10/13/1988	N/A	30.8	$0	Active - Fully Vested
Employee 231	Active	8/31/1988	N/A	30.9	$0	Active - Fully Vested
Employee 232	Active	8/29/1988	N/A	30.9	$0	Active - Fully Vested
Employee 233	Active	7/4/1988	N/A	31.1	$0	Active - Fully Vested
Employee 234	V. Separated	5/16/2016	7/1/2016	0.1	$0	Separated - Not Vested
Employee 235	V. Separated	6/8/2015	7/24/2015	0.1	$0	Separated - Not Vested
Employee 236	V. Separated	4/10/2018	8/10/2018	0.3	$0	Separated - Not Vested
Employee 237	V. Separated	3/28/2016	8/9/2016	0.4	$0	Separated - Not Vested
Employee 238	V. Separated	6/22/2015	11/20/2015	0.4	$0	Separated - Not Vested
Employee 239	V. Separated	4/27/2017	10/19/2017	0.5	$0	Separated - Not Vested
Employee 240	V. Separated	3/19/2012	9/25/2012	0.5	$0	Separated - Not Vested
Employee 241	I. Separated	2/21/2017	9/15/2017	0.6	$0	Separated - Not Vested
Employee 242	I. Separated	1/2/2018	8/16/2018	0.6	$0	Separated - Not Vested
Employee 243	V. Separated	4/1/2016	11/17/2016	0.6	$0	Separated - Not Vested
Employee 244	V. Separated	11/13/2017	7/13/2018	0.7	$0	Separated - Not Vested
Employee 245	V. Separated	11/27/2017	8/10/2018	0.7	$0	Separated - Not Vested
Employee 246	V. Separated	8/22/2017	5/11/2018	0.7	$0	Separated - Not Vested
Employee 247	V. Separated	10/15/2015	7/15/2016	0.8	$0	Separated - Not Vested

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	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 248	V. Separated	5/14/2012	2/12/2013	0.8	$0	Separated - Not Vested
Employee 249	V. Separated	1/3/2017	10/9/2017	0.8	$0	Separated - Not Vested
Employee 250	I. Separated	1/28/2013	11/26/2013	0.8	$0	Separated - Not Vested
Employee 251	V. Separated	9/12/2016	8/20/2017	0.9	$0	Separated - Not Vested
Employee 252	I. Separated	1/27/2014	1/21/2015	1.0	$0	Separated - Not Vested
Employee 253	V. Separated	8/11/2015	8/12/2016	1.0	$0	Separated - Not Vested
Employee 254	V. Separated	10/17/2017	10/25/2018	1.0	$0	Separated - Not Vested
Employee 255	V. Separated	8/20/2012	8/30/2013	1.0	$0	Separated - Not Vested
Employee 256	V. Separated	6/20/2018	7/5/2019	1.0	$0	Separated - Not Vested
Employee 257	V. Separated	10/4/2016	10/20/2017	1.0	$0	Separated - Not Vested
Employee 258	I. Separated	9/8/2015	9/26/2016	1.1	$0	Separated - Not Vested
Employee 259	I. Separated	3/2/2016	4/18/2017	1.1	$0	Separated - Not Vested
Employee 260	I. Separated	12/28/2015	2/15/2017	1.1	$0	Separated - Not Vested
Employee 261	V. Separated	3/19/2018	5/13/2019	1.2	$0	Separated - Not Vested
Employee 262	V. Separated	2/27/2012	5/9/2013	1.2	$0	Separated - Not Vested
Employee 263	V. Separated	11/3/2017	1/29/2019	1.2	$0	Separated - Not Vested
Employee 264	V. Separated	4/10/2017	7/27/2018	1.3	$0	Separated - Not Vested
Employee 265	V. Separated	8/28/2017	12/21/2018	1.3	$0	Separated - Not Vested
Employee 266	V. Separated	9/12/2011	1/4/2013	1.3	$0	Separated - Not Vested
Employee 267	I. Separated	5/31/2016	10/6/2017	1.4	$0	Separated - Not Vested
Employee 268	V. Separated	5/2/2016	11/30/2017	1.6	$0	Separated - Not Vested
Employee 269	V. Separated	2/21/2012	9/27/2013	1.6	$0	Separated - Not Vested
Employee 270	V. Separated	11/20/2017	7/5/2019	1.6	$0	Separated - Not Vested
Employee 271	V. Separated	10/9/2017	6/10/2019	1.7	$0	Separated - Not Vested
Employee 272	V. Separated	8/1/2016	4/24/2018	1.7	$0	Separated - Not Vested
Employee 273	V. Separated	8/7/2017	5/12/2019	1.8	$0	Separated - Not Vested
Employee 274	I. Separated	3/27/2017	1/18/2019	1.8	$0	Separated - Not Vested
Employee 275	V. Separated	8/1/2016	7/4/2018	1.9	$0	Separated - Not Vested
Employee 276	V. Separated	12/1/2013	11/6/2015	1.9	$0	Separated - Not Vested
Employee 277	V. Separated	9/4/2012	9/18/2014	2.0	$0	Separated - Not Vested
Employee 278	V. Separated	7/9/2012	7/25/2014	2.0	$0	Separated - Not Vested
Employee 279	V. Separated	4/4/2013	4/28/2015	2.1	$0	Separated - Not Vested
Employee 280	V. Separated	1/6/2014	2/11/2016	2.1	$0	Separated - Not Vested
Employee 281	V. Separated	10/13/2014	11/18/2016	2.1	$0	Separated - Not Vested
Employee 282	V. Separated	1/13/2014	2/26/2016	2.1	$0	Separated - Not Vested
Employee 283	V. Separated	6/1/2015	7/20/2017	2.1	$0	Separated - Not Vested
Employee 284	V. Separated	8/24/2016	10/31/2018	2.2	$0	Separated - Not Vested
Employee 285	V. Separated	9/12/2011	11/29/2013	2.2	$0	Separated - Not Vested
Employee 286	V. Separated	4/18/2016	7/13/2018	2.2	$0	Separated - Not Vested
Employee 287	V. Separated	6/29/2015	10/6/2017	2.3	$0	Separated - Not Vested
Employee 288	V. Separated	9/21/2016	1/14/2019	2.3	$0	Separated - Not Vested
Employee 289	V. Separated	2/3/2014	8/19/2016	2.5	$0	Separated - Not Vested
Employee 290	V. Separated	12/15/2015	7/4/2018	2.6	$0	Separated - Not Vested
Employee 291	V. Separated	10/21/2015	6/26/2018	2.7	$0	Separated - Not Vested
Employee 292	I. Separated	4/25/2016	1/11/2019	2.7	$0	Separated - Not Vested
Employee 293	V. Separated	2/19/2013	11/20/2015	2.8	$0	Separated - Not Vested
Employee 294	V. Separated	6/2/2014	5/19/2017	3.0	$0	Separated - Not Vested
Employee 295	V. Separated	9/24/2012	11/6/2015	3.1	$0	Separated - Not Vested
Employee 296	V. Separated	5/22/2013	7/6/2016	3.1	$0	Separated - Not Vested
Employee 297	V. Separated	3/30/2015	5/23/2018	3.2	$0	Separated - Not Vested

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Total					$53,215	
Employee 298	I. Separated	1/17/2012	3/30/2015	3.2	$0	Separated - Not Vested
Employee 299	V. Separated	8/30/2013	11/11/2016	3.2	$0	Separated - Not Vested
Employee 300	V. Separated	5/19/2014	8/18/2017	3.3	$0	Separated - Not Vested
Employee 301	V. Separated	10/19/2009	1/31/2013	3.3	$0	Separated - Not Vested
Employee 302	I. Separated	3/5/2012	6/25/2015	3.3	$0	Separated - Not Vested
Employee 303	V. Separated	12/21/2009	4/16/2013	3.3	$0	Separated - Not Vested
Employee 304	V. Separated	1/27/2014	6/30/2017	3.4	$0	Separated - Not Vested
Employee 305	V. Separated	11/7/2011	4/17/2015	3.4	$0	Separated - Not Vested
Employee 306	V. Separated	6/1/2015	12/5/2018	3.5	$0	Separated - Not Vested
Employee 307	V. Separated	2/11/2013	8/18/2016	3.5	$0	Separated - Not Vested
Employee 308	V. Separated	3/17/2014	10/16/2017	3.6	$0	Separated - Not Vested
Employee 309	V. Separated	9/17/2012	4/21/2016	3.6	$0	Separated - Not Vested
Employee 310	V. Separated	6/18/2012	1/29/2016	3.6	$0	Separated - Not Vested
Employee 311	V. Separated	12/6/2011	8/24/2015	3.7	$0	Separated - Not Vested
Employee 312	V. Separated	1/6/2014	10/20/2017	3.8	$0	Separated - Not Vested
Employee 313	V. Separated	6/3/2013	7/21/2017	4.1	$0	Separated - Not Vested
Employee 314	V. Separated	12/30/2013	3/16/2018	4.2	$0	Separated - Not Vested
Employee 315	V. Separated	7/16/2012	11/18/2016	4.3	$0	Separated - Not Vested
Employee 316	V. Separated	8/29/2012	3/24/2017	4.6	$0	Separated - Not Vested
Employee 317	V. Separated	9/16/2013	4/30/2018	4.6	$0	Separated - Not Vested
Employee 318	V. Separated	9/19/2011	6/24/2016	4.8	$0	Separated - Not Vested
Employee 319	V. Separated	1/27/2014	11/7/2018	4.8	$0	Separated - Not Vested
Employee 320	V. Separated	7/17/2007	7/23/2012	5.0	$0	Separated - Fully Vested
Employee 321	V. Separated	2/25/2013	4/20/2018	5.2	$0	Separated - Fully Vested
Employee 322	V. Separated	3/21/2013	5/26/2018	5.2	$0	Separated - Fully Vested
Employee 323	I. Separated	6/25/2007	11/26/2012	5.4	$0	Separated - Fully Vested
Employee 324	V. Separated	12/5/2008	5/31/2014	5.5	$0	Separated - Fully Vested
Employee 325	V. Separated	1/28/2013	7/27/2018	5.5	$0	Separated - Fully Vested
Employee 326	V. Separated	3/18/2013	10/19/2018	5.6	$0	Separated - Fully Vested
Employee 327	Retired	3/10/2008	11/27/2013	5.7	$0	Separated - Fully Vested
Employee 328	V. Separated	6/3/2013	4/26/2019	5.9	$0	Separated - Fully Vested
Employee 329	V. Separated	7/30/2007	6/27/2013	5.9	$0	Separated - Fully Vested
Employee 330	V. Separated	7/30/2007	6/28/2013	5.9	$0	Separated - Fully Vested
Employee 331	I. Separated	12/21/2006	1/17/2013	6.1	$0	Separated - Fully Vested
Employee 332	I. Separated	8/15/2007	11/13/2013	6.3	$0	Separated - Fully Vested
Employee 333	I. Separated	2/25/2008	6/5/2014	6.3	$0	Separated - Fully Vested
Employee 334	V. Separated	9/18/2012	4/17/2019	6.6	$0	Separated - Fully Vested
Employee 335	V. Separated	5/1/2006	11/30/2012	6.6	$0	Separated - Fully Vested
Employee 336	V. Separated	3/31/2008	12/12/2014	6.7	$0	Separated - Fully Vested
Employee 337	V. Separated	10/27/2008	8/14/2015	6.8	$0	Separated - Fully Vested
Employee 338	V. Separated	1/2/2006	5/24/2013	7.4	$0	Separated - Fully Vested
Employee 339	V. Separated	4/16/2007	10/1/2014	7.5	$0	Separated - Fully Vested
Employee 340	V. Separated	3/2/2005	8/25/2012	7.5	$0	Separated - Fully Vested
Employee 341	V. Separated	6/26/2006	7/4/2014	8.0	$0	Separated - Fully Vested
Employee 342	Retired	4/19/2010	5/3/2018	8.0	$0	Separated - Fully Vested
Employee 343	V. Separated	9/13/2004	1/18/2013	8.4	$0	Separated - Fully Vested
Employee 344	V. Separated	3/12/2009	2/16/2018	8.9	$0	Separated - Fully Vested
Employee 345	V. Separated	8/18/2008	12/31/2017	9.4	$0	Separated - Fully Vested
Employee 346	V. Separated	3/16/2009	10/31/2018	9.6	$0	Separated - Fully Vested

RETIREMENT PLAN ANALYSIS

2019-7-22

	Current Status	Hire Date	Termination Date	Years of Service	Additional Contributions	
Total					$53,215	
Employee 347	V. Separated	8/14/2006	7/22/2016	9.9	$0	Separated - Fully Vested
Employee 348	V. Separated	6/25/2007	6/30/2017	10.0	$0	Separated - Fully Vested
Employee 349	V. Separated	10/31/2006	5/1/2017	10.5	$0	Separated - Fully Vested
Employee 350	V. Separated	8/27/2007	4/20/2018	10.7	$0	Separated - Fully Vested
Employee 351	V. Separated	4/29/2004	5/22/2015	11.1	$0	Separated - Fully Vested
Employee 352	Retired	2/2/2004	4/13/2016	12.2	$0	Separated - Fully Vested
Employee 353	Retired	8/20/2001	12/13/2013	12.3	$0	Separated - Fully Vested
Employee 354	I. Separated	8/8/2005	12/8/2017	12.3	$0	Separated - Fully Vested
Employee 355	V. Separated	5/15/2000	9/20/2012	12.4	$0	Separated - Fully Vested
Employee 356	V. Separated	2/23/2004	7/15/2016	12.4	$0	Separated - Fully Vested
Employee 357	V. Separated	3/1/2004	10/7/2016	12.6	$0	Separated - Fully Vested
Employee 358	V. Separated	1/18/2005	9/20/2017	12.7	$0	Separated - Fully Vested
Employee 359	V. Separated	6/2/2003	2/19/2016	12.7	$0	Separated - Fully Vested
Employee 360	I. Separated	9/2/2003	7/26/2016	12.9	$0	Separated - Fully Vested
Employee 361	Retired	1/17/2001	12/13/2013	12.9	$0	Separated - Fully Vested
Employee 362	V. Separated	1/14/2002	8/13/2015	13.6	$0	Separated - Fully Vested
Employee 363	V. Separated	6/18/2003	2/2/2017	13.6	$0	Separated - Fully Vested
Employee 364	V. Separated	5/12/1999	5/2/2014	15.0	$0	Separated - Fully Vested
Employee 365	I. Separated	9/16/1996	7/20/2012	15.9	$0	Separated - Fully Vested
Employee 366	I. Separated	4/11/2000	2/18/2016	15.9	$0	Separated - Fully Vested
Employee 367	I. Separated	9/20/1999	4/18/2016	16.6	$0	Separated - Fully Vested
Employee 368	V. Separated	7/5/2000	9/28/2017	17.2	$0	Separated - Fully Vested
Employee 369	Retired	10/30/1995	3/22/2013	17.4	$0	Separated - Fully Vested
Employee 370	V. Separated	5/21/1996	11/26/2013	17.5	$0	Separated - Fully Vested
Employee 371	Deceased	5/30/1995	3/13/2013	17.8	$0	Separated - Fully Vested
Employee 372	V. Separated	9/23/1996	6/17/2015	18.7	$0	Separated - Fully Vested
Employee 373	Retired	4/13/1998	2/8/2018	19.8	$0	Separated - Fully Vested
Employee 374	Retired	5/9/1994	6/6/2014	20.1	$0	Separated - Fully Vested
Employee 375	Deceased	5/30/1989	2/13/2013	23.7	$0	Separated - Fully Vested
Employee 376	I. Separated	5/30/1989	4/10/2013	23.9	$0	Separated - Fully Vested
Employee 377	Retired	5/30/1989	4/12/2013	23.9	$0	Separated - Fully Vested
Employee 378	V. Separated	7/6/1993	5/19/2017	23.9	$0	Separated - Fully Vested
Employee 379	Retired	5/15/1989	1/3/2014	24.7	$0	Separated - Fully Vested
Employee 380	Retired	4/13/1989	12/31/2014	25.7	$0	Separated - Fully Vested
Employee 381	Retired	2/13/1989	5/1/2015	26.2	$0	Separated - Fully Vested
Employee 382	Retired	7/4/1988	3/31/2016	27.8	$0	Separated - Fully Vested
Employee 383	Retired	5/30/1989	6/10/2017	28.0	$0	Separated - Fully Vested
Employee 384	Retired	5/15/1989	8/18/2017	28.3	$0	Separated - Fully Vested
Employee 385	Retired	5/30/1989	12/31/2017	28.6	$0	Separated - Fully Vested
Employee 386	Retired	10/16/1989	1/18/2019	29.3	$0	Separated - Fully Vested
Employee 387	Deceased	5/15/1989	1/30/2019	29.7	$0	Separated - Fully Vested

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember DeCampi
Vice Chair: Councilmember Hurt

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

If you have any questions or require additional information, please contact Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Monday's meeting.

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Monachella
Vice Chair:

Deer Culling PHS Policy - Hunting on City Owned Property

At the March 6, 2018 meeting of the PH&S Committee, Staff presented the results of Chesterfield's second deer census. The census generally mirrored the results of the 2018 census, with a slight decrease in the estimated deer population of 22.9 deer per square mile as compared to the 24.6 deer per square mile from the 2018 census. The State's urban wildlife biologist indicated that the City's current bow hunting culling practice appeared to be sufficient, but if the City elected to consider more aggressive approaches, the Department of Conservation would be willing to review and consider approval of same. The committee directed the Police Department to develop a proposal for the practice of culling of deer beyond that currently provided for in the City Deer Control Policy and Hunting Regulations.

At the PH&S meeting on 8/1/19, the committee voted 3-1 to recommend adoption of staff's incremental addition to the archery hunting program, which provides for employees and elected officials to bow hunt on select City properties under controlled conditions. This program provides additional opportunities to cull the deer herd, at minimal cost with maximum safety. If approved, it is estimated that the initial annual costs related to this activity to be $5,000.

A voice vote is required to approve the proposed policy.

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

MEMORANDUM

DATE: August 2, 2019

TO: Mike Geisel, City Administrator

FROM: Captain Mike Thompson

SUBJECT: PUBLIC HEALTH & SAFETY COMMITTEE

The Public Health and Safety (PH&S) Committee met on Thursday, August 1, 2019. Those in attendance included Chairperson Mary Monachella Councilmember Ward I, Councilmember Ben Keathley, Ward II, Councilmember Michael Moore, Ward III, Councilmember Michelle Ohley, Ward IV, Councilmember Dan Hurt, Ward III, City Administrator Mike Geisel, Captain Michael Thompson, Captain Cheryl Funkhouser, and Captain Dan Dunn.

I. Called to order

The meeting was called to order at 6:00 PM by Chairperson, Councilmember Mary Monachella.

II. Roll Call was completed

III. Approval of Minutes – March 6, 2019

Councilmember Moore motioned and Councilmember Ohley seconded to approve the minutes of the March 6, 2019 meeting. The motion carried 3-0 with Mary Monachella abstaining.

IV. Election of Vice Chair and Council Liaison to the Police Personnel Board

Councilmember Monachella motioned and Councilmember Keathley seconded to appoint Councilmember Moore Vice-Chairperson of the Public Health & Safety Committee. The motion carried 3-1 with Councilmember Ohley voting “No”.

Councilmember Keathley motioned and Councilmember Moore seconded to appoint Councilmember Monachella as Liaison to the Police Personnel Board. The motion carried 3-1 with Councilmember Ohley voting “No”.

V. Deer Culling Proposal

Captain Thompson addressed the Committee reviewing the Deer Culling Proposal that was directed by this Committee. Captain Thompson noted that, according to the 2019 deer count, the deer population in the City of Chesterfield has not increased since the 2018 deer count. Captain Thompson has spoken with Ms. Erin Shank, the State’s urban wildlife biologist who indicated the City’s current bow hunting process is sufficient.

In response to concerns about the deer population within the City of Chesterfield, a proposal was submitted that would expand the current bow hunting policy. This will open specific City owned properties (specifically, Railroad Park, Rivers Edge Park, West

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Wetlands, Wilson Park, a small portion of Central Park, and designated locations within the Riparian Trail to bow hunting. The hunters shall be City of Chesterfield employees or elected official unless specifically authorized by the Chief of Police. Specific dates and times will be set for hunting.

All hunters participating in this program will be required to have a valid deer tag and adhere to all regulations as prescribed by the Missouri Department of Conservation. The City of Chesterfield will pay for the cost of processing donated deer.

After discussion, Councilmember Moore motioned and Councilmember Keathley seconded to approve bow hunting in selected City properties following the rules and regulations set by the Missouri Department of Conservation and the proposed policy as set forth by City Staff. The motion carried 3-1 with Councilmember Ohley voting "No".

VI. Municipal Court – Deferral/Municipal Drug Court Program

The Committee reviewed a report from the City of Chesterfield Prosecuting Attorney, Tim Engelmeyer regarding a newly formed Municipal drug court program. The program began June 1, 2019 and has currently acted on twelve cases to date.

Mr. Engelmeyer outlined the system process and noted limitations because of staff and current resources. He is reaching to other sources, such as private therapists, to donate time to assist with this program. Mr. Engelmeyer noted that he may be seeking financial assistance from the City in the future to continue this worthwhile program.

Councilmember Keathley voiced his opinion that any assistance would be better addressed by the Finance and Administration Committee. He also suggested that Asset Forfeiture Funds may be a source of financial assistance to this program.

The Committee discussed the possibility of a victims advocate system, as it would be related to the Drug Court Program. This will be further discussed as the program grows.

Also included in Mr. Engelmeyer's report was an update on the State mandated Municipal Court computer reporting system. At this time, the "Show Me Courts" computer system is up and running since June 1, 2019. The old system will be converted by September 1, 2019. A Court fee on each case is funding this system.

The Committee members accepted this report as informational and items covered may be considered in the future.

VII. There was no other business brought forward for the Committee to address.

VIII. Next Meeting

There was no date set for the next meeting.

IX. Adjournment

Having no further business, Chairperson Monachella adjourned the meeting at 6:35 PM.

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CITY OF CHESTERFIELD
POLICY STATEMENT

PUBLIC HEALTH & SAFETY		**NO.**	
SUBJECT	Bow Hunting on City Owned Properties	**INDEX**	PD
DATE ISSUED		**DATE REVISED**	

POLICY

I. PURPOSE

This policy establishes guidelines for the hunting of deer on City owned properties.

II. GENERAL

The City of Chesterfield recognizes the need to control the growth of the deer population within the corporate boundaries of Chesterfield. In December of 2005, the City of Chesterfield adopted municipal ordinance #2217 amending the Ordinance regulating the discharge of firearms by adding a new chapter "Deer Control Policy and Hunting Regulations". This ordinance authorized in-season bow hunting on 1-acre parcels of private property (since amended to ½ acre parcel requirement per Ordinance #2952) with certain prescribed regulations. In furtherance of this ordinance, this policy sets forth procedures for implementing an expanded bow hunting program on City owned property.

III. PROCEDURE

1. The hunting of deer will be restricted to the following City owned properties:
    a. Railroad Park
    b. Rivers Edge Park
    c. West Wetlands
    d. Wilson Park
    e. Central Park
    f. Designated locations within the Riparian Trail
    g. Any other properties that may be acquired in the future and deemed appropriate for hunting by the Chief of Police.

The Chief of Police and/or the Director of Parks, Recreation and Arts reserve the right to limit the specific locations within the listed City owned properties where bow hunting will be allowed.

2. Only City of Chesterfield employees and elected officials, or persons specifically authorized by the Chief of Police, are authorized to hunt on City owned properties. All hunters shall be in possession of their City of Chesterfield ID card or authorization from the Chief of Police.

3. Hunters may only use an archery device or crossbow. The use of firearms is strictly prohibited

4. All hunters shall comply with all current laws of the State of Missouri in regards to the regulations of hunting, as well as Chesterfield Ordinance #2952. In addition, hunters must follow all Missouri Department of Conservation regulations regarding the harvest of deer, to include:

    a. Hunting is only allowed within the designated Missouri deer archery hunting season and during prescribed times.
    b. All hunters are required to possess a valid deer permit.
    c. All hunting shall be conducted from an elevated position that is at least ten (10) feet in height and faces the interior of the property.
    d. Any person who kills any deer while hunting shall take all precautionary measures to avoid field dressing the deer in a public or conspicuous location.
    e. Any person who field dresses or otherwise processes a deer shall properly dispose of the discarded organs and/or body parts in plastic bags in private trash depositories, or by other appropriate means.

5. Hunts shall be authorized on specific days and times as determined by the Chief of Police. The City reserves the right to restrict hunting hours at any specific site or property at the City's sole discretion in the public interest. Proper signage and notifications will be posted to warn the public of hunts.

6. Hunting is a voluntary, non-working activity. All employees participating in the hunt program must do so in an off-duty capacity and such activity shall not in any way impact an employee's regular work performance or attendance. Employees will be required to execute a hold harmless statement and a worker's compensation waiver.

7. Hunters may, at their own expense, choose to keep and process any deer harvested by them on City owned property.

8. All deer harvested on City owned property not kept by the hunter shall be donated as part of Missouri's Share the Harvest program. City of Chesterfield personnel will assist in the collection and transportation of donated, harvested deer to an approved processor. The costs associated with processing donated deer will be paid by the City of Chesterfield.

9. Funds allocated for the processing of donated deer shall be determined annually as part of the City's budget process. Approved hunters should inquire as to the availability of funds prior to their hunt if their intent is to donate the harvested deer. Once allocated funds are expended for the season, hunters will be required to keep and process any deer harvested by them on City owned property at their own expense.

10. Any individual who successfully harvests a deer on City owned property must report the hunter's name, sex of the deer and the location of the harvest within two (2) business days by calling the Chesterfield Police Department during normal business hours or by delivering written notification to the Police Department

RECOMMENDED BY:

Department Head/Council Committee (if applicable)	**Date**

APPROVED BY:

City Administrator	**Date**
City Council (if applicable)	**Date**

REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Bill No. 3255 - Conflict of Interest (Second Reading)
An ordinance re-adopting the procedure established in Ordinance No. 605 of the City of Chesterfield as the procedure for disclosure of conflicts for certain municipal officials. **(Second Reading)** This is an annual re-adoption process which affirms the procedures set forth originally in Ordinance #605 as the appropriate procedure for disclosing of potential conflicts of interest. Once adopted, the City Clerk will send a certified copy of the ordinance to the Missouri Ethics Commission. The deadline for this submission is September 15, 2019.

Liquor License Request – Chesterfield Hockey Association (Voice Vote)
Chesterfield Hockey Association, 18383 Chesterfield Airport Rd (new structure), has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, packaged, and Sunday sales. Ms. Vicki Goldstein is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning /Development Services Division of the Department of Public Services. With City Council approval at the Monday, August 19, 2019 City Council meeting, I will immediately issue this license.

Liquor License Request – Hotel Equities Group dba Spring Hill Suites Chesterfield (Voice Vote)
Hotel Equities Group dba Spring Hill Suites Chesterfield, 1065 E. Chesterfield Parkway, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, packaged, and Sunday sales. Mr. Michael B Hurley is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning /Development Services Division of the Department of Public Services. With City Council approval at the Monday, August 19, 2019 City Council meeting, I will immediately issue this license.

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

BILL NO. 3255 **ORDINANCE NO.**_____

AN ORDINANCE RE-ADOPTING THE PROCEDURE ESTABLISHED IN ORDINANCE NO. 605 OF THE CITY OF CHESTERFIELD AS THE PROCEDURE FOR DISCLOSURE OF CONFLICTS FOR CERTAIN MUNICIPAL OFFICIALS.

WHEREAS, Missouri Statute 105.485 authorizes the City of Chesterfield to adopt an ordinance which establishes its own method of disclosing potential conflicts of interest; and,

WHEREAS, without such an ordinance, each official, officer or employee of the City, and each candidate for office shall be required to file a financial interest statement with the Missouri Ethics Commission, pursuant to subsection 2 of Section 105.485; and,

WHEREAS, the City Council originally adopted its own ordinance establishing a method of disclosing potential conflicts of interest with Ordinance No. 605, adopted August 19, 1991 and has renewed the ordinance at least biennially, and often annually, since 1991; and,

WHEREAS, the City Council finds it is in the best interest of the public to readopt Ordinance No. 605 as the procedure for disclosure of conflicts of interest for the City of Chesterfield;

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

Section 1. The City of Chesterfield hereby formally re-adopts the procedure set out in Ordinance No. 605 as the procedure for disclosure of potential conflicts of interest and substantial interests.

Section 2. All requirements as set out in Ordinance No. 605 are to remain in full force and effect.

Section 3. The City Clerk is directed to send a certified copy of this Ordinance to the Missouri Ethics Commission prior to September 15, 2019.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed and approved this _____ day of _____, 2019.

_____ _____

PRESIDING OFFICER Bob Nation, MAYOR

ATTEST:

_____

Vickie McGownd, CITY CLERK

FIRST READING HELD: _____

BILL NO. 613 ORDINANCE NO. 1f0f'

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI TO ESTABLISH A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. Conflicts of Interest. All elected and appointed officials as well as employees of the City of Chesterfield must comply with Section 105.454 of the Missouri Revised Statutes and Ordinance 604 regarding conflicts of interest as well as any other state law governing official conduct. The Mayor and any members of the City Council who has a substantial personal or private interest as defined by state law and set out below in any bill shall disclose on the records of the City Council the nature of his or her interest and shall disqualify himself or herself from voting on any matters related to this interest.

Section 3. Substantial or Private Interest. Any member of the City Council as well as any appointed officials and employees shall have a substantial or private interest in any measure, bill or other ordinance proposed or pending before the City if that interest is an ownership by the individual, his or her spouse, or his or her dependent children, whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of $10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of $5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 4. Disclosure Reports. Each elected official the City Administrator (as the chief administrative officer) and the Director of Finance (as the chief purchasing officer) and the general counsel (City Attorney) (if employed full-time) shall disclosure the following information by May 1 if any such transactions were engaged in during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The City Administrator as the chief administrative officer and the Director of Finance as the chief purchasing officer also shall disclose by May 1 for the previous calendar year the following information:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was receiving during the year covered by the statement;

2. The name and address of each sold proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 5. Filing of Reports. The reports, in the attached format (See Exhibit "A" & "B"), shall be filed with the City Clerk and with the Secretary of State prior to January 1, 1993, and thereafter with the Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 6. When Filed. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Each person appointed to office shall file the statement within thirty days of such appointment or employment;

b. Every other person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.

Section 7. Filing of Ordinance. The City Clerk is directed to send a certified copy of the Ordinance and any amendment that is adopted prior to January 1, 1993, to the Secretary of State's office within ten days of its adoption. The City Clerk shall send a certified copy of any Ordinance adopted on or after January 1, 1993, regarding this topic to the Missouri Ethics Commission within ten days of its adoption.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 19th day of AUGUST, 1991.

Jack Lemasters
MAYOR

ATTEST:

Mildred L. McMay
CITY CLERK

City of Chesterfield

MEMORANDUM

DATE: August 13, 2019

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST –
CHESTERFIELD HOCKEY ASSOCIATION**

CHESTERFIELD HOCKEY ASSOCIATION, 18383 CHESTERFIELD AIRPORT RD (new structure), has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise + packaged, and Sunday sales.

Ms. Vicki Goldstein is the Managing Officer.

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

With City Council approval at the Monday, August 19, 2019 City Council meeting, I will immediately issue this license.

City of Chesterfield

MEMORANDUM

DATE: July 31, 2019

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST –**
HOTEL EQUITIES GROUP dba SPRING HILL SUITES CHESTERFIELD

HOTEL EQUITIES GROUP dba SPRING HILL SUITES CHESTERFIELD, 1065 E. CHESTERFIELD PARKWAY, has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise + packaged, and Sunday sales. This is an upgrade from their current license of packaged liquor and Sunday sales.

Mr. Michael B. Hurley is the Managing Officer.

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

With City Council approval at the Monday, August 19, 2019 City Council meeting, I will immediately issue this license.

OTHER LEGISLATION

There is no "Other Legislation" scheduled for Monday's meeting.

UNFINISHED BUSINESS

There are no unfinished action items on the agenda for this meeting.

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

NEW BUSINESS

There are no new business action items on the agenda for this meeting.

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