



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, July 20, 2015
6:30PM**

- 1. Appointment/Re-appointments – Mayor Bob Nation**
 - A. Appointment/Re-appointments - Planning Commission**
 - B. Re-appointments - Board of Adjustment**
- 2. Finance and Administration Committee – Chairperson Barry Flachsbart, Ward I**
 - A. Bill No. 3043 - Broadmoor Condominium Neighborhood Improvement District (NID) (FIRST READING)**
 - B. Resolution No. 414 - Amendment to Vacation Policy re: Employees with 25+ Years of Service**
 - C. Bill No. 3040 – Proposed increase to Mayor's Compensation (FIRST READING)**
 - D. Bill No. 3042 – Re-Adopts requirements re: Conflict of Interest (FIRST READING)**
 - E. Next meeting – Monday, July 27, 2015 (5:30pm)**
- 3. Planning and Public Works Committee – Chairperson Connie Fults, Ward IV**
 - A. Recommendation re: Nominee to Planning Commission**
 - B. Recommendation re: Chesterfield Commons Six, Lot 7B (Courtyard by Marriott) Amended Site Development Section Plan (VOICE VOTE)**
 - C. Recommendation re: T.S.P. 50-2015 - Sprint (16090 Swingley Ridge Road) (VOICE VOTE)**
 - D. Bill No. 3041 - P.Z. 03-2015 - Sachs Properties (The Grove in Chesterfield) (FIRST READING)**
 - E. Next meeting - Thursday, July 23, 2015 (5:30pm)**

4. **Committee-of-the-Whole** – President Pro Tem Connie Fults
 - A. **Bill No. 3044** – Establishes rules/regulations re: City Council Committees (**FIRST READING**)
5. **Report from the City Administrator** – Michael G. Herring
 - A. **Liquor License Requests** –
 1. **Weber's Front Row**, 101 Chesterfield Towne Center
 2. **Sushi Ai**, 414 THF Blvd.
 - B. **Bid Recommendation** - Salt Purchase/Delivery
 - C. **Bid Recommendation** – Riparian Trail Bank Stabilization
 - D. **Resolution No. 415** - Re-Appointment Of City Clerk
6. **New Business** –Mayor Bob Nation
7. **Adjourn** –
- 8.

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 within employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 20, 2015
7:00PM

- I. CALL TO ORDER – Mayor Bob Nation**
- II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation**
- III. MOMENT OF SILENT PRAYER – Mayor Bob Nation**
- IV. ROLL CALL –City Clerk Vickie Hass**
- V. APPROVAL OF MINUTES –**
 - A. Regular City Council Meeting Minutes - June 15, 2015**
 - B. Committee-of-the-Whole Meeting Minutes - July 7, 2015**
- VI. INTRODUCTORY REMARKS – Mayor Bob Nation**
 - A. Next City Council Meeting - Monday, August 3**
- VII. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation**
 - A. Presentation - Citizens Committee for the Environment**

VIII. APPOINTMENT/REAPPOINTMENTS – Mayor Bob Nation

- A. Appointment/Re-appointments - Planning Commission**
- B. Re-appointments - Board of Adjustment**

IX. COUNCIL COMMITTEE REPORTS

A. Finance and Administration Committee – Chairperson Barry Flachsbart, Ward I

- 1. Bill No. 3043 - Broadmoor Condominium Neighborhood Improvement District (NID) (FIRST READING)**
- 2. Resolution No. 414 - Amendment to Vacation Policy re: Employees with 25+ Years of Service**
- 3. Bill No. 3040 – Proposed increase to Mayor's Compensation (FIRST READING)**
- 4. Bill No. 3042 – Re-Adopts requirements re: Conflict of Interest (FIRST READING)**
- 5. Next meeting – Monday, July 27, 2015 (5:30pm)**

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

- 1. Recommendation re: Nominee to Planning Commission**
- 2. Recommendation re: Chesterfield Commons Six, Lot 7B (Courtyard by Marriott) Amended Site Development Section Plan (VOICE VOTE)**
- 3. Recommendation re: T.S.P. 50-2015 - Sprint (16090 Swingley Ridge Road) (VOICE VOTE)**
- 4. Bill No. 3041 - P.Z. 03-2015 - Sachs Properties (The Grove in Chesterfield) (FIRST READING)**
- 5. Next meeting - Thursday, July 23, 2015 (5:30pm)**

C. Committee-of-the-Whole – President Pro Tem Connie Fults

- 1. Bill No. 3044 – Establishes rules/regulations re: City Council Committees (FIRST READING)**

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

A. Liquor License Requests –

1. **Weber's Front Row**, 101 Chesterfield Towne Center
2. **Sushi Ai**, 414 THF Blvd.

B. Bid Recommendation - Salt Purchase/Delivery

C. Bid Recommendation -- Riparian Trail Bank Stabilization

D. Resolution No. 415 - Re-Appointment Of City Clerk

E.

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. BILL NO. 3043 - ESTABLISHES THE BROADMOOR CONDOMINIUMS NEIGHBORHOOD IMPROVEMENT DISTRICT (FIRST READING - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- B. BILL NO. 3040 - REPEALS ORDINANCE NUMBER 350, IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING MAXIMUM COMPENSATION FOR THE MAYOR AND THE EFFECTIVE DATES THEREOF (FIRST READING – FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- C. BILL NO. 3042 - 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 - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)**
- D. BILL NO. 3044 - REPEALS ORDINANCE NUMBER 467, AMENDING ORDINANCE NO. 12 IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES. (FIRST READING – COMMITTEE-OF-THE-WHOLE RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. BILL NO. 3041 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "UC" URBAN CORE DISTRICT FOR A 3.6 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (P.Z. 03-2015, SACHS PROPERTIES (THE GROVE IN CHESTERIFIELD - 19S431691 AND 19S430579) (FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

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

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AGENDA REVIEW – Monday, July 20 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Monday, July 20, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Monday, July 27	F&A Committee (5:30pm)
Monday, July 27	Planning Commission (7pm)
Thursday, July 23	Planning & Public Works Committee (5:30pm)
Monday, August 3	Next City Council meeting (7pm)



RECORD OF PROCEEDING

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

JUNE 15, 2015

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember Bridget Nations
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

APPROVAL OF MINUTES

The minutes of the June 1, 2015 City Council meeting were submitted for approval. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Friday, July 3 in observance of Independence Day and reminded everyone of the City's Annual Fourth of July Celebration, starting at 7:00 p.m. on July 4th.

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, July 20, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Ms. Ann Daniels, Director of Accreditation for the American Public Works Association (APWA), made a formal presentation, recognizing our Department of Public Services/Public Works Division for achieving full accreditation, becoming just the 100th agency, nationwide and the 6th agency in Missouri to achieve this distinction.

Mr. Mike Doster, DosterUllom, LLC, 16090 Swingley Ridge, stated he was available to answer questions related to Bill No. 3037 (P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 [Caplaco Seven Inc. & Dierbergs Four Seasons Inc.]).

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Connie Fults, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3037 (P.Z. 06-2014 Four Seasons Plaza, Adjusted Lot 2 and Part of Adjusted Lot 1 [Caplaco Seven Inc. & Dierbergs Four Seasons Inc.]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults reported that Bill No. 3038 (P.Z. 18-2014 City of Chesterfield [16659 Old Chesterfield Rd]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Fults reported that Bill No. 3039 (Regulation of Portable Storage Containers) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Fults announced that the next meeting of this Committee has been scheduled for Thursday, June 18, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Herring reported that Buffalo Wild Wings, located at 17276 Chesterfield Airport Road, has requested a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Casey made a motion, seconded by Councilmember Grissom, to approve issuance of a new liquor license to Buffalo Wild Wings. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that El Maguey, located at 104 Chesterfield Town Center, has requested a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Herring reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember Casey made a motion, seconded by Councilmember Grissom, to approve issuance of a new liquor license to El Maguey. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring reported that Staff is recommending approval of a contract for the 2015 Sidewalk Replacement project. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Herring joined with him in recommending award of a contract to Amcon Municipal Concrete, in an amount not to exceed \$200,225. This work is funded via the Capital Improvement Sales Tax Fund and adequate funds exist to cover this entire expense. Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to approve this recommendation. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3039	ADDS SECTION 26-2 TO CHAPTER 26, ARTICLE I OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF PORTABLE STORAGE UNITS (SECOND READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)
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Councilmember Fults made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3039. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3039 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3039 with the following results: Ayes – Fults, Hurt, DeGroot, Greenwood, Casey, Flachsbart, Nations and Grissom. Nays – None. Whereupon Mayor Nation declared Bill No. 3039 approved, passed it and it became **ORDINANCE NO. 2854.**

LEGISLATION – PLANNING COMMISSION

BILL NO. 3037 AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING “C-2” SHOPPING DISTRICT AND “PC” PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA—16Q220719, 16Q210763, AND 16Q220690) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING/PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3037. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3037 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3037 with the following results: Ayes – Hurt, Nations, Casey, Grissom, DeGroot and Fults. Nays – Greenwood and Flachsbart. Whereupon Mayor Nation declared Bill No. 3037 approved, passed it and it became **ORDINANCE NO. 2855.**

BILL NO. 3038 AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A “C-7” GENERAL EXTENSIVE COMMERCIAL DISTRICT TO A “PS” PARK AND SCENIC DISTRICT FOR A 1.415 ACRE TRACT OF LAND LOCATED NORTHEAST OF THE INTERSECTION OF BAXTER ROAD AND OLD CHESTERFIELD ROAD (P.Z. 18-2014 CITY OF CHESTERFIELD [16659 OLD CHESTERFIELD ROAD] – 17T220498) (**SECOND READING; PLANNING COMMISSION RECOMMENDS APPROVAL**)

Councilmember Fults made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3038. A voice vote was taken with a unanimous affirmative

result and the motion was declared passed. Bill No. 3038 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3038 with the following results: Ayes – Nations, Greenwood, Casey, Hurt, Fults, DeGroot, Flachsbart and Grissom. Nays – None. Whereupon Mayor Nation declared Bill No. 3038 approved, passed it and it became **ORDINANCE NO. 2856**.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:23 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk



RECORD OF PROCEEDING

SPECIAL COMMITTEE-OF-THE-WHOLE MEETING OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD AT 690 CHESTERFIELD PARKWAY WEST

JULY 7, 2015

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Nancy Greenwood
Councilmember Bridget Nations
Councilmember G. Elliot Grissom
Councilmember Mike Casey
Councilmember Dan Hurt
Councilmember Bruce DeGroot
Councilmember Connie Fults

THOSE ALSO IN ATTENDANCE: City Administrator Michael G. Herring. Mr. Herring announced that Interim City Attorney Harry O'Rourke was stuck in traffic. He subsequently arrived at 5:38pm.

INTRODUCTORY REMARKS

Mayor Nation first recognized Mr. Herring who noted that the purpose of this special meeting was to address/resolve specific conflicts that currently exist between the City Council Committee system/process, which has been utilized/followed for numerous years, and City of Chesterfield Ord. No. 12, which was adopted by City Council, on June

1, 1988. Mr. Herring stated that Mr. O'Rourke will quantify all decisions made by City Council, at this meeting, prepare an ordinance which will include any/all changes made and that said ordinance will be placed on the July 20 City Council AGENDA for FIRST READING APPROVAL.

Councilmember Greenwood made a motion, seconded by Councilmember Flachsbart, to amend Ord. No. 12, by changing the names of City Council Committees to reflect the list below and to change the name of the Parks and Recreation Committee to "Parks, Recreation and Arts Committee".

Finance and Administration
Parks and Recreation
Planning and Public Works
Public Health and Safety

A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Grissom made a motion, seconded by Councilmember Casey, to amend Ord. No. 12, by changing the number of City Councilmembers serving on each Committee from three (3) to four (4). A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Greenwood made a motion, seconded by Councilmember DeGroot, to amend Ord. No. 12 to reflect that at least three Councilmembers must be present in order to hold a Committee meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember Nations, to amend Ord. No. 12, to reflect that one Councilmember from each of the City's four (4) Wards will serve on each Committee, with no two Councilmembers from the same Ward serving on the same Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember Greenwood, to amend Ord. No. 12, to reflect that one Councilmember from each ward shall serve as a Chairperson and no person shall serve as Chairperson of more than one Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Fults made a motion, seconded by Councilmember Grissom, to amend Ord. No. 12, to reflect that the Councilmember selected as Chairperson of each Committee shall be that person, from his/her Ward, whose term is up for re-election the following April. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Hurt voted "No") and the motion was declared passed.

Councilmember Greenwood made a motion, seconded by Councilmember Flachsbart, to amend Ord. No. 12, to reflect that the Mayor and City Administrator shall both serve as ex-officio members of each Committee. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion that the Mayor and President Pro-Tem coordinate the process of Committee assignments together in consultation with every Councilmember. Mayor Nation declared the motion failed due to lack of a second.

Councilmember Fults made a motion, seconded by Councilmember Grissom, to amend Ord. No. 12, to reflect that the President Pro-Tem shall coordinate the process of Committee assignments in consultation with all Councilmembers. A voice vote was taken with an affirmative result (Councilmembers Flachsbart and Hurt voted "No") and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Grissom, to amend Ord. No. 12, to reflect that recommendations for Committee membership and Council Committee Chairpersons be submitted for a formal vote, by City Council, at the first meeting immediately following each City election. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion, seconded by Councilmember Greenwood, to amend Ord. No. 12, by clarifying that, other than items discussed/acted upon by the Planning/Public Works Committee, if an item receives at least two affirmative votes, it should be forwarded to Council; however, it will be forwarded with no recommendation. If an item receives at least three affirmative votes, it should be forwarded to Council with a positive recommendation. Any item receiving less than two votes shall remain in Committee and not be forwarded to City Council. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion, seconded by Councilmember Grissom, to amend Ord. No. 12, to reflect that an Executive Session (closed meeting) cannot be held at the Council Committee level. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Flachsbart made a motion, seconded by Councilmember Fults, to amend Ord. No. 12, to reflect that, if there is a vacancy on the Council, the other Councilmember of the affected Ward would be deemed a full voting member of the Committees upon which his/her Ward-mate had served, until said vacancy had been filled. If the person previously occupying the currently vacant position served as a Chairperson, the Vice-Chairperson, at the time of the vacancy, shall assume the position of Chairperson. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Herring stated that he had nothing else for discussion by City Council.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 6:27 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

PRESENTATION

As detailed in the enclosed MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director, the **Citizens Committee for the Environment is planning a presentation**, at Monday's meeting. If you have any questions, prior to Monday's meeting, please contact Ms. Tucker directly.



Community Services & Economic Development
636-537-6721

M E M O

DATE: July 1, 2015
TO: Michael Herring, City Administrator
FROM: Libbey Malberg-Tucker *Libbey*
Community Services & Economic Development Director
RE: Green Team Designations to be presented at July 20 Council Meeting

At the July 20 City Council meeting, the Citizens Committee for the Environment would like to recognize the Long family of Chesterfield for a Green Team Designation for their contributions and assistance with CCE efforts. The parents, Earle & Susan, have been of great assistance with helping CCE to obtain scout volunteers at recycling & planting events and the sons, Andrea & Brandon, have met the criteria as part of the Stellar Green Youth Team, having participated in numerous events and completing Eagle Scout projects, such as bird houses, that are in our parks.

This will represent the 59th recipient of the "Green Team" emblem from the CCE, who are chosen for distinction in their outstanding or innovative environmental efforts. The recipients have educated and facilitated change by encouraging the reduction, reuse or recycling of solid waste materials destined for landfills; and/or helped enhance native/natural world conservation.

Attached is a listing of those who have received this designation. Please let me know if you have any questions relative to the Green Team designation.

Attachment

✓ MGH
7/3/15

APPOINTMENTS/RE-APPOINTMENTS

As detailed within the enclosed MEMO, prepared by City Clerk Vickie Hass, Mayor Nation plans to nominate several individuals for appointment or re-appointment, at Monday's meeting.

At the July 20, 2015 City Council meeting, Mayor Nation intends to nominate **Guy Tillman** for **appointment** to the **Planning Commission**. His new four-year term will expire **6/3/19**. As required by City Council POLICY, Mr. Tillman was interviewed by the members of the P/PW Committee of City Council. As noted within the MINUTES from the June 18th meeting of said Committee, Mr. Tillman's appointment to the Planning Commission was endorsed unanimously by the members of this Committee.

Mayor Nation also intends to nominate the following individuals for **re-appointment** at the July 20 City Council meeting:

Melissa Heberle – Re-appointment to Board of Adjustment (New five-year term expires **6/1/20**)

Leon Kravetz – Re-appointment to Board of Adjustment (New five-year term expires **6/1/20**)

Debbie Midgley – Re-appointment to Planning Commission (New four-year term expires **6/3/19**)

Steven Wuennenberg – Re-appointment to Planning Commission (New four-year term expires **6/3/19**)

In each instance, these re-appointments are endorsed by both Councilmembers from the Ward where each person resides



DATE: June 22, 2015

TO: Michael G. Herring, City Administrator

FROM: Vickie J. Hass, City Clerk

SUBJECT: Statutory Committee Member Appointment and Re-Appointments

Mayor Nation intends to nominate the following individual for appointment to the Planning Commission at the July 20, 2015 City Council meeting:

Planning Commission

Guy Tillman (Ward II)
15274 Brightfield Manor Drive
New four-year term expires **6/3/19**

Mayor Nation also intends to nominate the following individuals for re-appointment at the July 20, 2015 City Council meeting:

Board of Adjustment

Melissa Heberle (Ward I)
248 Brixham Drive
Term expired 6/1/15
New five-year term expires **6/1/20**

Leon Kravetz (Ward I)
14080 Cross Trails Drive
Term expired 6/1/15
New five-year term expires **6/1/20**

✓MGH
6/23/15

Planning Commission

Debbie Midgley (Ward III)
1456 Timberlake Manor Parkway
Term expired 6/4/15
New four-year term expires **6/3/19**

Steven Wuennenberg (Ward III)
1571 Foxham Drive
Term expired 6/4/15
New four-year term expires **6/3/19**

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

RECOMMENDATIONS - F&A COMMITTEE

As detailed in the enclosed MINUTES, the F&A Committee met on Wednesday, June 17, 2015. The following is a list of items recommended for approval by this Committee, which will be discussed, in greater detail, at Monday's meeting:

3. Bill No. 3043 - Broadmoor Condominium Neighborhood Improvement District (NID) (**FIRST READING**)

6. Resolution No. 414 - Amendment to Vacation Policy re: Employees with 25+ Years of Service

8. Bill No. 3040 – Proposed increase to Mayor's Compensation (**FIRST READING**)

---- **Bill No. 3042** – Re-Adopts requirements re: Conflict of Interest (**FIRST READING**)

---- **Next meeting** – Monday, July 27, 2015 (5:30pm)

If you have any questions regarding the items listed above or any of the other items discussed by this Committee and described within the enclosed MINUTES, please contact Chairperson Barry Flachsbart, any other member of this Committee, or me, prior to Monday's meeting.

MEMORANDUM

TO: Members – F&A Committee
FROM: Michael G. Herring, City Administrator 
DATE: June 19, 2015
SUBJECT: Minutes – 6-17-15

The Finance and Administration Committee met on June 17, 2015. Those in attendance included: Chairperson Barry Flachsbart, Ward I; Council Committee Member Elliot Grissom, Ward II; Council Committee Member Dan Hurt, Ward III; Council Committee Member Bruce DeGroot, Ward IV; Mayor Bob Nation; City Administrator Mike Herring; Finance Director Craig White; Captain Ed Nestor of the Chesterfield Police Department; Director of Planning and Public Works Mike Geisel; Public Works Director Jim Eckrich and, Community Services/Economic Development Director Libbey Tucker. Those also in attendance included: Councilmember Bridget Nations, Ward II; Councilmember Mike Casey, Ward III; Councilmember Connie Fults, Ward IV; and Management Analyst, James Mello Jr.;

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

1. Approval of Minutes from September 22, 2014

Councilmember DeGroot motioned to approve the minutes from the September 22, 2014 meeting of this Committee. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

2. Approval of Minutes from November 20, 2014

Councilmember DeGroot motioned to approve the minutes from the November 20, 2014 meeting of this Committee. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

3. Discussion Regarding Broadmoor Condos Neighborhood Improvement Dist. (NID)

Mrs. Tucker stated that she, along with Mr. Eckrich and Mr. Geisel, had been working with the property managers and trustees of the Broadmoor Condominium for one year. She noted that, on behalf of the residents of Broadmoor, they would like to reconstruct their streets and some parking areas. The City provided a cost estimate for this work of approximately \$1.5 million, which the City would manage. A petition was circulated among Broadmoor's 216 residents and 75% of the residents approved to move ahead with the NID process, which exceeds the City's 70% requirement.

Mr. White next discussed the information contained within his MEMO, that there are two options for financing the NID. Both options would give the property owners the choice to pay off their share of the project costs up front or over a period of 20 years, with payment secured by liens on the property. The first option calls for the City to issue bonds to pay for the construction. Bond issuance costs of approximately \$42,230 would be incurred and added to the amount owed by the property owners. The other option is for the City to forward fund the project. This would eliminate the issuance fees and create less of fiscal burden on the residents. The rate the City would charge in either case would be approximately 4%, which is significantly more than our current investment returns, which currently equal 1% or less. Either option would cost significantly less than the residents could obtain through traditional lending. The one other NID in Chesterfield, Chesterfield Hills, was also forward-funded by the City; however, it was a much smaller project amount of \$135,000.

Discussion ensued and it was noted that should future NID project requests come to the City with these financing options, the Council would need to carefully evaluate the City's capacity to lend these funds and that staff should carefully explain that when working with the residents.

Councilmember Hurt inquired as to the anticipated life of the asset which Public Works Director Jim Eckrich confirmed was anticipated to last approximately 30 years or more.

The Mayor clarified that because of the City's involvement, contractors would be subject to prevailing wages. Jim Eckrich confirmed this, but stated that due to the nature of the work involved, prevailing wages were likely to be incurred regardless of who managed the project, and that it was not significantly impacting the projected cost of the project.

Councilmember Hurt inquired about resident vacancy and delinquent rates for property assessments within Broadmoor, which was confirmed to be low in both instances by the Property Manager of Broadmoor, Rob Keim, of RAFCO Properties.

Councilmember Flachsbart summarized the comments and identified two key issues; the approval of the NID and the recommendation for the City to forward fund the project.

Councilmember Hurt motioned to approve and forward to the full City Council, a recommendation for creation of the Broadmoor Condominiums Neighborhood Improvement District. Councilmember Grissom seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

A general discussion followed clarifying the nature of the City's forward funding, rates of return on the funds, and how it related to the City's Fund Reserves, especially relating to the 40% policy.

Councilmember Grissom asked if the investment could be bondable in the future, and Mr. White stated he would verify that information prior to the vote at City Council.

Councilmember Grissom motioned to recommend to the City Council that the City fund the Broadmoor Condominium NID project utilizing fund reserves. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

In response to questions from the Broadmoor Trustees, Director of Public Services Mike Geisel and City Administrator Mike Herring clarified the next steps: City Council will review and make a final decision regarding this proposed NID, vote at the July 20 Council meeting. Assuming an affirmative vote, by City Council, bids would be solicited, evaluated by Staff and then forwarded to City Council, for review/approval. The project would then be scheduled for Spring/Summer of 2016.

4. Review and acceptance of FY2014 Audit and “Comprehensive Annual Financial Report” (CAFR)

Councilmember Flachsbart introduced the agenda item and asked if there were any comments about the audit. Mr. Herring and Mr. White noted that the City received a clean opinion. General discussion ensued.

Councilmember DeGroot motioned to receive and accept the results of the audit. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

City Administrator Mike Herring took the opportunity to compliment and thank Mr. White and City Staff for another job well done.

5. Review and discussion regarding the process involving grant applications and acceptance

Director of Public Services Mike Geisel summarized the two categories of grants that the City pursues on a regular basis, recurring grants and opportunity grants, and outlined the process that by which grants are reviewed and approved by Council.

Councilmember Hurt motioned to accept and file the grant process as outlined by Mr. Geisel. Councilmember Grissom seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved. Mr. Herring commended Mr. Geisel and his Staff for their successful efforts, over the years, in acquiring grant funding.

6. Proposed modification to Vacation Policy

Finance Director Craig White discussed the City’s current vacation policy, noting that, since originally adopted by City Council, it allows employees with ten or more years of full-time service to earn a maximum of 4 weeks/year. A survey conducted by the City of Brentwood showed that a majority of comparable local municipalities allowed an additional level of vacation earnings: 5 weeks (25 days/year) for employees with over 25

years of full-time service. Only Chesterfield and one other City fell below this standard. Mr. White advised that he had met with Chief Ray Johnson and Mr. Geisel and that the three of them were now recommending that this change be approved by Chesterfield. In review of this recommendation, Mr. White, Chief Johnson and Mr. Geisel concluded that this proposed change would not result in any significant scheduling issues or costs to the City. He pointed out that the maximum accrual, as spelled-out within the City's Personnel Manual, that could be carried forward, from one year to the next, would remain unchanged at 30 days or 240 hours.

City Administrator Mike Herring stated that 28 employees were currently eligible for the benefit increase, and that 23 of them were in the Police Department. Captain Ed Nestor stated that he had discussed this with Chief Johnson and both were in agreement that, if this additional benefit were to be approved, there would be NO decrease to the existing quality of service provided by the Police Dept., nor would there be ANY increase in overtime pay.

A general discussion ensued. Several Councilmembers in attendance noted that their current or former employers offered similar or greater vacation earnings.

Councilmember Grissom motioned to recommend this increase in vacation earnings and that this benefit change be forwarded to City Council, for final approval. Councilmember DeGroot seconded the motion. A voice vote was taken and the motion was passed 3-1, with Councilmember Hurt voting against the motion.

7. Proposed modifications to "Citizen of the Year" Guidelines

Both Councilmember Casey and Mayor Nation stepped out of the room at this time.

Mrs. Tucker stated that the Citizen of the Year Selection Committee had brought this issue to her attention and requested that a change be made to the policy which would not allow elected officials, currently serving in any office within Chesterfield's boundaries, to be eligible for the recognition nor would anyone who works in a paid position for which their efforts are being recognized. Also, the Committee suggested that rather than recognizing the winner at the bi-annual Volunteer Appreciation Dinner that a small reception be held each year, following the Council meeting, wherein the Citizen of the Year is recognized.

Mr. Herring noted that City Council has authorized this Committee to review/approve changes, such as these, without further review, by City Council.

Councilmember Grissom motioned to approve the changes outlined by Ms. Tucker. Councilmember Hurt seconded the motion. A voice vote was taken, with a unanimous result, and the motion was approved.

Councilmember Casey and Mayor Nation returned to the room at this time.

8. Discussion regarding increasing compensation for elected officials

Councilmember Flachsbart summarized the history of compensation provided for the Mayor and City Councilmembers, in Chesterfield. The original amounts were \$250/month for Councilmembers and \$500/month for the Mayor. When that was increased, approximately 20 years ago, to \$500/month for Councilmembers and \$1000/month for the Mayor, he voted against that recommendation. He stated that the current amounts were fairly comparable to other professionally-managed cities in St. Louis County, but noted that O'Fallon and St. Peters currently pay their Mayors \$2000/month and \$3,333/month, respectively.

Mayor Nation noted the time that he spends, as Mayor and that an increase in compensation seemed to be in order. General discussion ensued. There was no support expressed for an increase to the current compensation for Councilmembers.

Councilmember Flachsbart made a motion to increase the Mayor's compensation to \$2000/month (\$24,000/year). Councilmember DeGroot suggested that the motion be modified to increase the Mayor's compensation to \$1500/month or \$18,000/year. Councilmember Flachsbart then modified his original motion to reflect this new amount and Councilmember DeGroot seconded the motion. A voice vote was taken and the motion was passed 3-1, with Councilmember Grissom voting against the motion. Councilmember Flachsbart noted that, if approved by City Council, this increase in compensation would not take place until AFTER the April, 2017 Mayor's election.

9. Amount budgeted for employee merit increases

Councilmember Flachsbart distributed copies of Policy No. 40 for review by the attending Councilmembers.

Finance Director Craig White stated that May 2015 CPI figures were not yet available, and that June 2015 CPI figures would not be available until July 17, 2015. The April 2015 CPI is -1.1%.

Councilmember Hurt distributed information about the City's salary expenditures that he had previously received from Mr. White. A general discussion ensued and the Committee directed Staff to prepare information to clearly explain how the previously budgeted amounts for salary increases (3%) had impacted employees, located below and above the mid-point for their respective salary ranges and how total salaries had increased, over the years, with this 3% salary pool in place.

Generally, the Committee expressed a desire to gain a better understanding of the linkage between the compensation adjustment percentage and total salary expenditures.

10. Adjournment

Councilmember Flachsbart requested that Mr. Herring send an email to all members of this Committee, confirming that the next Finance and Administration Committee meeting would take place on July 27, 2015.

There being no additional business to discuss, the meeting was adjourned at 7:05 PM.



M E M O

DATE: July 14, 2015

TO: Michael Herring, City Administrator

FROM: Libbey Tucker *[Signature]*
Community Services & Economic Development Director

COPY: Jim Eckrich, Public Works Director
Mike Geisel, Director of Public Services
Craig White, Finance Director

RE: Broadmoor Condos Neighborhood Improvement Dist. (NID) Ordinance

*✓ MGH
7/15/15*

At the June 17 Finance & Administration Committee Meeting, the Committee voted unanimously to move forward to Council the request to form the Broadmoor Condos Neighborhood Improvement District for street and sidewalk reconstruction. (See Attached Documents from the meeting packet). An option was provided for the City to fund the project costs rather than utilize bond financing. A request was made of staff at that time to research whether at some point in the future, should the City fund the project costs, could bonds be issued if the market rates dictated it to be more favorable.

Mr. White has consulted with our bond counsel, Michelle Bock at Piper Jaffrey, who advised that there is a limited window in which the City can issue bonds to pay the project costs. NID bonds must be issued within the shorter of 18 months of the date the project is placed in service or within three years of construction beginning. The City does have the ability to include a provision in the NID agreement that would raise the rates should market rates exceed the original rate. This increased rate would only be applicable to owners who did not elect the early payment method.

City Council will need to pass an ordinance which formally establishes the district and allows for the project process to begin. The ordinance is attached as well for consideration at the July 20 meeting.

Please let Mr. White or me know if you have any questions regarding this project or the financing options.

Attachments: Ordinance and supporting attachments



MEMO

DATE: May 13, 2015

TO: Michael Herring, City Administrator

FROM: Libbey Tucker *Libbey*
Community Services & Economic Development Director

COPY: Jim Eckrich, Public Works Director
Mike Geisel, Director of Public Services
Craig White, Finance Director

RE: Broadmoor Condos Neighborhood Improvement Dist. (NID)

✓ MGH
6/10/15
DH, EG NID
4-0
EG, DH CITY
FINANCE
4-0

We have received a formal application requesting the formation of a Neighborhood Improvement District from the residents of Broadmoor Condominiums, which includes The Commons of Broadmoor, The Gardens of Broadmoor and The Greens of Broadmoor. The request is for the reconstruction of streets and parking areas. They have submitted all of the required documents including the project narrative, the recorded plat, the list of 216 current owners, the construction estimate (provided by the City) and the petition with 75% approval by signature. This meets our requirement to obtain 70% approval prior to taking the project to Committee.

Since this is the type of project we manage on a daily basis, Jim Eckrich assisted with this process and met with the homeowners along the way. Staff has estimated the project costs, including the adjacent off-street parking areas, to be approximately \$1.5 million, including administrative costs. We advised the trustees that the annual assessment would not exceed \$425 over a 20 year period (at 5% interest), which is the figure used in the petition. We would manage the project and bid the work with our other street construction projects this fall and the work would be completed in 2016. Only if project costs exceed 25% of what was stated in the petition, would the residents need to sign a second petition approving these increased costs.

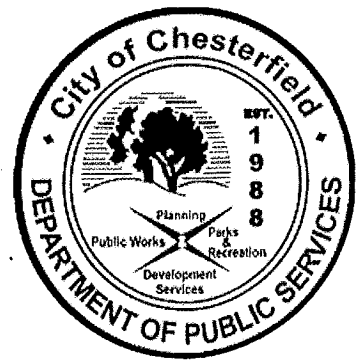
Relative to the financing of the project, there are two options available. Finance Director, Craig White, in consultation with our bond counsel at Piper Jaffrey, has determined that the City could loan the estimated \$1.5 million to the subdivision from Fund Reserves at a rate of 4%. At this time, the balance of fund reserves is \$13,195,406, having \$2,677,582 excess above our 40% policy. The second option is that General Obligation bonds could be issued by the City at the same rate, but with the additional costs of issuance fees estimated at approximately \$42,230 that would be passed on to the Broadmoor residents. Both would involve a financing period of 20

years and the City would bill and collect the annual assessments in either case, as we do with the existing Chesterfield Hill NID.

Once the pre-application is approved by the F & A Committee with a recommended on the preferred funding mechanism, it will then go before the full City Council for approval. If approved, a public hearing will be scheduled for the project. Staff will then bid the project this fall and commence with construction in 2016.

Staff recommends approval of the pre-application for the Broadmoor NID and requests that this item be placed on the next F&A Committee agenda. If you have any questions, please feel free to contact Mr. Eckrich, Mr. White or me.

Attachments: Memo from Jim Eckrich
 NID Project description from Broadmoor
 Petition Signed by Residents



MEMORANDUM

DATE: May 6, 2015
TO: Libbey Tucker
Community Services / Economic Development Director
FROM: James A. Eckrich, P.E.
Public Works Director / City Engineer
RE: Broadmoor Condominiums Neighborhood Improvement District

As you well know, we have met several times with representatives from the Broadmoor Condominiums (Broadmoor) regarding the conditions of their streets. The streets of Broadmoor Condominiums are comprised of concrete with an asphalt overlay. These streets are over 40 years old and in declining condition.

The Public Services Director and I have explained the Neighborhood Improvement District (NID) process to the property management company, and attended two subdivision meetings to provide further details and answer questions from residents. It is my understanding that Broadmoor has determined that it desires to create a NID, and has submitted a petition demonstrating that over 70% of the owners of property are in favor of creation of the NID.

The petition indicates that the estimated cost of reconstructing the streets (including the adjacent off-street parking pads) to City standards would be approximately \$1.5 million, which was taken from a preliminary estimate provided by the City of Chesterfield Department of Public Services. I have further refined that estimate to be \$1,441,488, which includes administrative costs.

If this NID is approved by City Council, the project could be bid in early 2016, in conjunction with the City's other street replacement projects. In that case, construction could commence as early as the spring of 2016.

Please let me know if you have questions or need additional information. Otherwise, the Department of Public Services is prepared to create specifications and a bid package for a 2016 bid opening.

Cc: Michael O. Geisel, Director of Public Services

The Broadmoor Condominiums;
The Commons of Broadmoor
The Gardens of Broadmoor
The Greens of Broadmoor

03-17-15 P03:07 IN

Street Replacement Project:

The Broadmoor Condominiums is comprised of three entities. The Commons of Broadmoor is responsible for the streets, clubhouse, pool, tennis courts, and main areas of landscaping. The Gardens of Broadmoor is comprised of six, three-story buildings, with a total of 108 condo units. The Greens of Broadmoor is comprised of 108 villa condo units.

The streets for the community are private, and so maintenance is the responsibility of the owners. The original streets are constructed of concrete. It is presumed that the concrete is bearing directly on soil, with no rock base. The concrete is cracking all over. Some time ago, as a temporary measure, the concrete streets were overlaid with asphalt. While this extended the time for replacement, the overlay did not address the poor condition of the concrete and base below. Additionally, the curb & gutter detail was compromised, as the channel was basically filled with asphalt. Also, if the streets continue to deteriorate, this could negatively affect property values, as well as even pose a hazard for accessibility of emergency vehicles.

The community is faced with deteriorating streets and at a large replacement cost without those available funds in hand. After communication with the Chesterfield Director of Public Services, and much deliberation, the Board of Directors determined that the best solution was to form a NID, and spread the cost of this project over 20 years, thereby making it affordable and practical for the unit owners.

Under the NID scenario, the City will perform the engineering work, oversee the bidding and construction process, and run the project thereby ensuring a quality result. The specification will be identical to Chesterfield public streets, thus giving the residents quality streets which will last and be a great value for the expense. Additionally, by upgrading the streets the property values will be maintained and enhanced.

GARDENS OF BROADMOOR BALLOT
NEIGHBORHOOD IMPROVEMENT DISTRICT (NID) VOTE
CONCRETE STREET REPAIRS

OPTION 1

Work with the City of Chesterfield to form a Neighborhood Improvement District ("NID"). Forming an NID would allow the Broadmoor Community to obtain a long-term, low-interest loan, with all billing and collections managed by the City of Chesterfield. It is estimated that, under this plan, each owner would owe approximately \$425.00 at the end of each calendar year, for a period of 20 years. The repayment obligation would attach to each home and not to each individual owner, meaning that if a current owner sells his or her home, the new owner would be responsible for the payments going forward.

OPTION 2

Pay for street repairs by establishing a Special Assessment. The initial amount of the Special Assessment would be \$1.5 million, divided among the homeowners, and payable in full this calendar year. This amount considers the costs of the Association for engineering, evaluation, bidding and project management, which is provided at no cost by the City of Chesterfield under the "NID" scenario.

BALLOT INSTRUCTIONS:

The ballot must be completed and submitted with the signatures of each unit owner listed on the unit title (the owners of each unit must sign ballot). If the unit is owned in trust, one owner must sign as trustee.

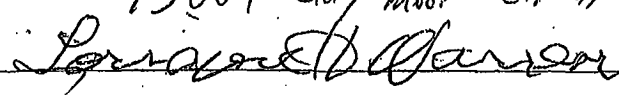
NID VOTING PROCESS:

The recorded condo owners of each unit, or trustee(s), are allowed a single vote. To cast your vote, place a check mark next to one (1) Option, and sign your name and address in the spaces provided. Ballots will be counted by the Board of Directors.

☒ Option 1 – NID Option

☐ Option 2 – Special Assessment Option

RECEIVED FEB 08 2015

Name (Print)	Name (Sign)	Address
WARREN LORRAINE	15009 Clay	moor Ct. # 17
		
Name (Print)	Name (Sign)	Address
Harold is deceased		

ONE BALLOT PER HOUSEHOLD ALLOWED

RESOLUTION NO. 414

**A RESOLUTION TO AMEND THE PERSONNEL RULES AND
REGULATIONS REGARDING VACATION POLICY FOR
THE CITY OF CHESTERFIELD, MISSOURI**

WHEREAS, the Finance Division of the City of Chesterfield, Missouri (the "City") reviewed the City's current vacation policy; and

WHEREAS, the vacation policy set forth in the City of Chesterfield's Personnel Manual provides employees with ten (10) or more years of full-time service to earn a maximum of four (4) weeks per year of vacation time; and

WHEREAS, a survey was conducted by the City of Brentwood showing that a majority of comparable local municipalities allowed an additional level of vacation earnings over and above the maximum allowed by the City of Chesterfield's policy; and

WHEREAS, The City Council intends to amend the vacation policy to increase the maximum amount of vacation time for City employees;

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

That City employees with twenty-five (25) or more years of full-time service be allowed to earn up to five (5) weeks per year of vacation time; and

1. The City's Personnel Manual shall be amended to include a provision that City employees with twenty five (25) or more years of full-time service be allowed to earn up to five (5) weeks per year of vacation time; and
2. That this Resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk



MEMO

DATE: June 1, 2015
TO: Michael G. Herring, City Administrator
FROM: Craig D. White, Finance Director CDW
RE: Vacation Benefits – 25+ Years of Service

In response to your request, I met, on several occasions, with Chief Ray Johnson and Dir. of Public Services Mike Geisel to discuss the current vacation earnings benefit, provided to all full-time City of Chesterfield employees. The following represents our collective findings and recommendation to amend the earnings policy, which currently caps vacation earnings at four (4) weeks per year.

We frequently provide salary and benefit information to other municipalities via surveys and peer-to-peer requests. Upon reviewing these surveys, it is evident that most benefits are consistent among the municipalities. However, Chesterfield falls short in the vacation time available to employees with over 25 years of service. The most recent compensation survey conducted by the City of Brentwood indicated that eight of the eleven participating cities increased vacation from 4 to 5 weeks after 25 years of employment and a ninth increased from 18 days to 24 days after 25 years. Of those participating, only Chesterfield and one other city remained at four weeks. I have further verified that the majority of area cities offer 5 weeks of vacation, after 25 years of service, with several of my peers. The City's current policy does not meet Council's directive to set compensation levels in the Top 5 of area municipalities and should be revisited now that the City has existed for 25 plus years.

Chesterfield is fortunate to have 28 employees with over 25 years of service. These individuals possess a wealth of institutional knowledge that is passed on to others within the organization. Offering an extra week of vacation would bring their benefit up to the standard set by other area municipalities. The City's current maximum allowable accrual of vacation time – 30 days / 240 hours – would remain unchanged. The extra week of vacation time would only be available to 12% of the City's full-time employees and will have a minimal impact on scheduling or overtime.

We have a unique opportunity to acknowledge the service provided by individuals that have been with the City since its inception by simply bringing our policy up to the industry standard. Please consider making this recommended modification to the City's Vacation Policy.

PROPOSED VACATION POLICY

Vacation hours are earned per pay period. Hours are accrued during the first year of service but new employees are not eligible to use these hours until after one year of service. The maximum allowable accrual is 30 days or 240 hours. Beginning with observance of the fourth anniversary date from date of hire every full-time employee is entitled to begin earning 15 days of vacation per year. With the observance of the ninth anniversary date from date of hire, every full-time employee is entitled to begin earning 20 days of vacation per year. With the observance of the twenty-fifth anniversary date from date of hire, every full-time employee is entitled to begin earning 25 days of vacation per year. Vacation is accrued as follows:

0.0 – 3.99 years = 2 weeks

4.0 – 8.99 years = 3 weeks

9.00 – 24.99 years = 4 weeks

25 Plus years = 5 weeks

Cc Ray Johnson – Chief of Police
Mike Geisel – Director Public Services

✓ MGH
6/10/15

RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the Planning/Public Works Committee met on Thursday, June 18, 2015.

The following is a list of those items, discussed by this Committee, which are being forwarded for further consideration by City Council:

I. Recommendation re: **Nominee to Planning Commission**

IIIA. Recommendation re: Chesterfield Commons Six, Lot 7B (**Courtyard by Marriott**) - Amended Site Development Section Plan (**VOICE VOTE**)

IVA. Recommendation re: **T.S.P. 50-2015** - Sprint (16090 Swingley Ridge Road) (**VOICE VOTE**)

IVB. **Bill No. 3041** - P.Z. 03-2015 - Sachs Properties (The Grove in Chesterfield) (**FIRST READING**)

---- **Next meeting:** Thursday, July 23, 2015 (5:30pm)

As always, if you have any questions, please contact Chairperson Connie Fults, any other members of this Committee, Mr. Geisel or me, prior to Monday's meeting.

MEMORANDUM

TO: Michael G. Herring, City Administrator
FROM: Mike Geisel, Director of Public Services
SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 18, 2015



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 18, 2015 in Conference Room 101.

In attendance were: **Chair Connie Fults** (Ward IV), **Councilmember Nancy Greenwood** (Ward I), **Councilmember Bridget Nations** (Ward II) and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Mike Casey (Ward III); Harry O'Rourke, Interim City Attorney; Planning Commission Chair Stanley Proctor; Mike Geisel, Director of Public Services; Aimee Nassif, Planning & Development Services Director; John Boyer, Senior Planner; Jonathan Raiche, Senior Planner; Jessica Henry, Project Planner; and Kathy Juergens, Recording Secretary.

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

** TO BE DISCUSSED AT
THE JULY 20 CITY COUNCIL
MTG
✓ MGH*

★ I. INTERVIEW – NOMINEE FOR PLANNING COMMISSION

Nominee Mr. Guy Tilman is from Ward 2 and Councilmember Nations stated because of his extensive experience, he would be an excellent candidate for the Planning Commission.

Mr. Tilman stated he retired from Monsanto after a 30 year career. He ran facilities and operations and at one time he managed both Chesterfield Village as well as the Creve Coeur campus. He is familiar with real estate, construction issues and the planning and zoning process. Upon his retirement, he wanted to join the Planning Commission; however, there was not an opening at the time. Now that there is an opening, he would like to be considered for becoming a member.

Councilmember Casey stated he has worked with Mr. Tilman on the Parks, Recreation, and Arts Committee where his input has been very beneficial and he felt that he would make an excellent candidate for the Planning Commission.

Councilmember Fults asked that Mr. Tilman be prepared for meetings and to participate in the discussions. Councilmember Fults also asked Mr. Tilman to comment on what Chesterfield developments, from a planning perspective, that he felt were successful and what developments could be improved upon. Mr. Tilman stated he did not have a least favorite but did commend the retail planning within Chesterfield Valley.

Due to Mr. Tilman's long history with Monsanto, Councilmember Greenwood asked if he would be willing to recuse himself from future Monsanto projects if there was a conflict of interest. Mr. Tilman stated he has been away from Monsanto for six years and is not associated with

anyone at the campus but in the event that something should arise, he would gladly provide input but still abstain as necessary.

Councilmember Green thanked Mr. Tilman for his willingness to serve.

Councilmember Nations made a motion to forward the nomination of Guy Tilman as a representative of Ward II on the Planning Commission to City Council with a recommendation to approve. The motion was seconded by Councilmember Greenwood and **passed by a voice vote of 4-0.**

Chair Fults stated City Council will vote on his nomination at the July 20, 2015 meeting.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the May 21, 2015 Committee Meeting Summary.

Councilmember Greenwood made a motion to approve the Meeting Summary of May 21, 2015. The motion was seconded by Councilmember Nations and **passed by a voice vote of 4-0.**

*** III. OLD BUSINESS**

- * A. POWER OF REVIEW: Chesterfield Commons Six, Lot 7B (Courtyard by Marriott):** An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

STAFF REPORT

Jessica Henry, Project Planner, presented the project request and stated the architect has submitted revised architectural elevations. The primary change consists of the removal of the green EIFS on the front elevation and replacing it with the typical "THF" brick used throughout the Commons. This change was also carried through on the north, south and east elevations as well. The elevations now contain more brick and the banding element at the top has been changed to provide more balance to the building. The primary building materials are brick, white EIFS, beige EIFS, and stone trim that will run along the bottom of the building. Material samples were presented as well as the building footprint to show the building's articulation.

Discussion

Councilmember Greenwood asked if the windows had been changed. Ms. Henry stated they had not been changed, however, throughout the review process, different window shading was added to show contrast, but the windows are not tinted. They are a standard clear glass window.

Chair Fults stated she called Power of Review on the project due to a "lukewarm feeling" from the Architectural Review Board and concerns from the Planning Commission with respect to color and materials. Chair Fults then outlined the specific concerns expressed by the Commission:

1. The original elevations were mostly EIFS, however, the majority of the adjacent buildings are brick.
2. Confirmation that the air-conditioning units were flush with the building. Ms. Henry confirmed this.
3. Concerns about the cornice.
4. The green band on the front façade was not cohesive with the surrounding area.

Mr. Stanley Proctor, Planning Commission Chair, confirmed the above concerns and stated the Planning Commission would be happy with the proposed changes.

Councilmember Greenwood asked if this was a new “façade” for Courtyard. Mr. Tim Meyer, Volz Engineering, stated he believed that it was even though he has not seen a similar style.

The type of brick was discussed and Ms. Henry stated the Petitioner had always proposed the use of “THF” brick; however, it was in modest proportions. With removal of the green EFIS portion on the front elevation, more brick has been added.

Chair Fults expressed concern with the north elevation that faces Highway 40. Ms. Henry stated more brick was added to that side and there will be a 30 foot landscape buffer. The landscape buffer will screen most of the building; however, the top portion will be visible from the highway.

Councilmember Greenwood asked where the courtyard would be located. Mr. Meyer stated it would be in the back.

In response to Councilmember Hurt's question regarding cross access, Ms. Aimee Nassif, Planning and Development Services Director, stated currently the only cross access is from the west. The current property owner to the east is not interested in allowing cross access at this time. If future development to the east is proposed, cross access will be required at that time.

Councilmember Casey commented on the drive-thru at Chick-fil-A and the potential stacking that might impact the hotel's parking lot. Ms. Nassif stated they meet the City's parking requirements and they are aware of the traffic generated by Chick-fil-A.

In response to Councilmember Hurt's question, Chair Fults stated the amended elevations are a big improvement but she is disappointed with the east elevation, however, that side will not be as visible as the other sides.

There was continued discussion on the colors of the building and how green related to Courtyard's signature color.

Councilmember Greenwood expressed her general dislike of the design of the building which does not stay with the color palette in the area and noted her dislike of the proposed white color. She also has concerns about the courtyard, which she feels does not look like a typical courtyard because of its location at the back of the building instead of being in the center surrounded by the building.

Councilmember Nations stated she has no objections to the proposed design and colors.

Councilmember Nations made a motion to forward Chesterfield Commons Six, Lot 7B (Courtyard by Marriott) to City Council with a recommendation to approve. The motion was seconded by Chair Fults

Discussion on the Motion

Chair Fults stated her desire to move the project forward; however, there is still time before the Council meeting to allow the petitioner to make further revisions if necessary.

In response to Councilmember Greenwood's question regarding the white EFIS, Ms. Nassif stated City Code requires that a variety of colors be used along with architectural articulation. Mr. Meyer suggested using just two colors, the brick and the beige EFIS. Ms. Nassif pointed out that the rendering is just a computer generated image and not the actual elevation. The color samples were reviewed and it was determined that the "white" EFIS was not stark white but an off-white color.

The above motion to approve was passed by a voice vote of 3-1 with Councilmember Greenwood voting nay.

→ **Note: This is an Amended Site Development Section Plan which requires a voice vote at the July 20, 2015 City Council Meeting.**

→ **[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on Chesterfield Commons Six, Lot 7B (Courtyard by Marriott.)]**

★ IV. NEW BUSINESS

- ★ A. T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd):** A request to obtain approval for a Telecommunications Siting Permit to accommodate six (6) new antennas and additional related equipment for an existing building-mounted telecommunication site within the "C8" Planned Commercial District of land located at the southeast corner of the intersection of Swingley Ridge Road and Olive Boulevard.

STAFF REPORT

Jonathan Raiche, Senior Planner, presented the request to accommodate six additional antennas to an existing telecommunications site located on 16090 Swingley Ridge Road. The building currently has three groupings of antennas with one antenna located in each of three groupings. The petitioner is requesting that two additional antennas be added to each of the three groupings.

Discussion

Councilmember Hurt asked if the structure height would be changed and Mr. Raiche stated it would not.

Councilmember Hurt and Mr. Russell Bean, of Collective Solutions, discussed the current trend of cellular companies wanting to better utilize their existing sites rather than building additional sites.

Councilmember Greenwood made a motion to forward T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

→
✓MBH
Note: This is a Telecommunications Siting Permit which requires a voice vote at the July 20, 2015 City Council Meeting.

↳ [Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on T.S. P. 50-2015 Sprint (16090 Swingley Ridge Rd.)]

- ★ B. P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield): A request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

STAFF REPORT

Senior Planner John Boyer stated the Applicant is requesting a rezoning to the Urban Core District to allow for an assisted living facility. Additionally, the Applicant is requesting to maintain some of the existing uses currently permitted under the "C8" zoning. Due to concerns raised by Staff, Planning Commission, and the public, the Applicant has removed a number of uses.

One of the uses previously removed was *Brewpub*, and at the request of the Petitioner, the Planning Commission voted 5-4 to add this use back into the Attachment A. The Planning Commission recommended approval of the petition, as amended, by a vote of 8-1.

Mr. Boyer stated the Preliminary Plan shows a three-story assisted living care facility with 96 beds. Access to the site would be through the existing access off Justus Post.

Planning Commission Report

Chair Fults announced that Stanley Proctor has been newly-elected as Chair of the Planning Commission.

Mr. Proctor then reported that the major issue was the *brewpub* use but it was approved as a permitted use by a vote of 5-4.

Ms. Nassif added that residents did speak in favor of the petition during the Public Hearing.

Discussion

Councilmember Hurt stated that the site only has one access coming off of Justus Post which he feels is beneficial for the area. He then asked Mr. Boyer to explain why the Petitioner chose the Urban Core zoning vs. Residential zoning, which would have also allowed an assisted living facility. Mr. Boyer replied that the Petitioner wants to retain the uses currently permitted on the site, which would not be allowed under residential zoning.

Mr. George Stock, representing the Petitioner, stated that they had met with the neighboring residents and Trustees. The only request from the residents whose properties abut the site was that the existing landscape berm be enhanced. He stated that the residents were pleased with the low traffic volume that would be associated with an assisted living facility vs. other possible uses.

Councilmember Casey asked for confirmation that there is adequate parking for the site so that overflow parking would not end up on the residential streets. Mr. Stock replied that because the residents at the assisted living facility would not have vehicles and because there will be limited

staff, he believes the parking is sufficient. The only times parking may be a problem are on holidays, but oftentimes the facility will arrange to have off-site parking with a shuttle service.

Councilmember Greenwood asked for the parking requirements. Ms. Nassif replied that the requirements call for one space per unit with no maximum.

Councilmember Nations made a motion to forward P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed** by a voice vote of 4-0.

 **Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the July 20, 2015 City Council Meeting.**

See Bill # 3041

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield).]

C. Discussion on Performance Bonds

Because of issues the City has had in dealing with a particular bonding agency over the years, the question was raised as to whether the City could disqualify utilizing that company in the future. Mr. Geisel recommended that a legal opinion be obtained outlining the parameters under which the City could disqualify a bonding company.

Councilmember Hurt then made a motion directing Staff to: (1) research the City's ability to disqualify a bonding agency; (2) determine the criteria to qualify bonding companies; and (3) bring the information back to the Committee.

Councilmember Greenwood made a motion amending the motion to require legal research prior to Staff's research. Councilmember Hurt accepted the amendment to the motion. The motion, as amended, was seconded by Councilmember Greenwood.

Discussion on the Motion

Councilmember Casey expressed his concern noting that developers, rather than the City, contract directly with the bonding agency.

Mayor Nation noted his agreement with having the research conducted as he hopes the City can legally disqualify specific bonding agencies from doing business with the City.

Chair Fults then suggested that the City develop its own rating system of bonding agencies which could be used by developers. As an example, if the rating scale is 1-10 and a developer chooses to utilize a bonding agency with a low rating, the City could require a cash escrow. The other Committee members indicated their agreement with a possible rating system.

Chair Fults then called for a vote on the above motion, which passed by a voice vote of 4-0.

V. PROJECT UPDATE

Ms. Aimee Nassif, Planning and Development Services Director, presented updates on the following projects:

WARD I: PROJECT UPDATE

- Zoning map amendment for Monsanto Chesterfield Campus to "UC" District.
- Trails West Villages at Green Trails - amended site development plan for retail and restaurant use.

WARD II: PROJECT UPDATE

- Pre-application meeting for 1 and 15 Haybarn Lane-multi-family proposal
- Highland on Conway – site development plan for new general office building - extension of Delmar Gardens.
- Total Wine and More moving to Clarkson Square development – Toys R Us site.

WARD IV: PROJECT UPDATE

- Arbors at Wilmas Farms – seeking PUD zoning district.
- Development within Chesterfield Blue Valley development
 - Cavender's Boot City – Lot 1C
 - Gander Mountain – Lot 1H
 - Gas Mart – Lot 1A
 - Burlington – Lot 5D-2
 - Premium Outlet addition – Lot 2
 - Amended sign package request for entire development
- Pre-application meeting – Blue Ocean development.
- Autozone – rezoning to PC district
- St. Luke's Urgent Care - former Villa Farotto location.

OTHER PROJECTS UNDER REVIEW:

- Wildhorse Bluffs improvement plans
- **New Covenant Group (Kemp Auto Museum Subdivision)*
- Four Seasons ordinance amendment request
- **Schoettler Grove*
- **Arbors at Kehrs Mill*
- Barat Academy site plan
- Mercy Health Systems amended landscape plans
- **Four Seasons Plaza West – amended architectural elevations*
- Bur Oaks improvement plans
- Edison Express improvement plans
- St. Luke's improvement plans
- **Burlington*
- Brattle Hill
- Telecommunication citing permits
- Gander Mountain improvement plans
- Cavender's improvement plans
- Gas Mart
- **Friendship Village*

- Highcroft Elementary
- Forum Apartments
- **Herman Stemme-Mitek building*
- The Grove at Chesterfield Village

** Projects currently under construction.*

VI. OTHER - none.

VII. ADJOURNMENT

The meeting adjourned at 6:45 p.m.

**City Council
Memorandum
Department of Public Services**



To: Michael Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: July 8, 2015
CC Date: July 20, 2015

✓ MGH
7/13/15

RE: **Chesterfield Commons Six, Lot 7B (Courtyard by Marriott):** An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Architectural Elevations and an Architect's Statement of Design for a 2.807 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Volz, Inc. on behalf of Chesterfield Plaza, LLC and InterJewel Realty, LLC, has submitted a request for a four story, 112 room hotel located within the Chesterfield Commons Six development. The proposed hotel is 61,668 square feet in size and will be located on Parcel 7B, which is 2.8 acres in size.

At the May 28th, 2014 Planning Commission meeting a motion to approve the site development plan passed by a vote of 8-0. Subsequently, Power of Review was called for this project, in particular due to concerns regarding the Architectural Elevations.

This project was presented at the June 18, 2015 Planning and Public Works Committee meeting, at which time Staff was directed to seek input on the revised Architectural Elevations from the Chair of the Architectural Review Board. Subsequently, a motion to forward the project to City Council with a recommendation to approve was passed by a vote of 3-1.

As requested, Staff emailed the revised Architectural Elevations to the Chair of the Architectural Review Board, who provided the following input in response:

"To a great extent the revised solution answered our concerns with the first story brick base to the building, the clarification of the entry point for guests, and changing the curved wall feature material to brick to help unify and simplify the design composition of the building. Overall we are pleased with the effort LJA put into the re-design. We have no further concerns and recommend that the project be allowed to proceed as amended."

Attached please find a copy of the Site Development Section Plan packet.

June 11, 2015

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

RE: Proposal - Courtyard by Marriott
Chesterfield, MO
LJA Project No. 14178

City of Chesterfield,

LJA's design team is pleased to propose a new hotel, Courtyard by Marriott, to your City. This hotel has 112 rooms with four floors and is located at 17369 Chesterfield Airport Road. This will be a new build on a vacant lot. Businesses, Treasure Room, Amini's, and Chick-Fil-A will share a common drive with this hotel. Site design was done by a local civil engineering firm, Volz Incorporated. LJA will serve as the building designer. This hotel is designed to fill a need within the City of Chesterfield by supplying additional rooms for business and leisure travelers who frequent the shops and businesses nearby. This hotel is designed for the business traveler providing 67% of the room mix as Single King rooms. The remaining 33% of rooms are Double Queen rooms. Amenities include: lounge, business center, coffee bar, limited food service, meeting room, pool and spa, exercise room, guest laundry, and market for quick grab and go products. It also includes a signature "Courtyard" out back for a calm and relaxing retreat. The courtyard features a gas fire pit with soft seating as well as other outdoor seating. Marriott's design of this hotel is considered a 'step up' in the amenities which also includes innovative interior design.

The hotel is approximately 244'0" in length and 95'0" in depth. The building footprint is 16,638 square feet while the overall building, including all floors, is 61,668 square feet. The building has a flat roof with parapets. The overall height of the building varies from 45'-3" to 50'-2". The hotel sits on 2.8 acres including 122 parking spaces.

Below are the numbered items referenced in the Architectural Review Board project statistics and checklist for items to be addressed.

10. a. & b. The Courtyard hotel is located on Lot 7b which is a 2.8 ac. site in Chesterfield Commons Six and sidewalks are provided to connect the neighboring sites. The hotel is centered and has parking around on all sides which is similar to the Hampton Inn next door. This allows access to all sides for easy access to rooms. The Hotel will also have a courtyard area

9. The hotel has a courtyard with privacy wall. This privacy wall is a neutral block color that is used in the approved color pallet for this development. The courtyard is the extension of the building elements brought outside.

10. All mechanical units will be roof top and concealed by the parapets. These parapets are designed as an integral part of the overall architectural design. Each guest unit has a ptac unit that protrudes out of the wall. The exterior design of the building takes that into consideration and each ptac louvered cover will match the color of the adjacent plane.

c. The building has incorporated the developers color palate including brick and block. The dryvit colors are similar to surrounding buildings with warm natural colors. This design still leaves room for individual look and style. The drive under porte has contrasting stamped, colored concrete for guided entrance to the building.

d. Landscaping design is consistent with the development of the area. Trees and shrubs are grouped together to accentuate one another for strong accents. The landscape plan also includes a buffer around the building to soften the look between sidewalks. This includes ground coverage and shrubs to accent the building along with seasonal color. In the parking area there are trees in some of the islands conforming to City of Chesterfield requirements. There is a privacy wall enclosing the courtyard with plantings and grass inside that area.

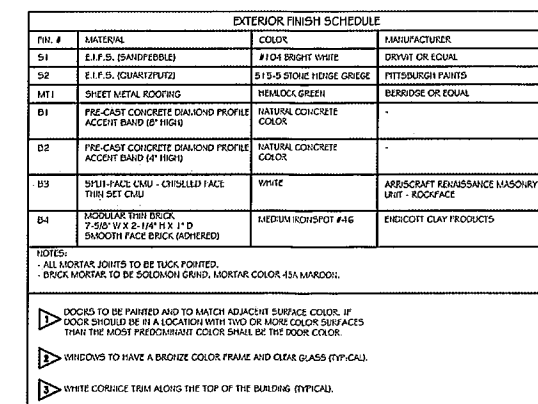
e. Acknowledged signage is reviewed under separate cover. All signage for this submittal has been removed.

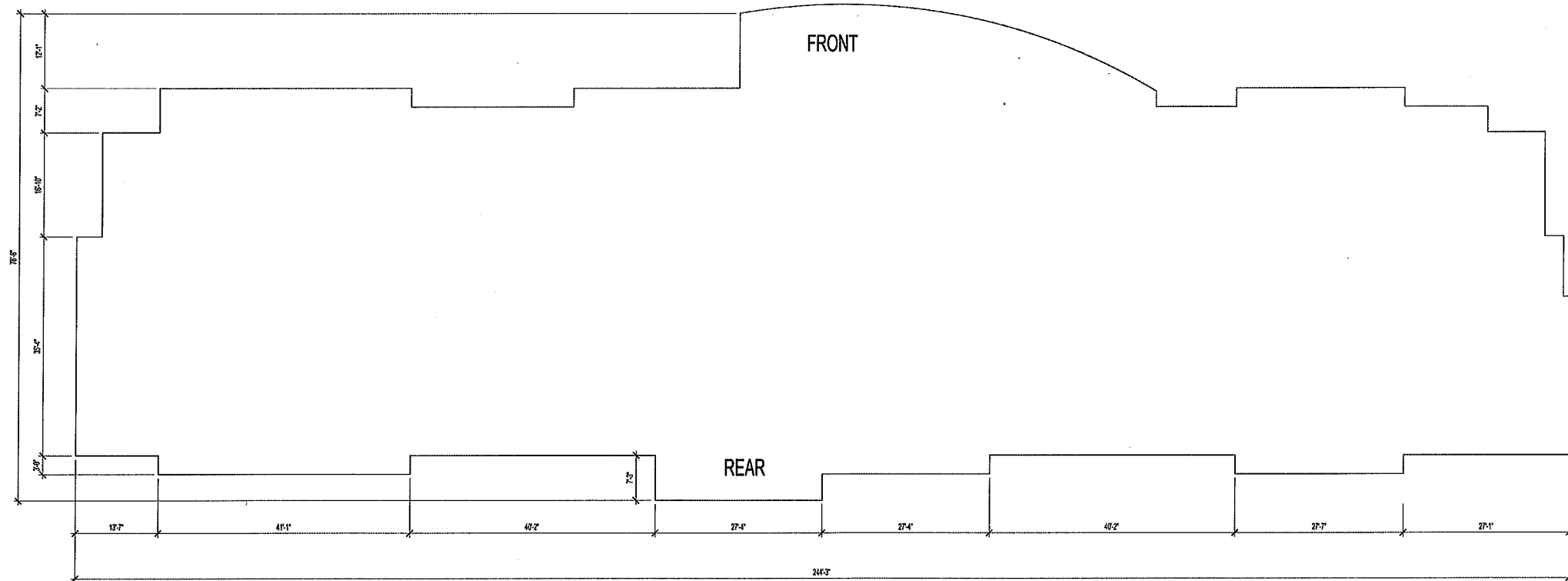
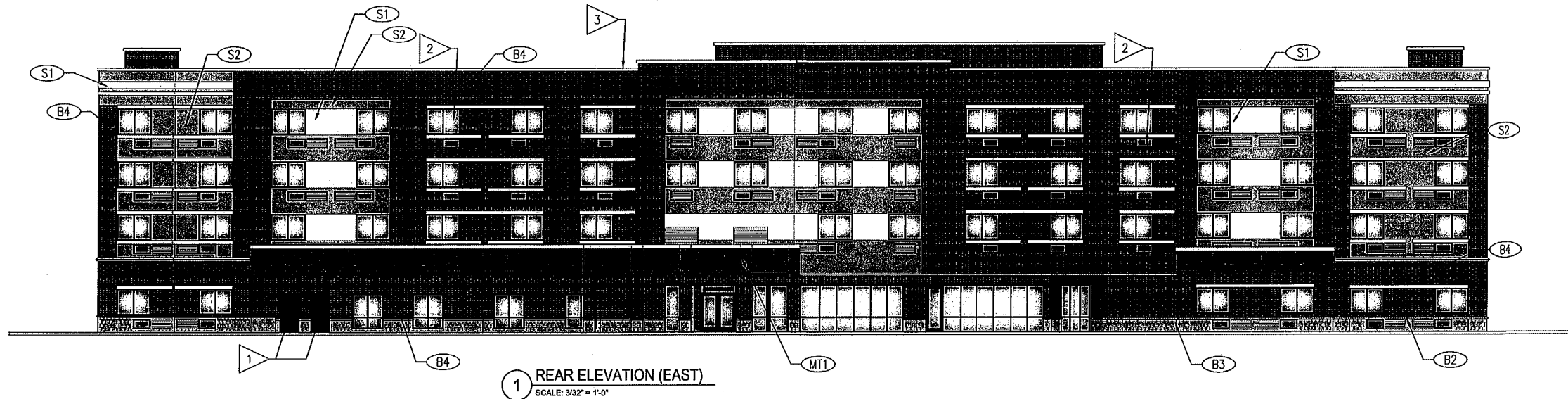
f. Acknowledged site lighting is reviewed under separate review. Specifications for building lighting have been included for review. Under the canopy there are 22 4.5" round led downlights to eliminate the drive under and front entrance to door. There are 8 architecturally lights over each door which also serves as emergency lighting. There are 14 bollards on site with 3 of them in the front by parking and sidewalk and 11 in the back courtyard area. The parking lot lighting while reviewed for footcandle analysis and location under separate review the lights that are specified are shielded.

12. The architectural elements and façade are designed to comply with the requirements of the Chesterfield Valley area. These buildings flow with similar design and color pallets. We strived to achieve this conformity while still adding architectural design and elements that also make this building unique and architectural pleasing. The architectural elements continue on all sides of the building wrapping around for continuous design, color, and material change. Accent lighting is included on the drive under canopy, with soft accent lighting on the building ground level to illuminate the entrance and give the building a soft glow. The courtyard wall is a block wall with a split face veneer that is the same block on the building and in the development. The wall also has a maintenance free lattice type design on the top for another element to that wall. The courtyard is a nice outdoor element for guest as well as breaking up the façade to avoid a straight lengthy wall. The site has a trash enclosure that incorporates the same building finishes on all sides. There are no other storage buildings on this site. All utilities

STATE OF MISSOURI
REGISTRY
STEVE
R.
GOLDADE
A-5427
TEST

SHEET DESCRIPTION
DESCRIPTION
2-D ARCHITECTURAL
RENDERINGS





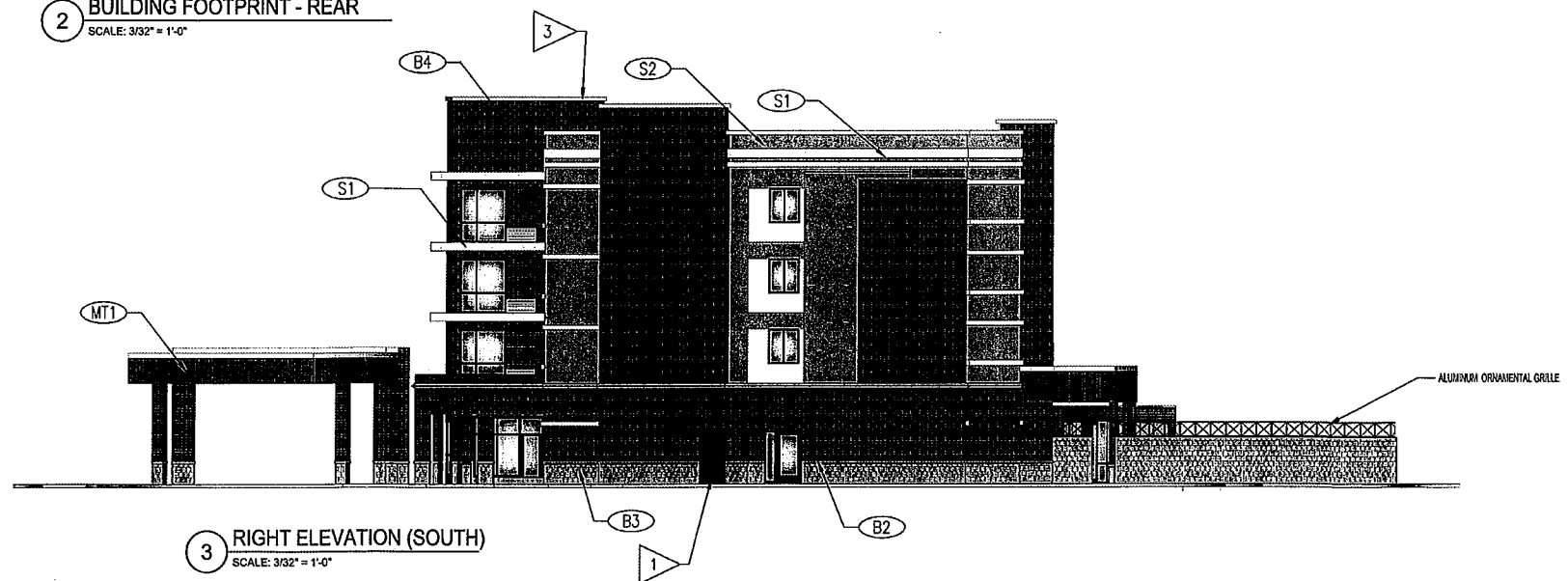
EXTERIOR FINISH SCHEDULE			
FIN. #	MATERIAL	COLOR	MANUFACTURER
S1	C.I.P.S. (RANDOM/COLOR)	#104 BRIGHT WHITE	DRYVIT OR EQUAL
S2	C.I.P.S. (QUARTZ/PUTZ)	515-5 STONE HEDGE GRIDGE	PITTSBURGH PAINTS
MT1	SHEET METAL ROOFING	HENLOCK GREEN	DERRIDGE OR EQUAL
B1	PRE-CAST CONCRETE DIAMOND PROFILE ACCENT BAND (8" HIGH)	NATURAL CONCRETE COLOR	
B2	PRE-CAST CONCRETE DIAMOND PROFILE ACCENT BAND (4" HIGH)	NATURAL CONCRETE COLOR	
B3	SPLIT-FACE CMU - CHISELED FACE THIN SET CAU	WHITE	ASSOCIATED RENAISSANCE MASONRY UNIT - ROCKFACE
B4	MODULAR TRIM BRICK 7-5/8" W X 2-1/4" H X 1" D SMOOTH FACE BRICK (ADHERED)	RED LHM IRONSPOT #46	ENHICOTT CLAY PRODUCTS

NOTES:
- ALL MORTAR JOINTS TO BE TUCK POINTED.
- BRICK MORTAR TO BE SOLID MORTAR, MORTAR COLOR 45A MAROON.

DOORS TO BE PAINTED AND TO MATCH ADJACENT SURFACE COLORS. IF DOOR SHOULD BE IN A LOCATION WITH TWO OR MORE COLOR SURFACES, THE MOST PREDOMINANT COLOR SHALL BE THE DOOR COLOR.

WINDOWS TO HAVE A BRONZE COLOR FRAME AND CLEAR GLASS (TYPICAL).

WHITE CORUSCE TRIM ALONG THE TOP OF THE BUILDING.



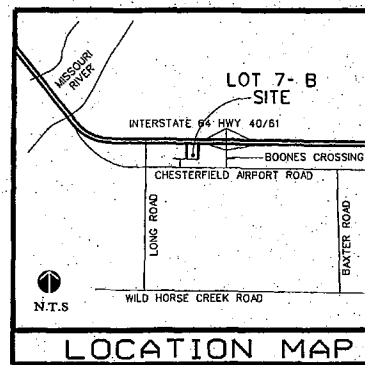


COURTYARD - CHESTERFIELD, MO
FRONT VIEW





COURTYARD - CHESTERFIELD, MO
BACK VIEW



GENERAL NOTES

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:

MISSOURI-AMERICAN WATER COMPANY
AMERICAN ELECTRIC COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATIONS (CABLE TV)
LACLEDE GAS COMPANY

THIS SITE IS IN THE FOLLOWING DISTRICTS:
METROPOLITAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED

PROJECT NOTES

LOCATOR NUMBER: 17U610151

OWNER OF RECORD:
THF CHESTERFIELD SIX DEVELOPMENT LLC
17373 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO. 63305
17U610151

2127 INNERBELT BUSINESS CENTER DR.
SUITE 200
ST. LOUIS, MO. 63114

PREPARED BY: **VOLZ** Incorporated
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
314.428.6212
314.950.1250 (FAX)

PREPARED FOR: CHESTERFIELD PLAZA LLC & INTERJEWEL REALTY LLC
1985 MACON STREET
KANSAS CITY, MO. 64116
816.221.1633

EXISTING ZONING: "C-8" PLANNED COMMERCIAL

ORDINANCE NUMBERS: 2056 - CHESTERFIELD
1617 - ST. LOUIS COUNTY

PROPOSED USES: 4 STORY HOTEL - 112 ROOMS
61,888 SF
50'2" HEIGHT

AREA OF SITE: 2.80 AC 122,272 SF

PARKING REQUIRED: 1.2 PARKING SPACES FOR EACH UNIT. IF THERE ARE OTHER ACCESSORY USES PROVIDED THEREIN, ADDITIONAL OFF-STREET PARKING SHALL BE PROVIDED FOR THOSE ACCESSORY USES AT THE RATE OF 40 PERCENT OF THE REQUIREMENTS FOR SUCH USES.
112 UNITS x 1.2 = 134.4 SPACES
1300 SF / 200 SF x 0.40 = 2.6 SPACES

TOTAL REQUIRED: 137 SPACES
2 - 10'x20'
5 - 4'x8' ACCESSIBLE SPACES

PARKING PROPOSED: 122 SPACES - 11% PARKING REDUCTION

GREEN SPACE: 37,426 SF / 122,272 = 30.6 %

BASE FLOOD ELEVATION PER FIRM MAP # 29189C0165K MAP REVISED FEBRUARY 4, 2015

BY ORDER OF CHESTERFIELD PLAZA LLC & INTERJEWEL REALTY LLC WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS AN AMENDED SITE DEVELOPMENT SECTION PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

Timothy J. Meyer
TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
NUMBER: E-24665
PLS-200500074
PROFESSIONAL LAND SURVEYOR
NUMBER: PLS-200500074
PROFESSIONAL LAND SURVEYOR
NUMBER: PLS-200500074

GEOTECHNICAL ENGINEER'S NOTE

Neither SC Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the Geotechnical Report for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

Shawna Ertel, P.E.
Shawna Ertel, P.E.

Date:



GENERAL NOTES:

SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE BASE FLOOD ELEVATION LIMITS OF THE CHANNEL.

THE PROPOSED STRUCTURE WILL BE LOCATED WITHIN THE 200 FOOT WIDE SUPPLEMENTAL PROTECTION AREA (SPA) BUFFER. ELEVATION CERTIFICATE WILL BE REQUIRED PRIOR TO OCCUPANCY.

FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION (FPDPA) WILL BE REQUIRED PRIOR TO APPROVAL OF IMPROVEMENT PLANS.

SIGNAGE TO BE REVIEWED AND APPROVED BY SEPARATE PROCESS.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

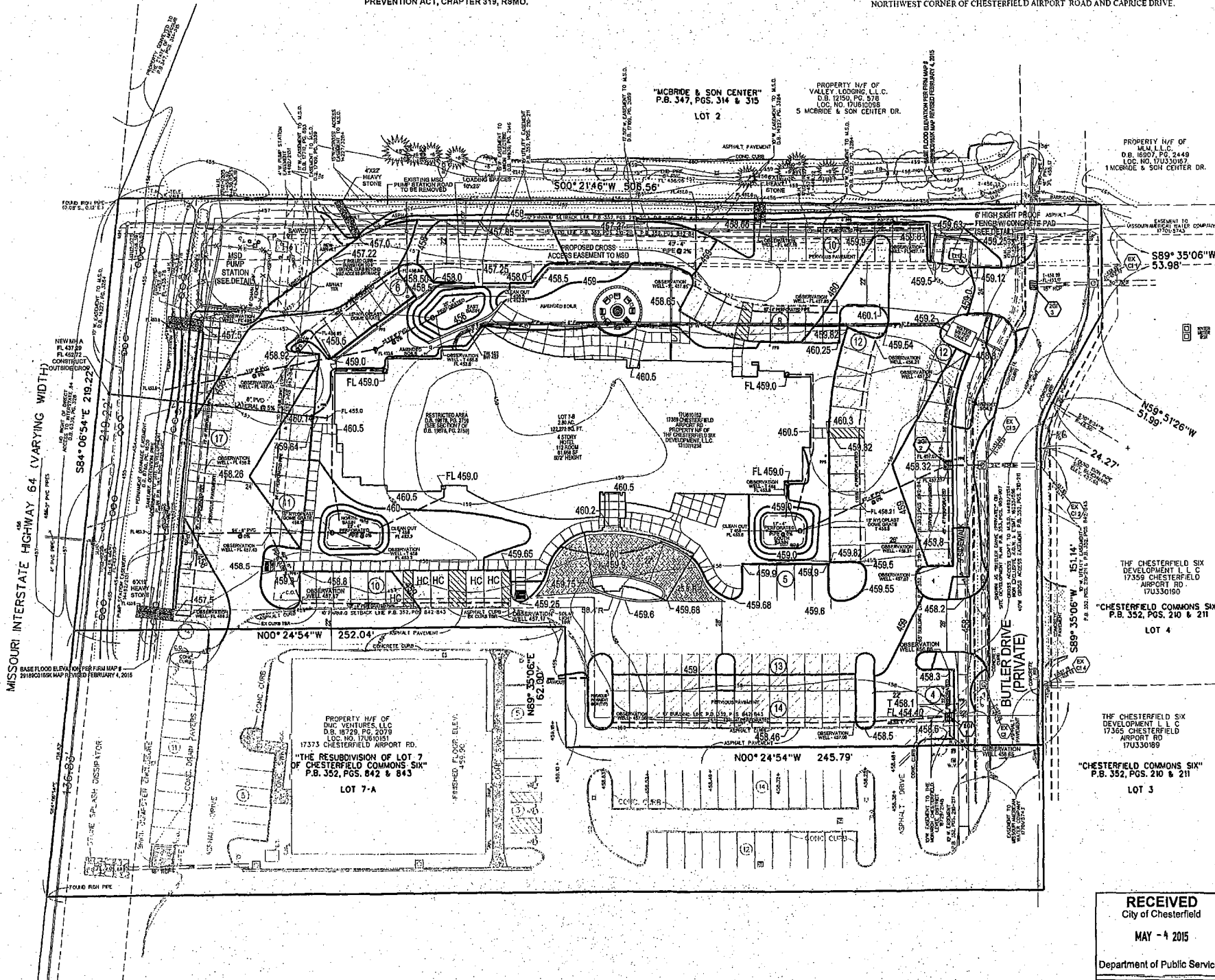
LOT 7B

A TRACT OF LAND BEING PART OF LOT 7 OF "CHESTERFIELD COMMONS SIX" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 352 PAGE 210 OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 125, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHWARDLY ALONG THE EAST LINE OF SAID LOT 7, ALSO BEING THE WEST LINE OF "MCBRIDE & SON CENTER", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347 PAGES 314 THROUGH 316 OF THE ST. LOUIS COUNTY RECORDS, SOUTH 00 DEGREES 21 MINUTES 46 SECONDS WEST 506.66 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE WESTWARDLY ALONG SAID SOUTH LINE OF LOT 7, THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEGREES 35 MINUTES 08 SECONDS WEST 53.98 FEET, NORTH 89 DEGREES 51 MINUTES 26 SECONDS WEST 51.99 FEET ALONG A CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 30 DEGREES 08 MINUTES 34 SECONDS WEST 48.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 24.27 FEET, AND SOUTH 89 DEGREES 35 MINUTES 08 SECONDS WEST 151.14 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST 245.79 FEET TO A POINT; THENCE NORTH 89 DEGREES 35 MINUTES 08 SECONDS EAST 62.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 24 MINUTES 54 SECONDS WEST 252.04 FEET TO THE NORTH LINE OF SAID LOT 7, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF MISSOURI INTERSTATE HIGHWAY 64 VARYING WIDTH; THENCE EASTWARDLY ALONG SAID NORTH LINE OF LOT 7, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 219.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.80 ACRES ACCORDING TO A SURVEY BY VOLZ, INC. DURING JULY 2004.

ST. LOUIS COUNTY DENCH MARKS:

12-171 46006 - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.



RECEIVED
City of Chesterfield

MAY - 4 2015

Department of Public Services

LOT 7 B OF CHESTERFIELD COMMONS SIX
A TRACT OF LAND BEING PART OF LOT 7 OF
"CHESTERFIELD COMMONS SIX" A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 352 PAGE 210 OF THE ST. LOUIS
COUNTY RECORDS, IN U.S. SURVEY 125,
TOWNSHIP 45 NORTH - RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI

COURTYARD
Marriott

AMENDED SITE DEVELOPMENT
SECTION PLAN

Base Map No. 17U
LOT 7-B
2.80 AC
122,272 SF

17398 CHESTERFIELD
AIRPORT ROAD
20343

10-10-2014

(Name of Owner(s)) the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03 (applicable subsection) (present zoning) of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature):

(Name Typed):

State of _____ SS.
County of _____

On this _____ day of _____ A.D., 20____ before me personally appeared _____

to me known, who, being by me sworn in, did say that he/she is the _____ of _____ (Name of Corporation) corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____ 20____ by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Aimee Nussli, AICP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hoss, City Clerk
City of Chesterfield, Missouri

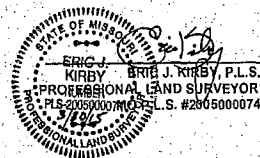
BY ORDER OF CHESTERFIELD PLAZA LLC & INTERJEWEL REALTY LLC WE HAVE PREPARED AN AMENDED SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS AN AMENDED SITE DEVELOPMENT SECTION PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS AN SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.

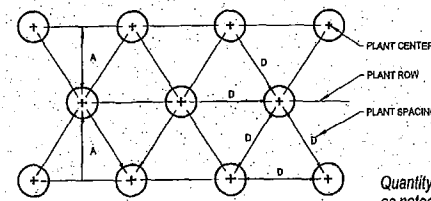
Timothy J. Meyer, P.E.
PROFESSIONAL ENGINEER

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
#2905000074

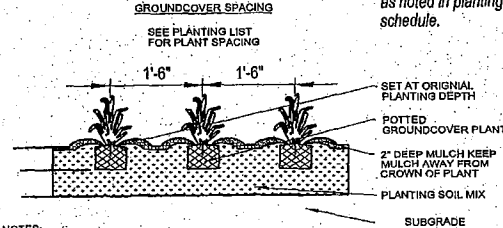


SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
30"	25"	.160
24"	20.6"	.25
18"	15.6"	.450
15"	13.0"	.640
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.83"	2.25

NOTE: PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS/SQ. FT. FOR REQUIRED SPACING



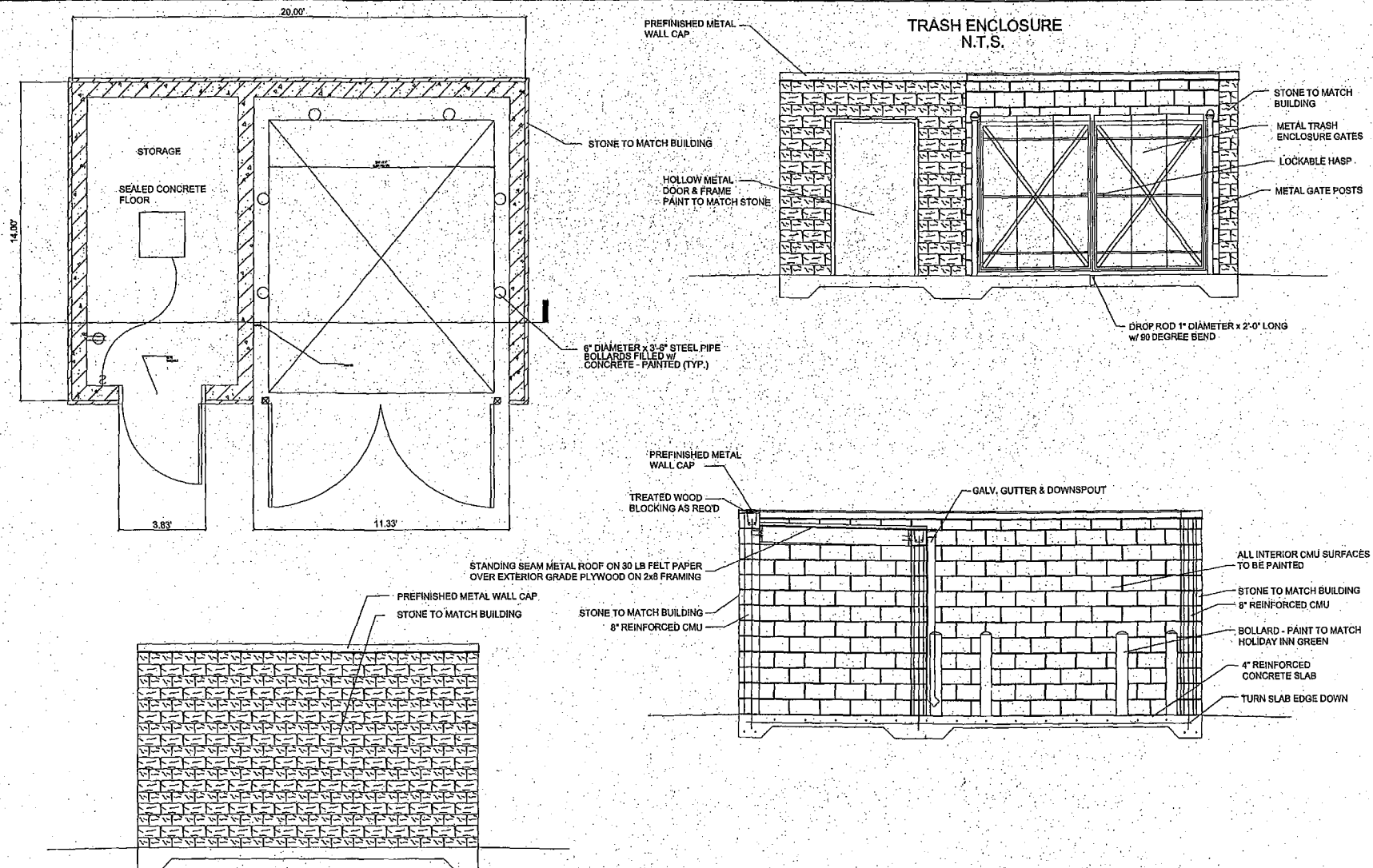
Quantity of plants as noted in planting schedule.



- NOTES:
1. REMOVE SPENT FLOWERS PRIOR TO PLANTING.
 2. LOOSEN ROOT MASS AT BOTTOM OF ROOTBALL.
 3. TOP OF ROOTBALL STRIPPED OF 1/4\"/>

Plant Spacing Plan
N.T.S.

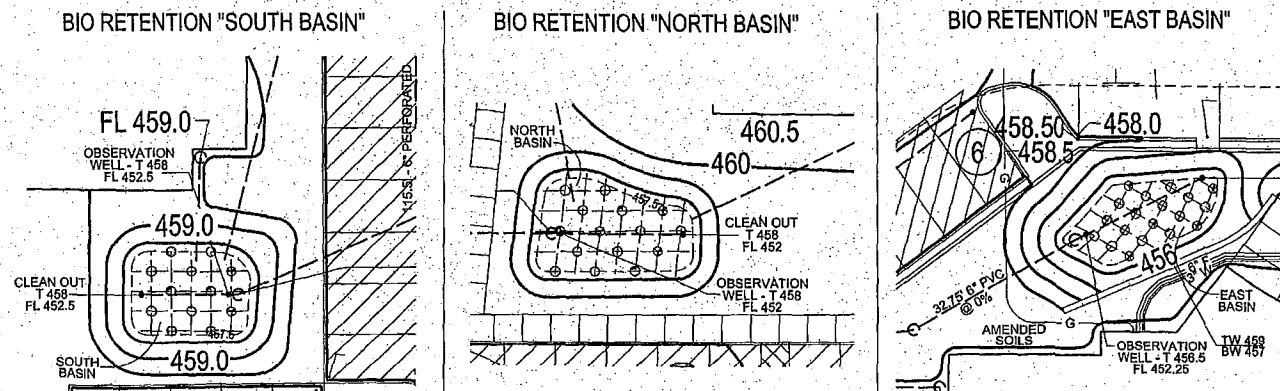
MSD Landscape Guide for Stormwater Best Management Practices
Figure 9
Planting Detail Courtesy of Ted Seid
SWT Design, St. Louis, MO



LANDSCAPING DETAILS AND PLANT SCHEDULE

LATIN NAME / COMMON NAME	LEGEND	QTY	SPACING
Carex vulpinoidea / Fox Sedge	FS /	10	Plug @ 1.5' o.c.
Coreopsis lanceolata / Lanceleaf Coreopsis	LC /	8	Plug @ 1.5' o.c.
Echinacea purpurea / Purple Coneflower	PC /	9	Plug @ 1.5' o.c.
Iris Virginica / Southern Blueflag Iris	SBI /	10	Plug @ 2' o.c.
Cercis Canadensis / Redbud	RB /	9	Plug @ 1.5' o.c.

PRELIMINARY BMP LANDSCAPE PLAN N.T.S.



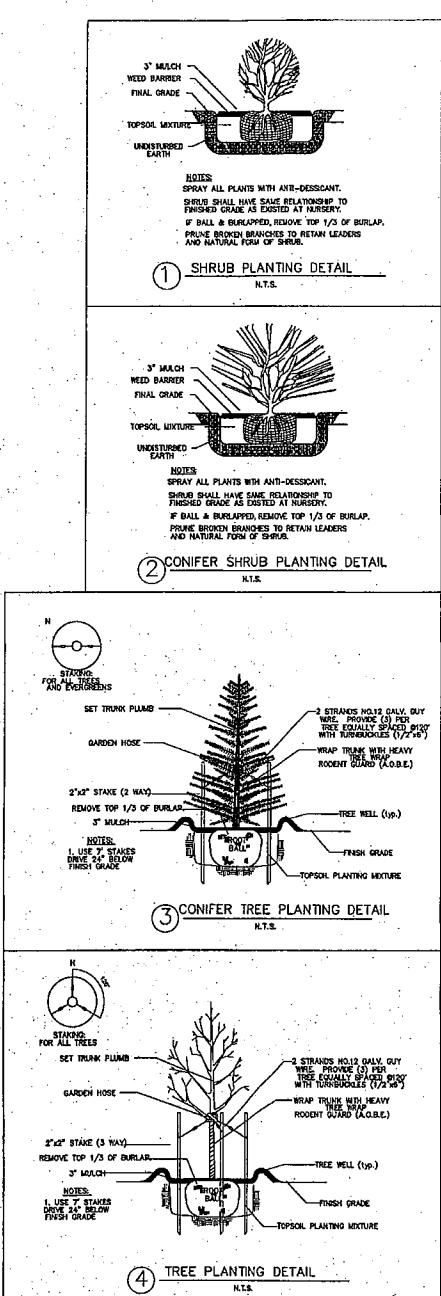
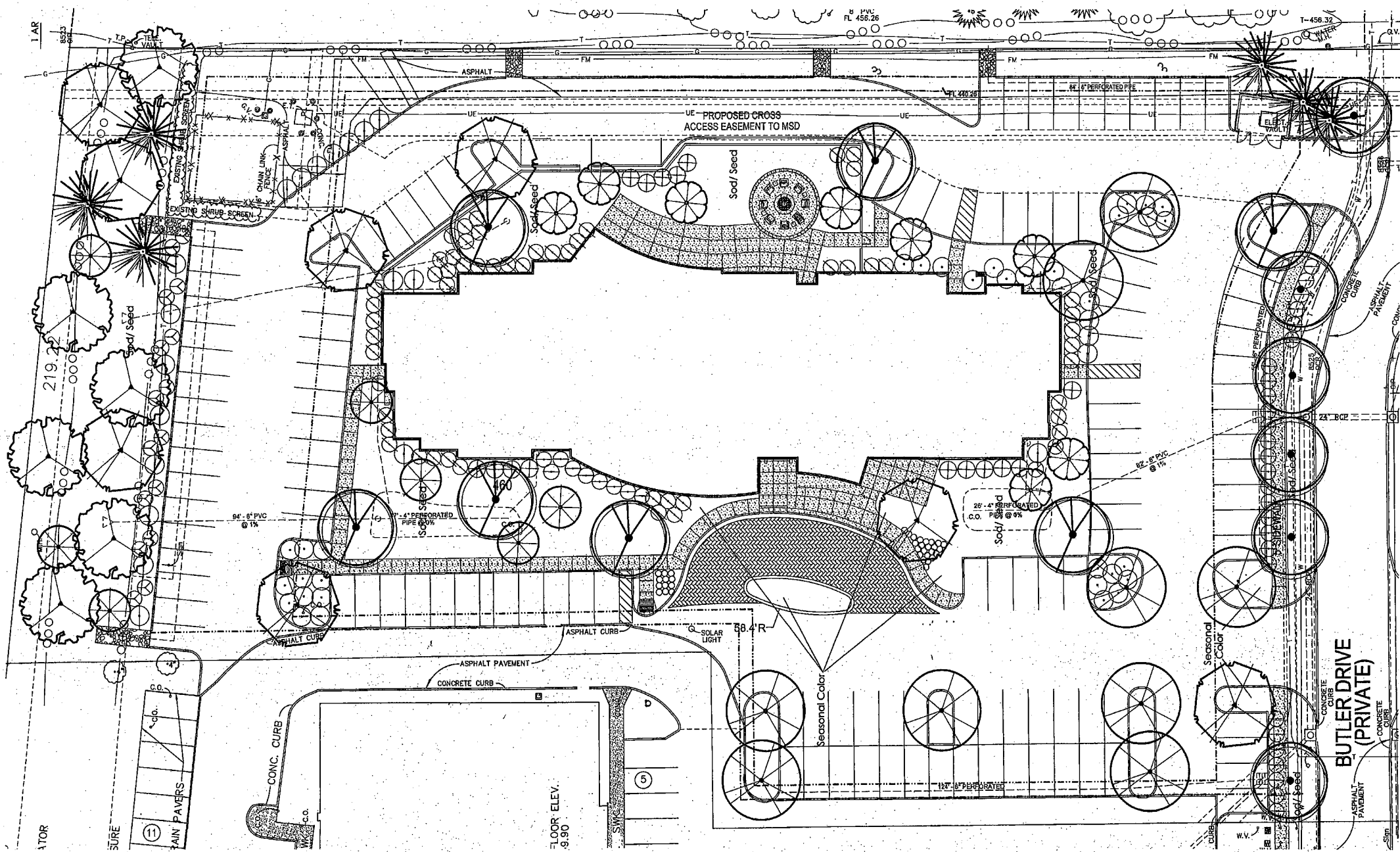
A DETAILED PLANTING PLAN PER MSD REQUIREMENTS
WILL BE PROVIDED ON THE IMPROVEMENT ALONG WITH THE FINAL BMP DESIGN

LOT 7 B OF CHESTERFIELD COMMONS SIX
A TRACT OF LAND BEING PART OF LOT 7 OF
"CHESTERFIELD COMMONS SIX" A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 352 PAGE 210 OF THE ST. LOUIS
COUNTY RECORDS, IN U.S. SURVEY 125
TOWNSHIP 45 NORTH - RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI

COURTYARD
Marriott

AMENDED SITE DEVELOPMENT
SECTION PLAN

Base Map No. 17U
LOT 7-B
17368 CHESTERFIELD
AIRPORT ROAD
20343
17,228 SQ. FT.
H:\CAD\2020\2020-20343\Planning\SDP\20343_SDP_2.dwg
10-10-2014
2
Revised: 2-4-2015

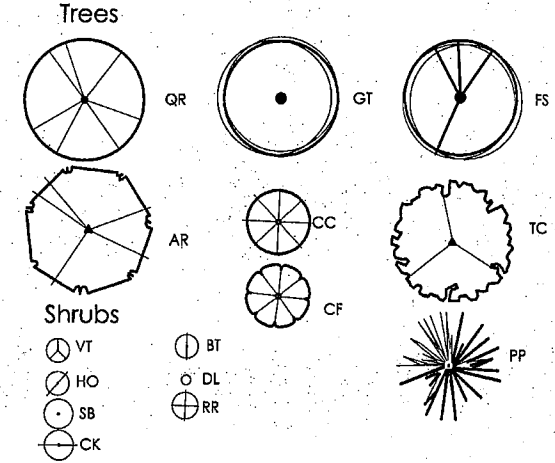


Planting List

Symbol	Botanical Name	Common Name	Everg./Decid.	Height	Size	Qty
Trees						
Deciduous 52.6%						
QR	Quercus rubra	Red Oak	D	45'	2 1/2' Cal.	9 15.8%
AR	Acer saccharum	Legacy Sugar Maple	D	45'	2 1/2' Cal.	8 14.0%
GT	Gleditsia triacanthos 'Shade Master'	Honey Locust	D	45'	2 1/2' Cal.	6 10.5%
FS	Fagus sylvatica	European Beech	D	45'	2 1/2' Cal.	7 12.3%
Evergreen 21.1%						
PP	Picea pungens	Colorado Blue Spruce	E	48'	2 1/2' Cal.	6 10.5%
TC	Tsuga canadensis	Canadian Hemlock	E	48'	2 1/2' Cal.	6 10.5%
Ornamental 26.3%						
CC	Cercis canadensis	Redbud	O	30'	2 1/2' CAL	7 12.3%
CF	Cornus florida	Flowering Dogwood	O	25'	2 1/2' CAL	8 14%
Shrubs						
VT	Viburnum trilobum 'Alfred'	Alfred O Comp. Am. Cran.	E	4'	5 gal	18
RR	Rugosa Rose	F. J. Grootendorst	D	6'	5 gal	16
HO	Ilex x meserveae	Blue Prince Holly	E	4'	5 gal	53
SB	Juniperus squamata	Blue Star Juniper	E	3'	5 gal	38
BT	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	D	4'	5 gal	18
DL	Stella De Oro, Grape Magic, Little Wine Cup Daylilies		E	3'	1 gal	56
CK	Syringa patula	Miss Kim Lilac	D	5'	5 gal	36
Ground Cover						
FLRS	Annual Flowers	Seasonal				
LAWN	Lawn	SOD				

4" Pls @ 12" oc

Planting Legend

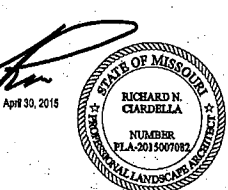


Planting Notes

- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover areas shall be top-dressed with a 2" layer of bark mulch. All trees are to be staked per detail.
- All groundcover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no staking of material or equipment; permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species an size as those damaged.
- All plant material shall be nursery grown stock and meet ANSI Z60.1 standards. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect. Any changes must be submitted to the city for review and approval.
- The quality of plant material shall follow the guidelines of the American Standard for Nursery Stock.
- Plantings shall be warranted (for replacement) for one year after final acceptance.
- All planting areas shall be automatically irrigated using state of the art system.
- See Civil Plans for bioretention seed mix.

Green Space Calculation
37,426/122,272 = 30%

Ciardella
associates
Landscape Architecture
Urban Design
Richard Ciardella PLA-2015007082



Make
the
switch
to LED.

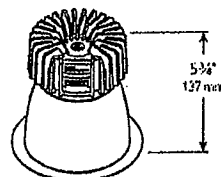
RECEIVED
City of Chesterfield

MAY - 4 2015

Department of Public Services

C4L-DL-VB
CALCULITE
WHITE LED 4 1/2"
DOWNLIGHT

Total height
of
Light engine
+
Reflector



PHILIPS LIGHTOLIER, CALCULITE, PROFESSIONAL-GRADE
DOWNLIGHTING, WHITE LED 4 1/2" ROUND APERTURE
DOWNLIGHT, WIDE 500/1000/1500LM, C4L-DL-VB

Calculite LED 4 1/2" features an LED array of high brightness white light
LEDs. The new LED boards in Calculite LED ensure a less than 2-step
SDCM color variation between luminaires.

Project: Courtyard
Location: Chesterfield mo
Catalog No:
Fixture Type: L53
Mfg: Lamps: Qty:
Notes:

Frame-in kit

Complete product = Frame-in kit + Trim kit

example: C4L05NUVBZ10V

Series	Lumens	Installation	Input voltage	Version	Dimming	Options ¹
C4L	10	N	U	VB	Z10V	
C4L Calculite, 4 1/2" aperture, LED luminaire	05 500 lumen	N New construction	U Universal (120/277V)	VB Version B	Z10V 0-10V dimming	EM Emergency ¹
	10 1000 lumen	R Remodeler			LD Lutron driver	LC Chicago Plenum
	15 1500 lumen	N New construction	1 120V	VB Version B	Z10V 0-10V dimming	EM Emergency ¹
		R Remodeler	2 277V		LD Lutron driver	LC Chicago Plenum
CUL Calculite, Universal aperture, LED luminaire	05 500 lumen	J J-box mount retrofit	U Universal (120/277V)	VB Version B	Z10V 0-10V dimming	
	10 1000 lumen				LD Lutron driver	
	05 500 lumen	S Screw-in base retrofit	1 120V	VB Version B	Z10V 0-10V dimming	
	10 1000 lumen				LD Lutron driver	

Trim kit

Includes light engine and reflector. Lumen package of the trim and the frame-in kit must match.

example: C4L10DL35KCCDPVB

Series	Lumens	Style	CCT	Reflector finish	Flange	Version	Options
C4L	10	DL	30K	CL	W	VB	
C4L Calculite, 4 1/2" aperture, LED luminaire	05 500 lumen 10 1000-1500 lumen	DL Downlight	27K 2700K	CL Clear	W Painted white	VB Version B	EM Integral emergency test switch ¹
			30K 3000K	CCL Comfort clear	P Aperture-matching/polished		
			35K 3500K	CCD Comfort clear diffuse	FT Flush-mount/flangeless ^{1,2}		
			40K 4000K	CCZ Champagne bronze			
				WH Painted white			

1. Available for new construction (N) installation frame-in kits only.
2. Accessory CA4FMR required for gypsum applications (minimal 1/4" reflector flange).
3. See LED-EM for details and restrictions.



CA4FMR
Flangeless trim with plaster ring accessory.
(Recommended for gypsum installations)



PHILIPS
LIGHTOLIER

City Council Memorandum

Department of Public Services



To: Mike Herring, City Administrator
From: Aimee Nassif, Planning and Development Services Director
Date: July 6, 2015
CC Date: July 20, 2015
Re: **T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd):** A request to obtain approval for a Telecommunications Siting Permit to accommodate six (6) new antennas and additional related equipment for an existing building-mounted telecommunication site within the "C8" Planned Commercial District of land located at the southeast corner of the intersection of Swingley Ridge Road and Olive Boulevard.

Russell Been of Collective Solutions, LLC on behalf of Sprint (applicant) has submitted a request for a Telecommunications Siting Permit (TSP) for the above referenced property. The proposed TSP is to accommodate six (6) additional antennas to an existing building-mounted telecommunication site located on the building at 16090 Swingley Ridge Road. The first rooftop antennas at this location were approved in 1995 through administrative procedure prior to the adoption of the City's current Telecommunication requirements. Since there will be an addition of antennas beyond the current amount, the site must receive a Telecommunications Siting Permit (TSP) as required by City Code.

On June 18, 2015, the Planning and Public Works Committee discussed this petition and recommended approval to the City Council 4-0.

Article 06 of the Unified Development Code states that a vote of the majority by the City Council is required for the approval of a Telecommunications Facilities Siting Permit. Upon the granting of such approval by the City Council, the Planning and Development Services Director shall release said permit to the petitioner.

Attached is a copy of the Planning & Public Works Committee report, plans, and permit to be issued upon the granting of approval for a Telecommunications Facility Siting Permit.

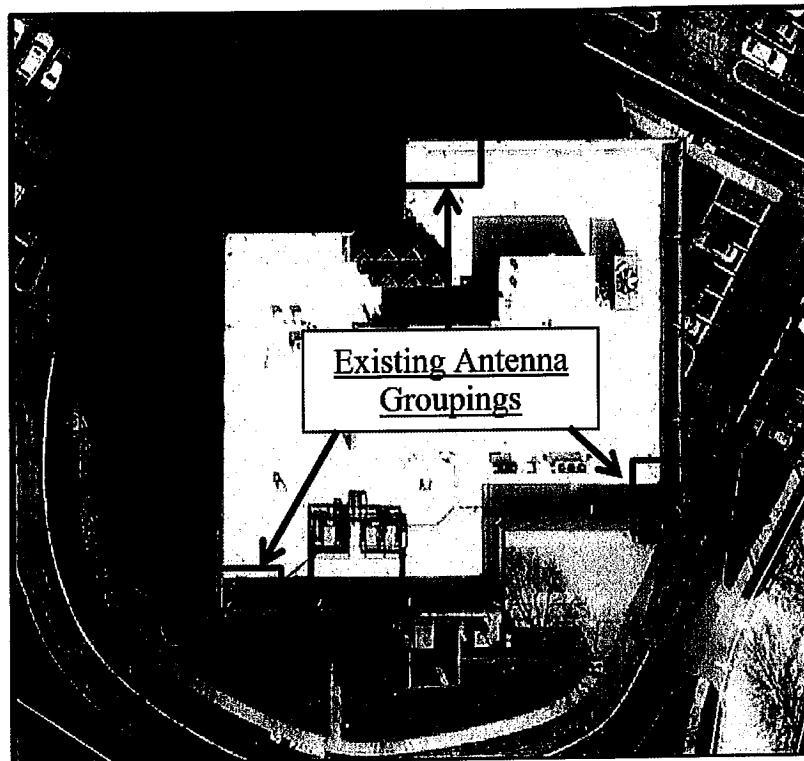


Figure 1: Aerial Photo

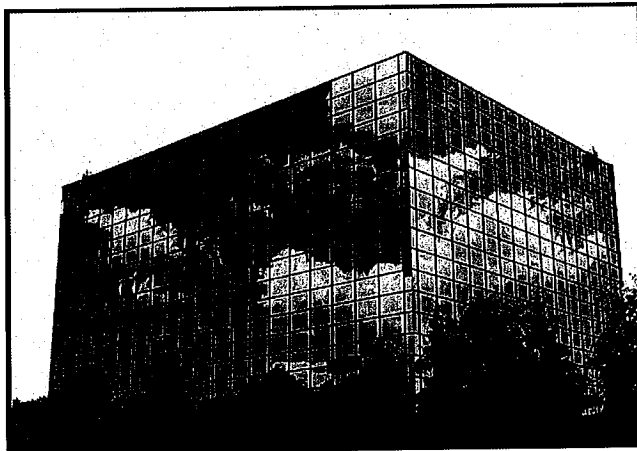


Figure 2: Site Photo – North & East Facades

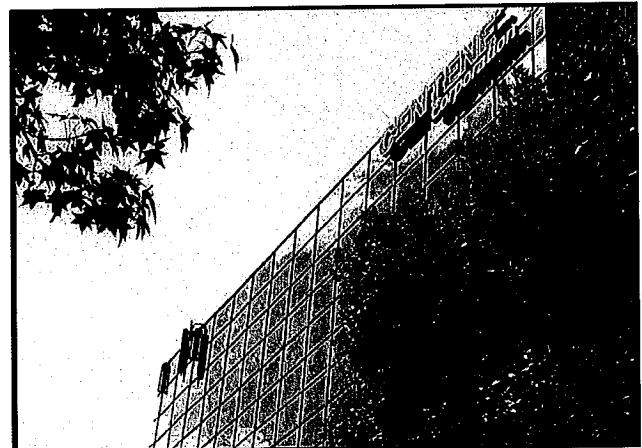


Figure 3: Site Photo – South Facade

**WIRELESS TELECOMMUNICATIONS FACILITIES
SITING PERMIT**

T.S.P. 50-2015

SITE ADDRESS: 16090 Swingley Ridge Road

ZONING DISTRICT: "C8" Planned Commercial District



WHEREAS, Sprint (petitioner), hereinafter termed "Petitioner", requests permission and authority to install, modify, operate and / or maintain a wireless telecommunications facility within the jurisdiction of the City of Chesterfield, Saint Louis County, Missouri, and

WHEREAS, the City of Chesterfield has regulations requiring a Facilities Siting Permit for the construction, material modification, operation and maintenance of a wireless telecommunications facility, pursuant to Article 06 of the Unified Development Code of the City of Chesterfield, and

WHEREAS, the City Council has considered and approved the Petitioner's application for a facilities telecommunications permit by a vote of ____ on July 20, 2015, pursuant to Article 06 of the Unified Development Code, and

WHEREAS, the City Council of the City of Chesterfield has instructed me to grant to the Petitioner a Wireless Telecommunications Facilities Siting Permit, and has granted me the authority to do the same,

NOW THEREFORE, I, Aimee Nassif, Planning and Development Services Director for the City of Chesterfield, hereby grant Petitioner this Wireless Telecommunications Facilities Siting Permit, based upon and pursuant to the terms of Petitioner's Application for the same. The material, design and construction methods shall conform to the standards detailed in Petitioner's application for this permit and approved by the City Council. Petitioner agrees that a separate Facilities Siting Permit is required for any new telecommunications facility or material modification of this or any other wireless telecommunications facility, pursuant to Article 06 of the Unified Development Code of the City of Chesterfield, Missouri.

T.S.P. 137

Permit Number

Aimee Nassif
Planning and Development Services Director

Date

Memorandum Planning & Development Services Division

To: Planning and Public Works Committee

From: Jonathan Raiche, Senior Planner

Date: June 18, 2015

RE: **T.S.P. 50-2015 Sprint (16090 Swingley Ridge Rd):** A request to obtain approval for a Telecommunications Siting Permit to accommodate six (6) new antennas and additional related equipment for an existing building-mounted telecommunication site within the "C8" Planned Commercial District of land located at the southeast corner of the intersection of Swingley Ridge Road and Olive Boulevard.



Summary

Russell Been of Collective Solutions, LLC on behalf of Sprint (applicant) has submitted a request for a Telecommunications Siting Permit (TSP) for the above referenced property. The proposed TSP is to accommodate six (6) additional antennas to an existing building-mounted telecommunication site located on the building at 16090 Swingley Ridge Road. The first rooftop antennas at this location were approved in 1995 through administrative procedure prior to the adoption of the City's current Telecommunication requirements. Since there will be an addition of antennas beyond the current amount, the site must receive a Telecommunications Siting Permit (TSP) as required by current code. Aerial and site photos are embedded below showing the existing conditions of the site.

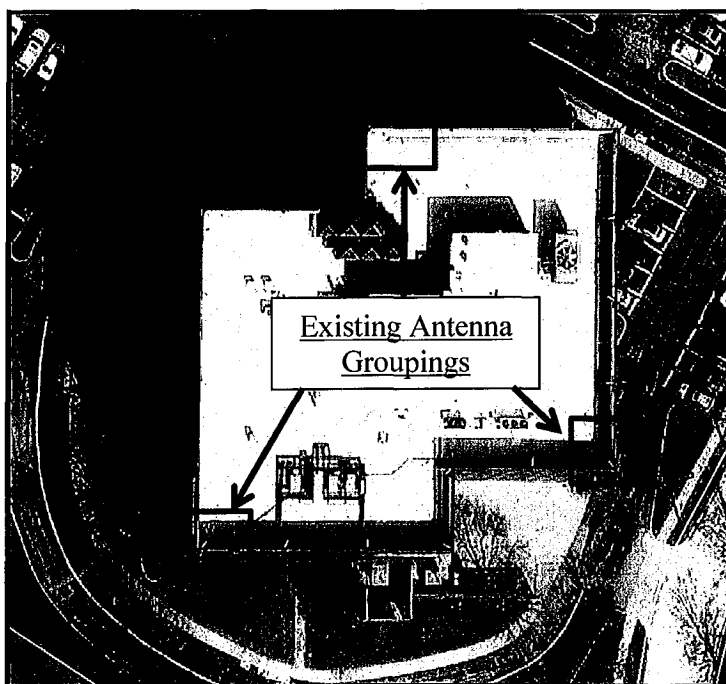


Figure 1: Aerial Photo

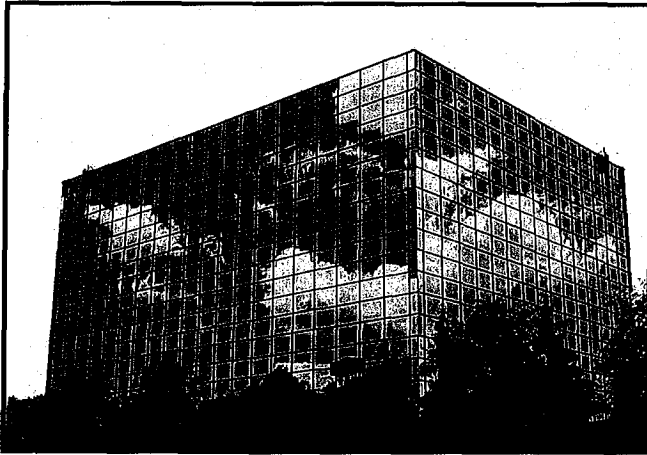


Figure 2. Site Photo – North and East Facades

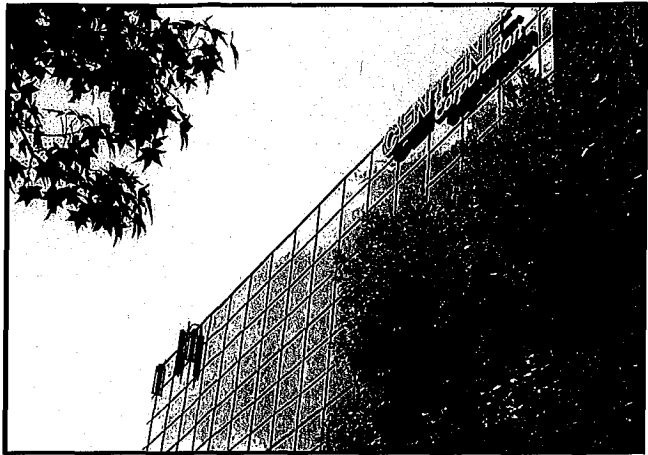


Figure 3. Site Photo – South Facade

Discussion

The Unified Development Code (UDC) requires that any new equipment or updates to an existing telecommunication facility receive a TSP or amend the existing TSP. Since the equipment was constructed prior to current ordinance, no TSP has ever been applied for nor issued for this site and is therefore considered a legal non-conforming use or also known as a grandfathered use. The site is currently compliant with the previous approval and the City has not received any complaints on the facility.

The UDC permits applications for equipment upgrades to be submitted for sites that do not currently hold a Telecommunications Siting Permit (TSP) without the need for a public hearing if the update does not reflect a Material Modification. A Material Modification is defined by the UDC as an important, essential or significant change to an existing wireless telecommunication facility. Material modifications do not include collocations which do not increase the height or increase the existing antenna array. In this application, six (6) new antennas with related equipment are requested which will collocate on the existing building and will not increase the height of the structure. The intent of the definition of Material Modification is to ensure that a facility which exceeds the previous City approval by a substantial height increase or major visual change would require City review via a public hearing. Staff has reviewed the request by Sprint against the UDC and has determined that the proposal is not a Material Modification and therefore may receive a TSP without a public hearing. Staff recommends approval of a TSP for Sprint as proposed.

After receiving a recommendation from the Planning and Public Works Committee, this request may be forwarded to the City Council for review. Attached please find a copy of the construction plans.

Respectfully submitted,

Jonathan D. Raiche, AICP
Senior Planner

cc. Aimee Nassif, Planning and Development Services Director

Sprint



PROJECT: 2.5 EQUIPMENT DEPLOYMENT

SITE NAME: ROOSEVELT BUILDING

SITE CASCADE: ST03XC017

SITE ADDRESS: 16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SITE TYPE: 75'-0" BUILDING

RECEIVED
City of Chesterfield

Jun 08 2015

Department of Public Services

Sprint
6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:
GLS GATEWAY
LAND SERVICES
Engineering
Surveying
Gateway Land Services, Inc.
4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
F-636.530.9825
www.glssti.com

OEM:

ENGINEERING LICENSE:

Michael A. Buoscher, P.E. Civil Engineering
Missouri P.E. E-2001018714
Gateway Land Services, Inc. Missouri Authority No. E-2007027544

DRAWING NOTICE:
THESE DOCUMENTS ARE CONFIDENTIAL AND ARE THE SOLE PROPERTY OF SPRINT AND MAY NOT BE REPRODUCED, DISSEMINATED OR REDISTRIBUTED WITHOUT THE EXPRESS WRITTEN CONSENT OF SPRINT.

REVISIONS:	DESCRIPTION	DATE	BY	REV
2.5 REVIEW		05-21-14	MB	0
RF DATA ADDED		09-22-14	MB	1
HIGH CAPACITY ADDITION		12-15-14	MB	2
SCOPE REVISION		03-28-15	MB	3

SITE NAME: ROOSEVELT BUILDING

SITE CASCADE: ST03XC017

SITE ADDRESS: 16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION: TITLE SHEET

SHEET NUMBER: T-1

2.5MHz 75'-0" BUILDING

SITE INFORMATION

PROPERTY OWNER:
CHESTERFIELD NORTHEAST INC A MO CORP

LATITUDE (NAD83):
38° 39' 11" N
38.653056°

LONGITUDE (NAD83):
90° 33' 21" W
-90.555833°

COUNTY:
ST. LOUIS

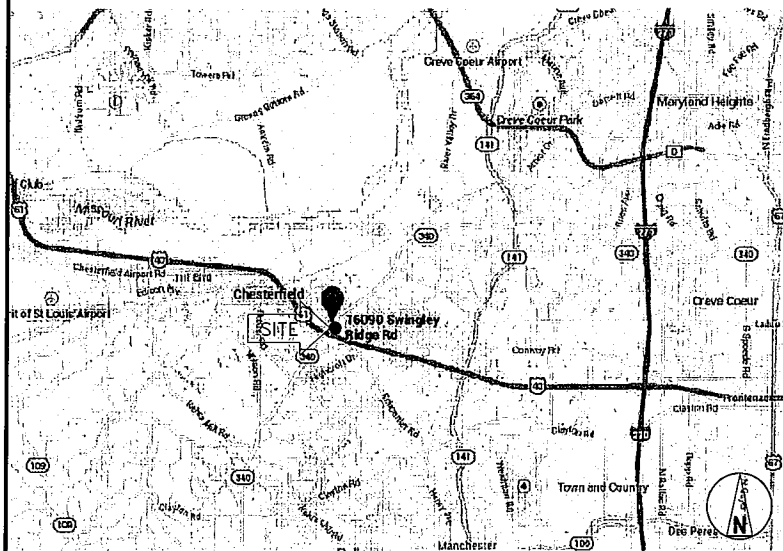
ZONING JURISDICTION:
CHESTERFIELD, MO

ZONING DISTRICT:
C8 - PLANNED COMMERCIAL DISTRICT

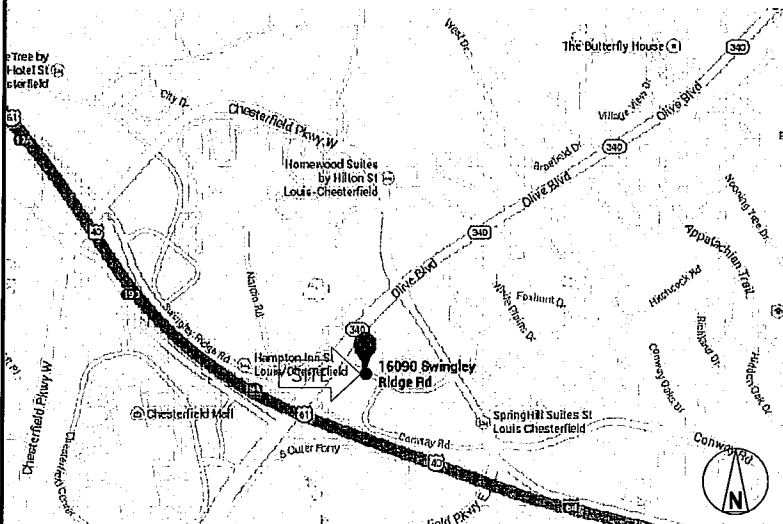
POWER COMPANY:
AMEREN UE

AAV PROVIDER:
AT&T

AREA MAP



LOCATION MAP



PROJECT DESCRIPTION

- INSTALLATION OF (3) NEW RFS - APXVSP18-C-A20 - HIGH CAPACITY ANTENNAS
- INSTALLATION OF (3) NEW SPRINT COMMScope - TTT64AP-1XR 2.5 MHZ ANTENNAS
- INSTALLATION OF (3) NEW FLEXI RF REMOTE UNIT (RRU) OUTDOOR - FZHU
- INSTALLATION OF (3) NEW RRUs31
- INSTALLATION OF (3) 1900 MHZ RRUs31 TO REPLACE (6) EXISTING 1900MHZ RRUs11
- INSTALLATION OF (1) NEW RF FILTER AT SECTORS 1 & 3
- INSTALLATION OF (14) JUMPER CABLES AT ANTENNAS

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALL IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2009 INTERNATIONAL BUILDING CODE
2. 2009 INTERNATIONAL MECHANICAL CODE
3. 2009 INTERNATIONAL ENERGY CONSERVATION CODE
4. 2011 NATIONAL ELECTRIC CODE
5. 2009 UNIFORM PLUMBING CODE



THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR.

SECTION 01 100 – SCOPE OF WORK

THE WORK:
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

PRECEDENCE:
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

SITE FAMILIARITY:
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ON-SITE SUPERVISION:
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN THE FOLLOWING INSTALLATION AND COMMISSIONING MOPS.

- A. TOP HAT
B. HOW TO INSTALL A NEW CABINET
C. BASE BAND UNIT IN EXISTING UNIT
D. INSTALLATION OF BATTERIES
E. INSTALLATION OF HYBRID CABLE
F. INSTALLATION OF RRU'S
G. CABLING
H. TS-0200 REV 4 - ANTENNA LINE ACCEPTANCE STANDARDS
I. SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.
J. COMMISSIONING MOPS

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTOR'S LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

NOTICE TO PROCEED:
NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

SITE CLEANLINESS:
CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

SECTION 01 400 – SUBMITTALS & TESTS

ALTERNATES:
AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED,

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. COAX SWEEPS AND FIBER TESTS PER TS-0200 REV 4 ANTENNA LINE ACCEPTANCE STANDARDS.
2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS - ANTENNA ALIGN ALIGNMENT TOOL (AAT)
2. SWEEP AND FIBER TESTS
3. SCANABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
4. ALL AVAILABLE JURISDICTIONAL INFORMATION
5. PDF SCAN OF REDLINES PRODUCED IN FIELD
6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
7. LIEN WAIVERS
8. FINAL PAYMENT APPLICATION
9. REQUIRED FINAL CONSTRUCTION PHOTOS
10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
11. ALL POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
12. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE

SECTION 07 500 – ROOF CUTTING, PATCHING AND REPAIR

SUMMARY:
THIS SECTION SPECIFIES CUTTING AND PATCHING EXISTING ROOFING SYSTEMS WHERE CONDUIT OR CABLES EXIT THE BUILDING ONTO THE ROOF OR BUILDING-MOUNTED ANTENNAS, AND AS REQUIRED FOR WATERTIGHT PERFORMANCE. ROOFTOP ENTRY OPENINGS IN MEMBRANE ROOFTOPS SHALL BE CONSTRUCTED TO COMPLY WITH LANDLORD, ANY EXISTING WARRANTY, AND LOCAL JURISDICTIONAL STANDARDS.

1.4 SUBMITTALS:

- A. PRE-CONSTRUCTION ROOF PHOTOS: COMPLETE A ROOF INSPECTION PRIOR TO THE INSTALLATION OF SPRINT EQUIPMENT ON ANY ROOFTOP BUILD. AT A MINIMUM INSPECT AND PHOTOGRAPH (MINIMUM 3 EA.) ALL AREAS IMPACTED BY THE ADDITION OF THE SPRINT EQUIPMENT.
- B. PROVIDE SIMILAR PHOTOGRAPHS SHOWING ROOF CONDITIONS AFTER CONSTRUCTION (MINIMUM 3 EA.)
- C. ROOF INSPECTION PHOTOGRAPHS SHOULD BE UPLOADED WITH CLOSEOUT PHOTOGRAPHS.

SECTION 09 900 – PAINTING

QUALITY ASSURANCE:

- A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. COMPLY WITH ALL ENVIRONMENTAL REGULATIONS FOR VOLATILE ORGANIC COMPOUNDS.

MATERIALS:

- A. MANUFACTURERS: BENJAMIN MOORE, ICI DEVOE COATINGS, PPG, SHERWIN WILLIAMS OR APPROVED EQUAL. PROVIDE PREMIUM GRADE, PROFESSIONAL-QUALITY PRODUCTS FOR COATING SYSTEMS.
- PAINT SCHEDULE:
- A. EXTERIOR ANTENNAE AND ANTENNA MOUNTING HARDWARE: ONE COAT OF PRIMER AND TWO FINISH COATS. PAINT FOR ANTENNAE SHALL BE NON-METALLIC BASED AND CONTAIN NO METALLIC PARTICLES. PROVIDE COLORS AND PATTERNS AS REQUIRED TO MASK APPEARANCE OF ANTENNAE ON ADJACENT BUILDING SURFACES AND AS ACCEPTABLE TO THE OWNER. REFER TO ANTENNA MANUFACTURER'S INSTRUCTIONS WHENEVER POSSIBLE.
- B. ROOF TOP CONSTRUCTION: TOUCH UP - PREPARE SURFACES TO BE REPAIRED. FOLLOW INDUSTRY STANDARDS AND REQUIREMENTS OF OWNER TO MATCH EXISTING COATING AND FINISH.

PAINTING APPLICATION:

1. INSPECT SURFACES, REPORT UNSATISFACTORY CONDITIONS IN WRITING; BEGINNING WORK MEANS ACCEPTANCE OF SUBSTRATE.
2. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR PREPARATION, PRIMING AND COATING WORK. COORDINATE WITH WORK OF OTHER SECTIONS.
3. MATCH APPROVED MOCK-UPS FOR COLOR, TEXTURE, AND PATTERN. RE-COAT OR REMOVE AND REPLACE WORK WHICH DOES NOT MATCH OR SHOWS LOSS OF ADHESION.
4. CLEAN UP, TOUCH UP AND PROTECT WORK.

TOUCHUP PAINTING:

1. GALVANIZING DAMAGE AND ALL BOLTS AND NUTS SHALL BE TOUCHED UP AFTER TOWER ERECTION WITH "GALVANOX," "DRY GALV," OR "ZINC-IT."
2. FIELD TOUCHUP PAINT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ALL METAL COMPONENTS SHALL BE HANDLED WITH CARE TO PREVENT DAMAGE TO THE COMPONENTS, THEIR PRESERVATIVE TREATMENT, OR THEIR PROTECTIVE COATINGS.

SECTION 11 700 – ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION

SUMMARY:
THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

ANTENNAS AND RRU'S:
THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

HYBRID CABLE:
HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

JUMPERS AND CONNECTORS:
FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE. DO NOT USE SUPERFLEX OUTDOORS. JUMPERS SHALL BE FACTORY FABRICATED IN APPROPRIATE LENGTHS WITH A MAXIMUM OF 4 FEET EXCESS PER JUMPER AND HAVE CONNECTORS AT EACH END, MANUFACTURED BY SUPPLIER. IF JUMPERS ARE FIELD FABRICATED, FOLLOW MANUFACTURER'S REQUIREMENTS FOR INSTALLATION OF CONNECTORS

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS:
INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION:
THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

2.5MHz 75'-0" BUILDING

Sprint

6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:

GLS

GATEWAY
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OEM:

ENGINEERING LICENSE:

STATE OF MISSOURI

REGISTERED PROFESSIONAL ENGINEER

MICHAEL A. BUESCHER

NUMBER E-2001018714

3/28/15

Michael A. Buescher, P.E. Civil Engineering
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REVISIONS:	DESCRIPTION	DATE	BY	REV
2.5 REVIEW		05-21-14	MB	0
RF DATA ADDED		09-22-14	MB	1
HIGH CAPACITY ADDITION		12-15-14	MB	2
SCOPE REVISION		03-28-15	MB	3

SITE NAME:

ROOSEVELT
BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

SP-1

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

HYBRID CABLES INSTALLATION:

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADI.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE PERMANENTLY FASTENED TO THE COAX LADDER AT 4'-0" OC USING NON-MAGNETIC STAINLESS STEEL CLIPS.
2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
- a. FIBER: SUPPORT FIBER BUNDLES USING ½" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
- b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
4. CABLE INSTALLATION:
- a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
- b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSEOVERS.
- c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.
5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN TS 0200 REV 4.
7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2" BEYOND THE SELF-AMALGAMATING TAPE.
3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. LABEL CIRCUIT BREAKERS ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2012-001, REV 1.

SECTION 11 800 - INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
1. ALLIED TUBE AND CONDUIT
2. B-LINE SYSTEM
3. SUNISTRUT DIVERSIFIED PRODUCTS
4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 - ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.

- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6- FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL.
2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO - CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS AS INDICATED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.

2.5MHz 75'-0" BUILDING



6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:



GATEWAY
LAND SERVICES

Engineering
Surveying

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OEM:

ENGINEERING LICENSE:



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REVISIONS:				
	DESCRIPTION	DATE	BY	REV
2.5	REVIEW	08-21-14	MB	0
RF	DATA ADDED	09-22-14	MB	1
	HIGH CAPACITY ADDITION	12-15-14	MB	2
	SCOPE REVISION	03-26-15	MB	3

SITE NAME:

ROOSEVELT
BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

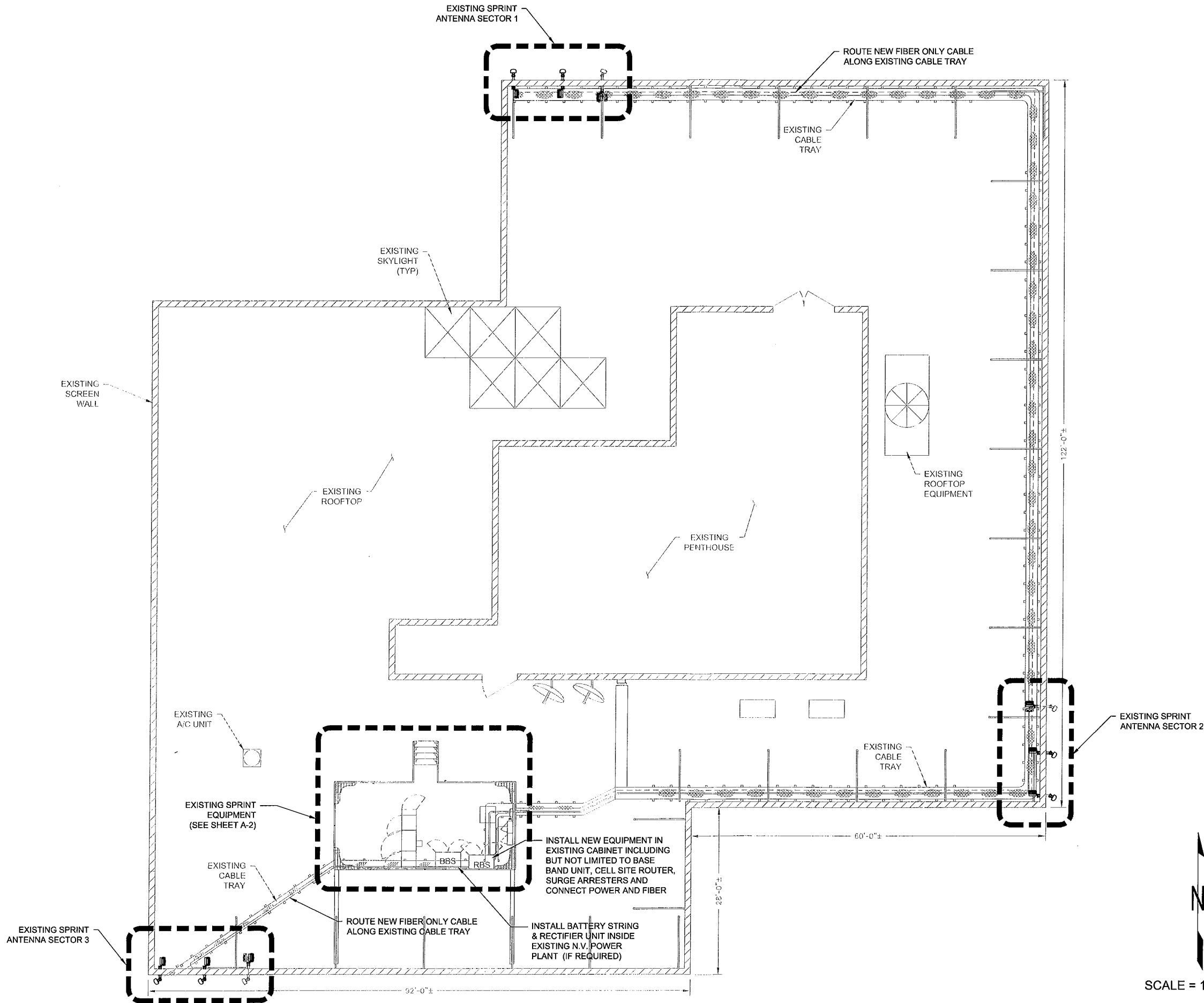
16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

SPRINT SPECIFICATIONS

SHEET NUMBER:

SP-2



2.5MHz 75'-0" BUILDING

PLANS PREPARED BY:
GLS
GATEWAY
LAND SERVICES, Inc.
Engineering
Surveying
4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
f-636.530.9825
www.glsstl.com

OEM:

ENGINEERING LICENSE:

Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714
Gateway Land Services, Inc. Missouri Authority No. E-2007027544

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REVISIONS:	DESCRIPTION	DATE	BY	REV
2.5 REVIEW		05-21-14	MB	0
RF DATA ADDED		09-22-14	MB	1
HIGH CAPACITY ADDITION		12-15-14	MB	2
SCOPE REVISION		03-28-15	MB	3

SITE NAME:
ROOSEVELT BUILDING

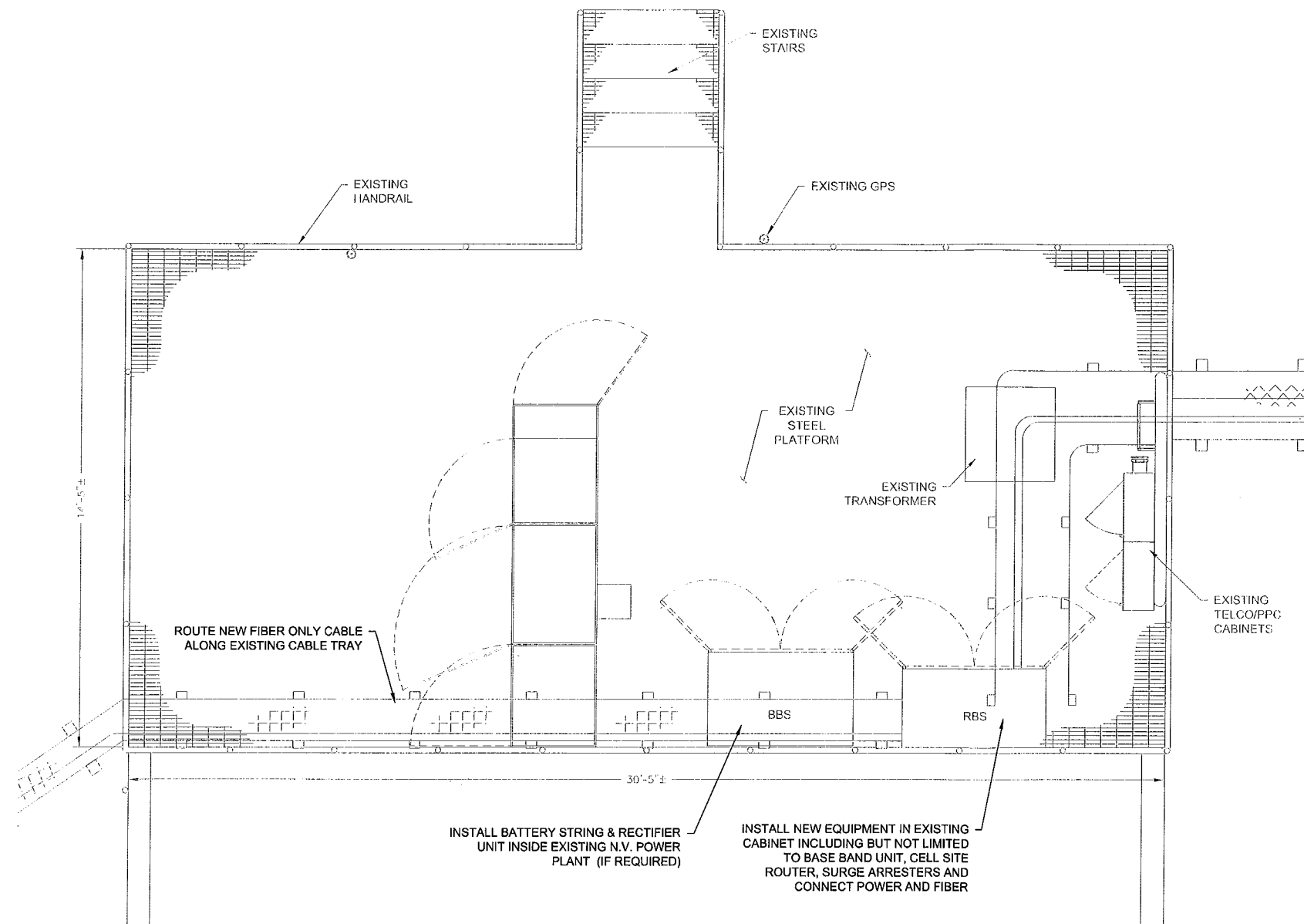
SITE CASCADE:
ST03XC017

SITE ADDRESS:
**16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017**

SHEET DESCRIPTION:
ROOF PLAN

SHEET NUMBER:
A-1

SCALE = 1/8"=1'-0"



SCALE = 1/2"=1'-0"

2.5MHz 75'-0" BUILDING

Sprint
 6580 Sprint Parkway
 Overland Park, Kansas 66251

PLANS PREPARED BY:
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 Surveying
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	HIGH CAPACITY ADDITION	12-15-14	MB	2
	SCOPE REVISION	03-28-15	MB	3

SITE NAME:
ROOSEVELT BUILDING

SITE CASCADE:
ST03XC017

SITE ADDRESS:
 16090 SWINGLEY RIDGE ROAD
 CHESTERFIELD, MO 63017

SHEET DESCRIPTION:
EQUIPMENT PLAN

SHEET NUMBER:
A-2

T OF EXISTING BUILDING
ELEVATION = 95' - 0"± AGL

Q OF NEW AND EXISTING
SPRINT ANTENNAS
ELEVATION 82' - 0"± AGL

T OF EXISTING BUILDING
ELEVATION = 75' - 0"± AGL

PLANS PREPARED BY:

GLS

GATEWAY
LAND SERVICES
Engineering
Surveying

Gateway Land Services, Inc.
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Chesterfield, MO 63017
314.881.9556
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HIGH CAPACITY ADDITION	12-15-14	MB	2
SCOPE REVISION	03-28-15	MB	3

SITE NAME:

ROOSEVELT
BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

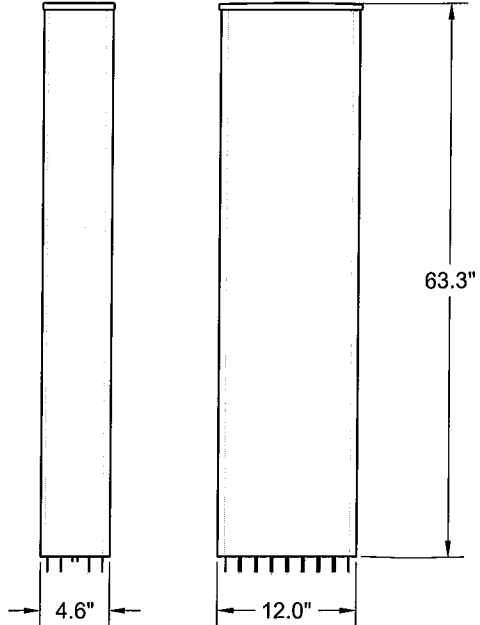
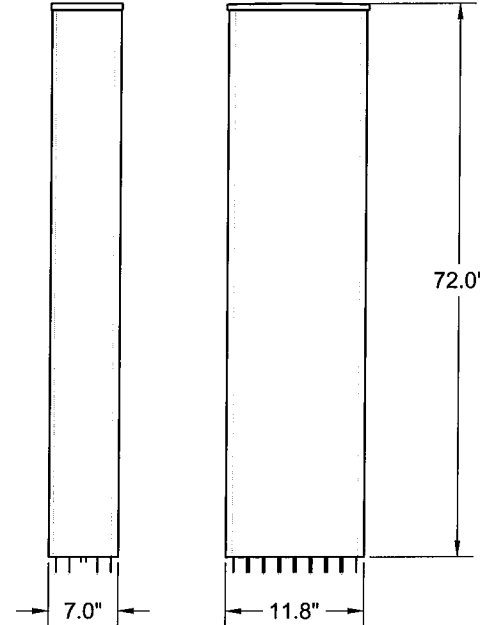
TOWER ELEVATION
& CABLE PLAN

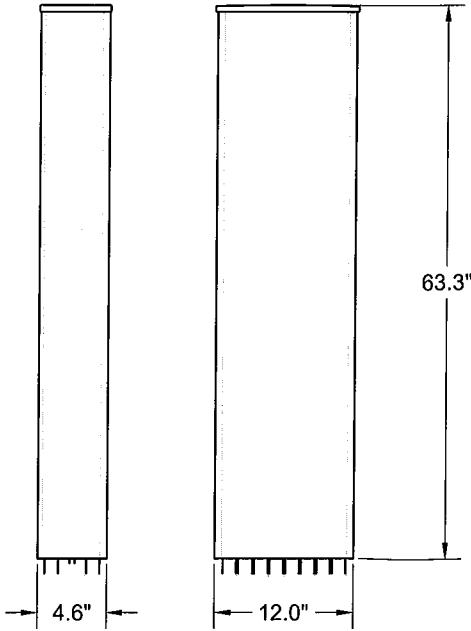
SHEET NUMBER:

A-3

2.5MHz 75'-0" BUILDING

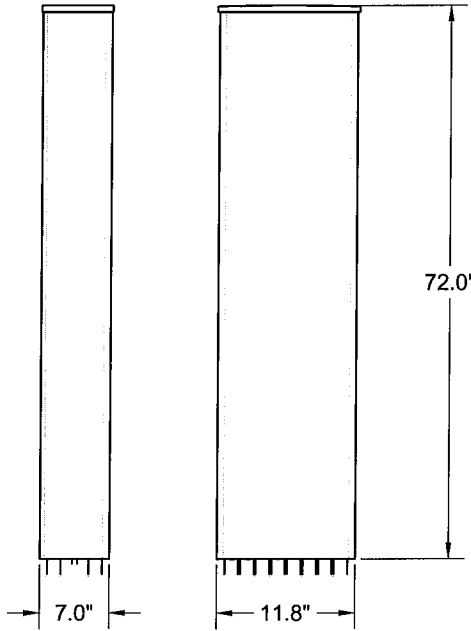
GROUND LEVEL

ELEVATION				NO SCALE	A
NOT USED	NO SCALE	D			C
			COMMSCOPE ANTENNA TTTT64AP-1XR DIMENSIONS, HxWxD: 63.3" x 12.0" x 4.6" WEIGHT: 33 LBS.		
HIGH CAPACITY ANTENNA DIMENTSIONS	NO SCALE	B			C
			RFS ANTENNA APXVSP18-C-A20 DIMENSIONS, HxWxD: 72.0" x 11.8" x 7.0" WEIGHT: 50 LBS.		



COMMSCOPE ANTENNA
TTTT64AP-1XR

DIMENSIONS, HxWxD: 63.3" x 12.0" x 4.6"
WEIGHT: 33 LBS.



RFS ANTENNA
APXVSP18-C-A20

DIMENSIONS, HxWxD: 72.0" x 11.8" x 7.0"
WEIGHT: 50 LBS.

SECTOR 1

EXISTING SPRINT
NETWORK VISION
ANTENNA

EXISTING SPRINT
NETWORK VISION
RRHs

EXISTING SPRINT
NETWORK VISION
RRHs

EXISTING SPRINT
NETWORK VISION
ANTENNA

SECTOR 2

EXISTING SPRINT
NETWORK VISION
RRHs

EXISTING SPRINT
NETWORK VISION
ANTENNA

SECTOR 3

0° = TRUE NORTH

EXISTING ANTENNA LAYOUT

1" = 60'

C

INSTALL SPRINT RFS -
APXVSP18-C-A20 - HIGH
CAPACITY ANTENNAS
SEE SHEET A-3 DETAIL B

1C
(AZ 0°)

INSTALL FLEXI RF
REMOTE UNIT (RRU),
OUTDOOR - FZJH

PROPOSED
RRUs31

SECTOR 1

INSTALL SPRINT
COMMSCOPE -
TTTT64AP-1XR
2.5 Mhz ANTENNAS
SEE SHEET A-3 DETAIL C

1A
(AZ 20°)

PROPOSED 1900MHZ
RRUs31 TO REPLACE
THE EXISTING (2)
1900MHZ RRUs11

2A
(AZ 120°)

INSTALL SPRINT
COMMSCOPE -
TTTT64AP-1XR
2.5 Mhz ANTENNAS
SEE SHEET A-3 DETAIL C

2B
(AZ 120°)

PROPOSED
RRUs31

INSTALL FLEXI RF
REMOTE UNIT (RRU),
OUTDOOR - FZJH

INSTALLED
MOUNTING
LAYOUT SEE
DETAIL BELOW

INSTALL SPRINT RFS -
APXVSP18-C-A20 - HIGH
CAPACITY ANTENNAS
SEE SHEET A-3 DETAIL B

0° = TRUE NORTH

SECTOR 2

SECTOR 3

INSTALL FLEXI RF
REMOTE UNIT (RRU),
OUTDOOR - FZJH

PROPOSED
RRUs31

INSTALLED
MOUNTING
LAYOUT SEE
DETAIL BELOW

INSTALL SPRINT RFS -
APXVSP18-C-A20 - HIGH
CAPACITY ANTENNAS
SEE SHEET A-3 DETAIL B

3C
(AZ 240°)

3B
(AZ 240°)

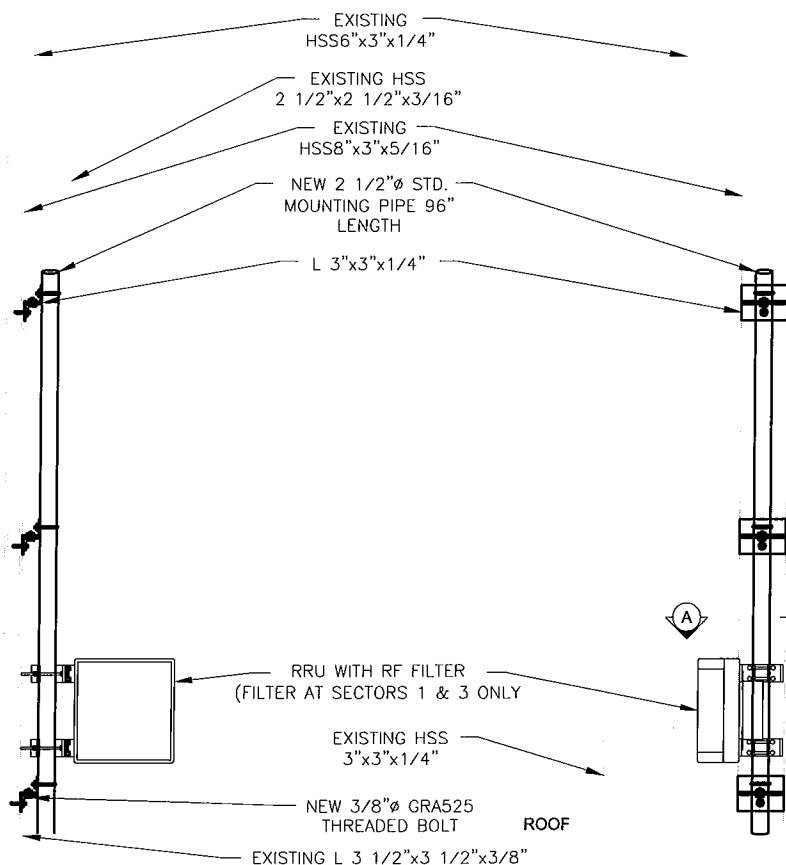
3A
(AZ 240°)

INSTALL SPRINT
COMMSCOPE -
TTTT64AP-1XR
2.5 Mhz ANTENNAS
SEE SHEET A-3 DETAIL C

FINAL ANTENNA LAYOUT

1" = 60'

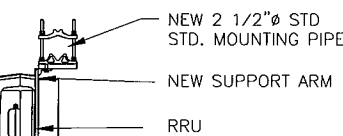
A



SIDE VIEW

BACK VIEW

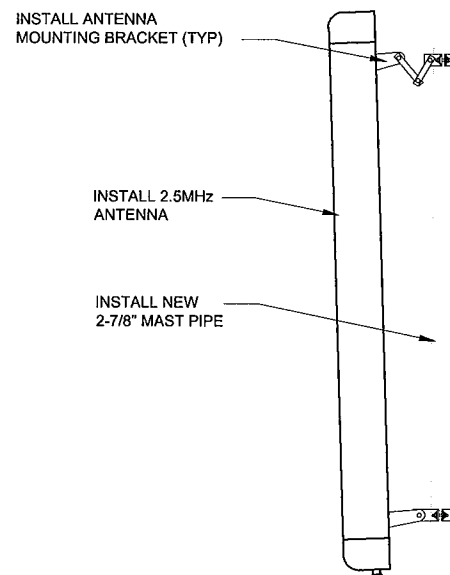
SECTION A



RRU MOUNTING

NO SCALE

D



ANTENNA MOUNTING

NO SCALE

B

Sprint

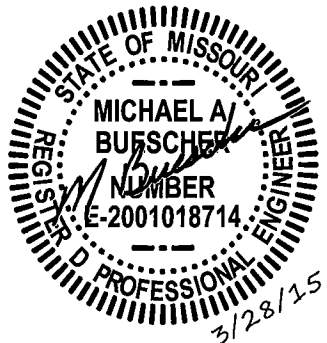
6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:

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LAND SERVICES
Engineering
Surveying
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2.5 REVIEW		05-21-14	MB	0
RF DATA ADDED		09-22-14	MB	1
HIGH CAPACITY ADDITION		12-15-14	MB	2
SCOPE REVISION		03-28-15	MB	3

SITE NAME:

**ROOSEVELT
BUILDING**

SITE CASCADE:

ST03XC017

SITE ADDRESS:

**16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017**

SHEET DESCRIPTION:

**ANTENNA LAYOUT
& MOUNTING DETAILS**

SHEET NUMBER:

A-4

NO DATA PROVIDED
TO DATE

2.5MHz 75'-0" BUILDING

Sprint

6580 Sprint Parkway
Overland Park, Kansas 66251

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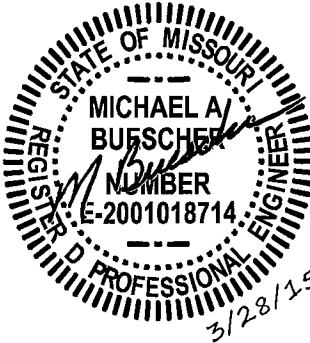
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SITE NAME:

ROOSEVELT
BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

RF DATA SHEET
EQUIPMENT INFORMATION

SHEET NUMBER:

A-5

RF Design Sheet Version 3.1

***NOTE: Build site assuming future growth (ie 1:3:3 forecast).

Basic Information

Note: Italic text are RFDS instructions for RF Engineer. Please remove these comments prior to acting RFDS form and remove italic formatting.

Cascade Number	ST03XC017
Site Name	Unknown
Site Number 1 or 2 (for more than 3 sector site)	1
99 Market Name	Missouri
CEM	NSN
Cluster ID	Missouri7
Issue Date	03/28/2014
Revision Date	06/13/2014
Solution ID	MP 4G LTE 24820
PID	25LTEST03XC017
RFDS Engineer (CEM RF Engineer)	
Sprint RF Engineer	Craig Uckler
Sprint RF Engineer (phone/e-mail)	(314) 642-5635/Craig.A.Uckler@sprint.com
Sprint RF Manager	Noel Hansen
Sprint RF Manager (phone/email)	(314) 503-9641/Noel.M.Hansen@sprint.com
RF Need By Date	
Project Description	New 2.5G TDD LTE service at existing site. Add new antennas, RRH and RAN equipment.

Location Information

Latitude (decimal only)	38.633056
Longitude (decimal only)	-90.55583300
Address	900 Roosevelt Plany
City, State, Zip Code	Chesterfield MO 63017
County, E911 Phase	St. Louis 2

Site Level Design Information 2.500MHz

	Number of Sectors	Carrier Count when 2.5G is on air	Tx and Rx start and stop frequencies
LTE 2500	3	To be built with 3 carriers. One carrier will be initially place on air.	2496 MHz - 2690 MHz
3G 1900 Mhz			
LTE PCS G Block			
LTE PCS Block A-F			
3G 800Mhz			
LTE 800Mhz			
Microwave Backhaul			
Existing BTS Location			
Existing BTS Type			
New Growth Cabinet Make/Model		None	
New Growth Cabinet Quantity		0	
New Growth Cabinet Dimensions (L x W x H in inches)			
New Growth Cabinet Loaded weight (lbs)			
New Top Hat Make/Model		ALI Only	
New Top Hat Cabinet Quantity		ALI Only	
New Top Hat Dimensions (L x W x H in inches)		ALI Only	
New Top Hat Loaded weight (lbs)		ALI Only	
Incremental Power Draw needed by new Growth Cabinet or Top Hat		0	
Site Structure Type			
Current Ethernet Speed			
Required Ethernet Speed			
Radio Configuration		BTBR	
Split Mode		0	
Radio Scenario		1	
Plumbing Diagram Number		SPRINT_PD_NSBTRXAAXX	
RRH / RRU Model		FZH - B x 20W	
RRH / RRU Qty		3	
RRH/RRU Weight (lbs including mount)			
RRH/RRU Dimensions (L x W x H in inches)			
Power Junction Cylinder Make/Model		Samsung Only	

Additional GPS antenna required?
ARE Drawing Requirements:

1) Calculate and call-out hybrid/fiber/coax main line cable route and lengths.
2) Calculate and call-out AISG cable route and lengths.
3) All antenna heights are to center of horizontal antenna.
4) Verify CL height with as-built drawings in Sitera or per Sprint site development.
5) No object is to be located 45 degrees left and right of front of antenna or 67.5 degrees from horizontal from top and bottom of antenna. If this is not possible, contact RF Engineer for further instruction. In addition, 2.5G antenna is not to be placed in front of any other antenna using the same rules as above. Reference Sprint Antenna Placement Guidelines in Sitera General Library for more details. This includes Sprint and non-Sprint antennas. If necessary, 2.5G antenna can be placed at far edge of horizontal antenna mount member for clear Line Of Site or even on another sector mount for clear Line Of Site.
6) Horizontally, 2.5G antenna must be at least 18" from 1900Mhz antenna, 30" from 800Mhz antenna and 30Mhz from dual band 1900Mhz and 800Mhz antenna. Reference Sprint Antenna Placement Guidelines in Sitera General Library for vertical spacing requirements.

Special Construction Requirements:

1) AISG tests to verify operation is to be performed AFTER final installation of antennas and AISG cables have been connected. Verify operation of ALL existing Sprint AISG equipment including 800Mhz, 1.9Ghz and 2.5G. Test include complete downtilt, azimuth (if applicable) and beamwidth swings (if applicable). Document AISG test results in Coax Sweep Test spreadsheet.
3) General Contractor must insure that no object is located in front of antenna. This means no object is to be located 45 degrees left and right of front of antenna or 67.5 degrees from horizontal from top and bottom of antenna. If this is not possible, contact RF Engineer for further instruction. In addition, 2.5G antenna is not to be placed in front of any other antenna using the same rules as above. This includes Sprint and non-Sprint antennas.
4) General Contract is required to use a digital alignment tool to set azimuth, roll and downtilt. Azimuth accuracy is to be within 3 degrees. Downtilt and rdl (left to right tilt) is to be within 0.1 degrees. If for some reason this accuracy cannot be achieved, update as-built drawings and email Sprint RF Engineer with as-built settings. Use 32 RF alignment tool or equivalent tool. <http://www.3etelcom.com/antenna-alignment-tool/>

Additional RF Notes:

Site development - if no centerline height and azimuth exists in this RFDS, it means final RFDS has not been completed. If site is already leased and zoned, turn site on per lease. If not yet leased or zoned or if you can easily change the RF configuration, lease and zone, using on-air 1900 CL height and azimuth, rdl=0, eDT=-2 and use antenna called out in this RFDS for leasing and zoning. At some point, the final RFDS will come through. If different than your current configuration, you need to make a judgment call. If you can change the configuration without much delay in turning the site on, then make the change. If not, the build the site with existing configuration. Later one, you will receive funding to release, zone and modify site per final RFDS.

Final/New Configuration	Sector 1	Sector 2	Sector 3
Azimuth	20	120	240
Antenna Center Line (ft)	82.00	82.00	82.00
Antenna Manufacturer	CommScope	CommScope	CommScope
Antenna Model	TTTT65AP-DXR	TTTT65AP-DXR	TTTT65AP-DXR
Antenna Weight (lbs including mount)			
Antenna Dimensions (L x W x H in inches)			
Antenna Qty	1	1	1
Antenna Mechanical Downtilt	0	0	0
Antenna Electrical Downtilt	2	2	2
Combined with			
Upper Splitter Make/Model			
Upper Splitter Qty	0	0	0
Upper Splitter Dimensions (L x W x H in inches)			
Upper Splitter Weight (lbs)			
Top Jumper Make/Model	Coax Jumper, Mfg TBD.	Coax Jumper, Mfg TBD.	Coax Jumper, Mfg TBD.
Top Jumper Quantity	9	9	9
Top Jumper length in feet			
Bottom Jumper Make/Model			
Bottom Jumper Quantity	0	0	0
Bottom Jumper length in feet	For Ground Mount	For Ground Mount	For Ground Mount
Surge Arrestor			
Upper Diplexer/Tripolex/Duplexor Model			
Upper Diplexer/Tripolex/Duplexor Qty			
Upper Diplexer/Tripolex/Duplexor Dimensions (L x W x H in inches)			
Upper Diplexer/Tripolex/Duplexor Weight (lbs)			
Upper Diplexer/Tripolex/Duplexor Model			
Upper Diplexer/Tripolex/Duplexor Qty			
DC Block (specify port)			
RF Filter Make/Model			NSN FPHS
RF Filter Quantity	0	0	1
RF Filter Dimensions (L x W x H in inches)			
RF Filter Weight (lbs)			

2.5MHz 75'-0" BUILDING

Sprint

6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:

GLS

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4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
f.636.530.9825
www.glsstl.com

CEM:

ENGINEERING LICENSE:

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
MICHAEL A. BUESCHER
NUMBER E-2001018714
3/28/15

Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714
Gateway Land Services, Inc. Missouri Authority No. E-2007027544

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RF DATA ADDED	09-22-14	MB	1
HIGH CAPACITY ADDITION	12-15-14	MB	2
SCOPE REVISION	03-28-15	MB	3

SITE NAME:

ROOSEVELT BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

RF DATA SHEET

SHEET NUMBER:

A-6

2500MHz #1 Cal Cable - Sector							
	Cable	First Ring	Second Ring	Third Ring	Forth Ring	Fifth Ring	Sixth Ring
1 Alpha	1	Yellow		Yellow	White		
2 Beta	2	Yellow	Yellow		Yellow	White	
3 Gamma	3	Yellow	Yellow	Yellow		Yellow	White
2500MHz #2 Cal Cable - Sector							
	Cable	First Ring	Second Ring	Third Ring	Forth Ring	Fifth Ring	Sixth Ring
1 Alpha	1	Yellow		Yellow			
2 Beta	2	Yellow	Yellow		Yellow		
3 Gamma	3	Yellow	Yellow	Yellow		Yellow	

NOTE*: Antennas must be identified, using the sector letter and antenna number, with a black marker prior to installation.

TO PROVIDE ADDITIONAL IDENTIFICATION RF CABLES SHALL BE IDENTIFIED WITH A METAL TAG MADE OF STAINLESS STEEL OR BRASS AND STAMPED WITH THE SECTOR, ANTENNA POSITION, AND CABLE NUMBER. THE ID MARKING LOCATIONS SHOULD BE AS PER "CABLE MARKING LOCATIONS TABLE". THE TAG SHOULD BE ATTACHED WITH CORROSIVE PROOF WIRE OR WAX STRING AROUND THE CABLE. THE TAG SHOULD BE LABELED AS SHOWN BELOW IN FIGURE 2.



A diagram of a triangle with vertices labeled G1 (top left), A1 (top right), and B1 (bottom right). The left side is labeled G4, the right side is labeled A4, and the bottom side is labeled B4. Arrows indicate the direction of flow: from G1 to G4, from A1 to A4, and from B1 to B4.

CABLE MARKING LOCATIONS TABLE		
TAPE	TAG	LOCATIONS
X		EACH TOP-JUMPER SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS.
X		EACH MAIN COAX SHALL BE COLOR CODED WITH (1) SET OF 3" WIDE BANDS NEAR THE TOP-JUMPER CONNECTION AND WITH (1) SET OF 3/4" WIDE COLOR BANDS JUST PRIOR TO ENTERING THE BTS OR TRANSMITTER BUILDING.
	X	MARKING TAGS SHALL BE ATTACHED AT CABLE ENTRY PORT ON THE INTERIOR OF THE SHELTER
X		ALL BOTTOM JUMPERS SHALL BE COLOR CODED WITH (1) SET OF 3/4" WIDE BANDS ON EACH END OF BOTTOM JUMPER.

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RF DATA ADDED	03-22-14	MB	1	
HIGH CAPACITY ADDITION	12-15-14	MB	2	
SCOPE REVISION	03-28-15	MB	3	

SITE NAME: ROOSEVELT BUILDING

SITE CASCADE: ST03XC017

SITE ADDRESS: 16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:	RF DATA SHEET
--------------------	---------------

SHEET NUMBER: **A-7**

2.5MHz 75'-0" BUILDING

3.2.3 RRUS31 Technical Specifications and Description

3.2.3.1 RRUS31 Radio

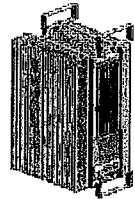
RRUS 31 B25 OVERVIEW
KRC 118 159/1

- 4T/4R RRU Band 25
- 160W, 40W/Antenna
- 65MHz Instantaneous Bandwidth
- 40°C to +55°C

- Ericsson RRU Interfaces
 - 48 V DC Input
 - 2 x 5Gbps CPRI
 - External RET and Alarm Support

- CDMA, LTE Support
 - 3/5/10/15/20MHz LTE
 - Max 4 LTE carriers (4T/4R)
 - Max 6 CDMA carriers (1T/4R)
 - Max 8 carriers in Mixed Mode
 - Max 4 Tx carriers per Ant Port

Frequency bands
3GPP Band 25, 3GPP2 B14
UL: 1850-1915MHz, DL: 1830-1995MHz
HW Capacity
Carrier bandwidth CDMA: 6 x CDMA carriers
Carrier bandwidth LTE: 40 MHz or occupied band width or 4 LTE Carriers
Carrier bandwidth in GSM: 6 x CDMA plus 2 x 4T/4R 5MHz LTE
Maximum Carriers: 4Tx per Ant port, 16Tx per Radio, 8Rx per Ant port
LTE Carrier Bandwidth: 3/5/10/15/20MHz
BW: 65 MHz
MIMO: Yes, 1T/2R, 2T/2R, 2T/4R, 4T/4R
Output power: 4x40W
Interface specifications



	RRUS 31 B25
Power Consumption	Max. 740 W
Weight	< 27 kg, 59.5 lb
Volume	< 30 L
Size (without bracket)	300 x 237 x 420 mm 11.8 x 9.3 x 16.5 in

Design Document Template, v1.0, 3/31/09

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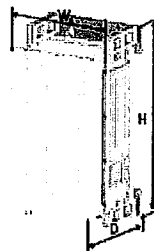
Page 16 of 51

Power supply: -48 V DC (2Wire)
Antenna Ports: 4 x DIN 7/16
External AID: RET 2.0, DIN 8
External Alarms: DIN 8, 2 alarm Inputs
CPRI: 2 x 2.5 or 5.0 Gbps CPRI (Changeable SFPs)
Push (Reset) button, 5 x LED
Field Ground
Mechanical Specifications
WxDxH: 300 mm (11.81 in) x 237 mm (9.33 in) x 420 mm (16.54 in)
Weight: < 27kg (59.6lb)
Mounting: Wall, Pole mount, using standard RRU brackets
Power Specifications
Power Consumption: 740W Maximum
Nominal voltage: -48 VDC
Voltage variation: -38.1V to -57.6 VDC
Abnormal / Non Destruction Voltage Range: 0 to -38.1 VDC and -57.6 to -80 VDC
Start/Restart Recovery Voltage: -42.5 +/-0.5 VDC
Stop (Shutdown) voltage: -55.0V +/-0.5VDC
Tx off voltage: -37.6V +/-0.4VDC
Environmental specifications
Environment: Outdoor class with IP65
Normal operating temp: -40 - +55 °C (cold start at -40 °C)

FINAL MECHANICALS

RRU Unit:
[Metric] W:300mm x D:237mm x H:420mm
[English] W:11.8" x D:9.3" x H:16.5"
Weight: 27kg (59.6lbs) incl. bracket

RRU with Brackets:
[Metric] W:300mm x D:266mm x H:520mm
[English] W:11.8" x D:10.5" x H:20.5"
Weight: 27kg (59.6lbs)

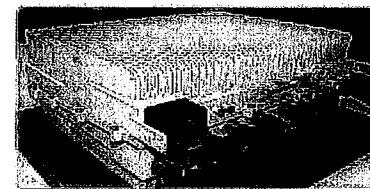


Design Document Template, v1.0, 3/31/09

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Page 17 of 51

NSN Flexi RF Module - FZHU



Description	FZHU -RRH
Operating band	2485-2690MHz (Band 41)
Concurrent bandwidth	50MHz per PA
HW Configurations Supported	8T8R / 4T4R / 2T2R
Output Power	3 carriers @ ~6.5W per PA for each carrier
Volume (L)	<=3L
Weight (kg)	<=5.2lb (23kg)
Dimensions	8.7 x 17.4 x 34 inch
Optical line rate	6 x 6G/10G/40G
Cooling	Convection
Power consumption (-48V DC)	618W @55°C, 723W @65°C
Operating Temperature	-40 to +55°C / (-40 to +55°C)
Protection	IP65

Specifications subject to change
Not drawn to scale

NSN Confidential

RRUs 31

NO SCALE

C

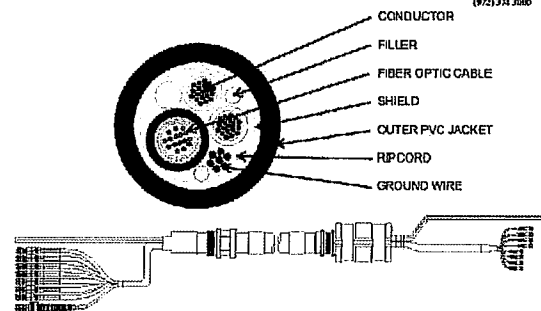
FLEXI RF REMOTE UNIT

NO SCALE

A

NSN Rooftop Hybrid Cable - Power + Fiber

4000 Connection Data
Indag. TX T5009
(972) 374 3000



Cable Construction

Power Conductors

2 - 6AWG 15 STRAND THHN/TMVN
PVC INSULATION THICKNESS: 0.030" (0.76 mm)
RULIN COATING THICKNESS: 0.005" (0.13 mm)
OD (25°C MIN): 0.328" (8.34 mm)

Ground

1 - 6AWG 7 STRAND BARE COPPER

Shield

0.005" BARE COPPER 16 PL 1/2 INCH 24/0 COVERLAP

Fiber Cables

FIBER TYPE: USE BEND-INSENSITIVE LOW
LOSS PLAIN PLEATED FIBER - 0.55 NA
FIBER COUNT: 16
FIBER OD: 0.010" (0.25 mm)
NOMINAL DIAMETER: 0.115" (2.9 mm)
JACKET: LOW-SMOKE RIBBON-PAH/LSH

Outer Jacket

WATER-RESISTANT PVC-UV RESISTANT
GDR: 16.5
NOMINAL WALL THICKNESS: 1.3 mm
NOMINAL OD: 0.328" (8.34 mm)
RIPCORD LOCATED INSIDE JACKET
UL ECE-81
11.4 (F/M/A)

Drawings are not drawn to scale
Specification subject to change
Date - 02/2015 - Sprint

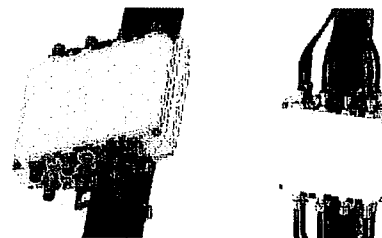
HYBRID CABLE DETAIL

NO SCALE

D

4000 Connection Data, Indag. TX T5009
(972) 374 3000

Radar Co-Location Filter Unit, Outdoor - FFHS



Insertion loss 2400 - 2690MHz	<1.0dB over any 20MHz channel BW (typ. 0.85dB @ +25C at band edge, 0.2dB mid band)
FFHS standalone rejection:	Cascaded rejection of FFHS with FZHU RRU: >70dB (2704 - 2698MHz)
Attenuation	Frequency
40 dB	2704 - 2705 MHz
40 dB	2705 - 2730 MHz
40 dB	2730 - 2740 MHz
45 dB	2740 - 3000 MHz
Return loss	>18dB (FFHS only)
Isolation between filters	>40dB
GDD @ 5MHz	<20ns (worst case, ~15ns typ.)
GDD @ 20MHz	<40ns (worst case, ~25ns typ.)
GDR @ 194MHz	<50ns (worst case, ~35ns typ.)
Weight	7.9kg
Filter size (w/o brackets)	W805mm x H278mm x D74.6mm (including connectors) W11.8 x H10.9 x D2.9 inch
Brackets	Pole or wall mount (compatible with NSN RRU/RFM installation requirements) W 8.1 x H13.1 inch
Connectors	Female DIN 47231 (mini-DIN 4.1/8.5), in-line design
Ingress protection	IP66
Operating temperature range	-40°C to +55°C

Specification subject to change

04 Mar 14

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04 Mar 14

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2

RF FILTER DETAIL

NO SCALE

B

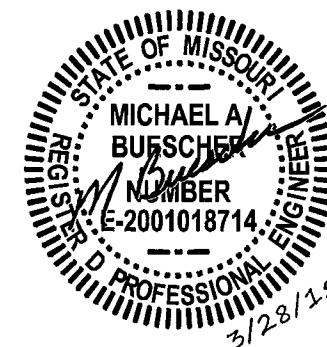
6580 Sprint Parkway
Overland Park, Kansas 66251

PLANS PREPARED BY:

GLS GATEWAY
LAND SERVICES
Engineering
Surveying
Gateway Land Services, Inc.
4 West Drive, Suite 110
Chesterfield, MO 63017
314.881.9556
f-636.530.9825
www.glsatl.com

OEM:

ENGINEERING LICENSE:



Michael A. Buescher, P.E. Civil Engineering
Missouri P.E. E-2001018714
Gateway Land Services, Inc. Missouri Authority No. E-2007027544

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REVISIONS:

REVISIONS:	DESCRIPTION	DATE	BY	REV
2.5 REVIEW		05-21-14	MB	0
RF DATA ADDED		09-22-14	MB	1
HIGH CAPACITY ADDITION		12-15-14	MB	2
SCOPE REVISION		03-28-15	MB	3

SITE NAME:

ROOSEVELT
BUILDING

SITE CASCADE:

ST03XC017

SITE ADDRESS:

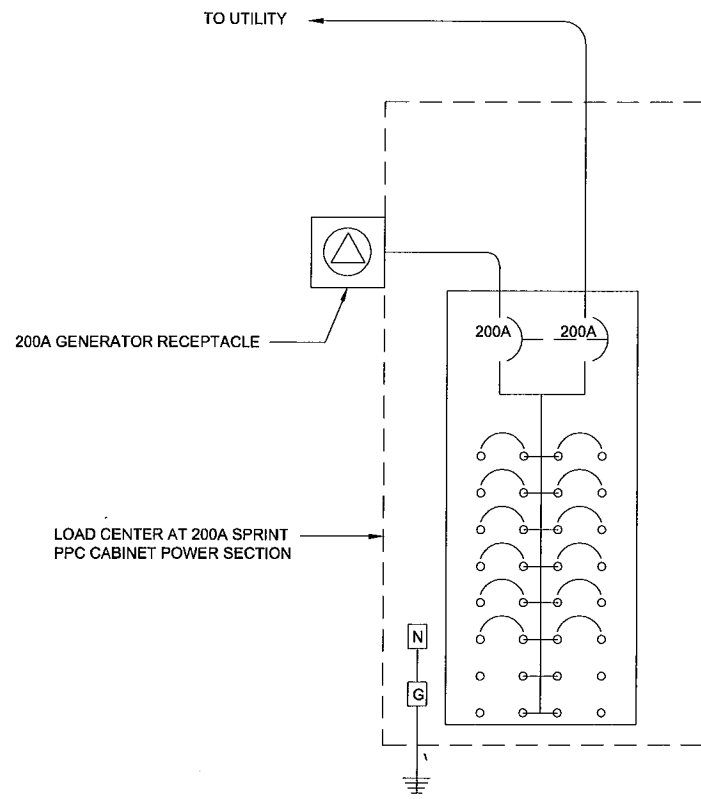
16090 SWINGLEY RIDGE ROAD
CHESTERFIELD, MO 63017

SHEET DESCRIPTION:

EQUIPMENT DETAILS

SHEET NUMBER:

A-8



Power Distribution Unit / Converters

Sprint Cascade: ST03XC017
Location Name: ROOSEVELT BUILDING
Date Completed: 3/6/2014

Nameplate Information

Manufacturer: Ericsson
Model No: BSS 6102
Serial No: SVB154600/33R1A

PDU / Converter Information

PDU / Converter #	Volt Rating, VDC (24 or 48)	Mfr Part #	Amp Reading, (if possible)	Mfr Serial # (if Possible)
1	48	BMG 980 336/6		SCP41585316
2	48	BMG 980 336/6		SK051982761
3	48	BMG 980 336/6		SK051982809
4	48	BMG 980 336/6		SK051982760
5	48	BMG 980 336/6		SCP41585313
6	48	BMG 980 336/6		SCP41585385
7				
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10				

Rectifiers

Nameplate Information

Manufacturer: Ericsson
Model No: BML181 174/1
Serial No: NA

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Rectifier #	Slot Equipped	Comments
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SEE BILL #3041
✓MBH
7/13/15



City Council Memorandum Planning and Development Services Division

To: Michael Herring, City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: July 9, 2015

CC Date: July 20, 2015

Re: **P.Z. 03-2015 Sachs Properties (The Grove in Chesterfield)**: A request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District for a 3.6 acre property located southeast of the intersection of Chesterfield Parkway West and Justus Post Road (19S431691 & 19S430579).

Summary

DosterUllom & Boyle, LLC, on behalf of The Grove Assisted Living, LLC, has submitted a request for a zoning map amendment from "C8" Planned Commercial District to "UC" Urban Core District. Per the submitted written narrative, the applicant wishes to rezone the site to allow an Assisted Living Care Facility while maintaining some of the existing land uses currently approved under previous ordinance authority. Related with the application for the zoning map amendment, a Preliminary Plan is also attached for City Council's review. Since the UC District is a planned district, the submittal of a preliminary plan is required and be made part of the legislation.

Public hearing was held on April 13, 2015 with a subsequent issues meeting and then vote meeting on June 8, 2015. At the vote meeting the Petitioner requested that the "Brewpub" use which had been removed from the Attachment A be reconsidered for inclusion. Motions to add this use back into the Attachment A passed and ultimately a motion to then to recommend approval of the petition in its entirety passed by a vote of 8-1. On June 18, 2015, the Planning and Public Works Committee recommended approval of this petition by a vote of 4-0 as presented.

Attached is the Legislation, Attachment A reflecting the addition of the "Brewpub" land use and the Preliminary Plan marked as Attachment B.

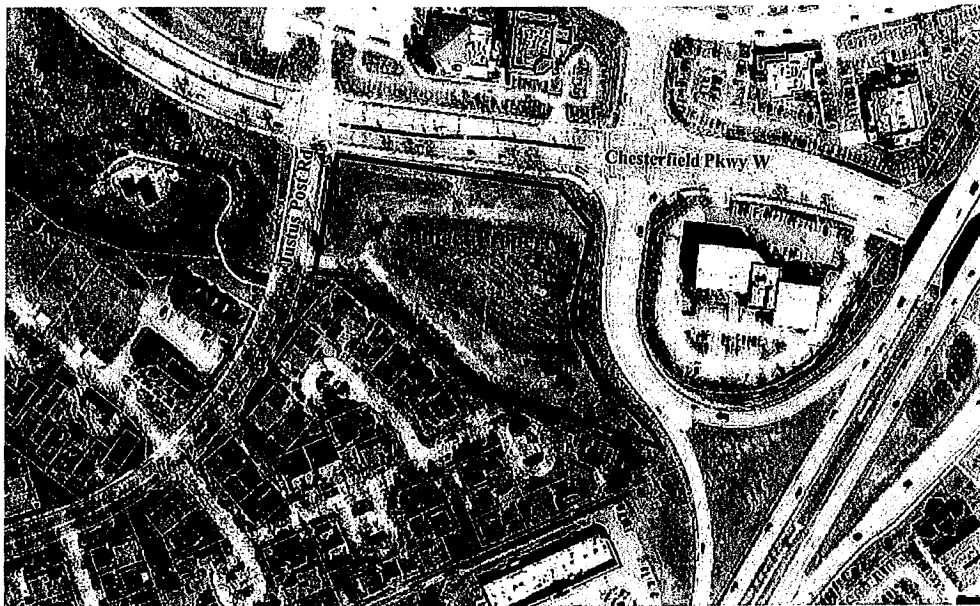


Figure 1: Aerial Photo

LIQUOR LICENSE REQUESTS

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, Staff is recommending approval of two new full liquor licenses to sell liquor by the drink and Sunday sales:

Weber's Front Row, 101 Chesterfield Towne Center

Sushi Ai, 414 THF Blvd.

Both our Police Department and the Planning/Development Services Division of the Dept. of Public Services, recommend your approval.

Please let me know, prior to Monday's meeting, if you have any questions.



MEMORANDUM

✓ MBH
7/8/15

DATE: July 8, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *AM*

SUBJECT: **LIQUOR LICENSE REQUEST - *WEBER'S FRONT ROW***

Weber's Front Row, 101 Chesterfield Towne Center (formerly Wild Horse Grill) has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Mr. Robert Weber 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, July 20, 2015 City Council meeting, I will immediately issue this license.



MEMORANDUM

✓ MGH
7/8/15

DATE: July 8, 2015

TO: Michael G. Herring, City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator *am*

SUBJECT: LIQUOR LICENSE REQUEST – **SUSHI AI**

Sushi Ai, 414 THF Blvd (formerly Golden China), has requested a new full liquor license to sell liquor by the drink and Sunday sales.

Mr. Jie Bin Chen 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, July 20, 2015 City Council meeting, I will immediately issue this license.

BID RECOMMENDATION - SALT PURCHASE/DELIVERY

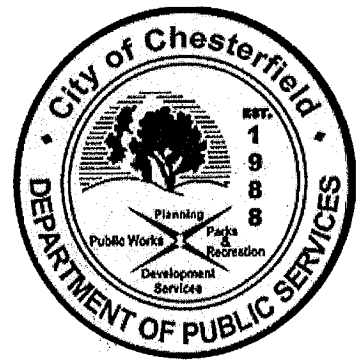
As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently opened for the purchase/delivery of deicing salt, for all members of the St. Louis Metro APWA Salt Cooperative (CO-OP). As you know, the City of Chesterfield manages this process for the 51 cities and 6 school districts that are members of the CO-OP.

Having reviewed the information prepared and forwarded by Mr. Eckrich, I join with him in recommending your approval of a contract with **Compass Materials**, for the purchase of salt, at the low bid price of **\$49.23/ton**, as well as a contract with **Beelman Logistics, LLC.**, for the delivery of the salt, at a cost of **\$8.62/ton**.

Please note that the cost to purchase salt has dropped significantly this year, from \$62.63/ton to \$49.23/ton, while the cost for delivery has remained the same, as last year.

As a result, with anticipated orders of 1000 tons in the Fall and 3000 tons in the Spring, Chesterfield's **total cost will be \$231,400**. The FY2015 Budget contains \$252,000 for this purchase.

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



DATE: June 19, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: Metro St. Louis APWA Salt Cooperative

✓ MBH
6/21/15

As you know, the City of Chesterfield coordinates the purchase and delivery of deicing salt for all members of the St. Louis Metro APWA Salt Cooperative (Coop). The Coop is comprised of 51 cities and six school districts which combine their purchasing power to obtain the best price possible for deicing salt.

The City of Chesterfield, on behalf of the Coop, opened bids for the purchase of deicing salt on June 17, 2015. As described in the attached memorandum from the Superintendent of Maintenance, the low bid was provided by Compass Materials at a cost of \$49.23 per ton. This is significantly lower than the Coop paid in 2014, which was \$62.63 per ton. As you may recall, the salt usage in the United States was extraordinarily high in 2014, resulting in a high demand, and resulting high costs, in 2015. Last year usage was much lower (except in the northeast), resulting in lower demand, and corresponding lower costs. Compass Materials has previously been utilized by the Coop, and is positively recommended by City Staff.

Salt delivery in 2014 was provided by Beelman Logistics, LLC, who was the low bidder at that time. Beelman does an excellent job, at reasonable prices, and has agreed to hold their 2014 prices for 2015 with no increase. Accordingly, City Staff is recommending the use of Beelman for the delivery of salt again in 2015, at a rate of \$8.62 per ton to the City of Chesterfield.

It is my recommendation that the City of Chesterfield approve the bids submitted by Compass Materials and Beelman Logistics LLC. Once approved, City Staff will execute the documents necessary to initiate the 2015/2016 salt purchase on behalf of the Coop.

The preliminary order for the Coop is 39,708 tons of salt, which is provided in two separate deliveries; one in late 2015 (fall) and one in early 2016 (winter). The City of Chesterfield will order 1,000 tons through the fall delivery and 3,000 tons through the winter delivery. This will result in a total cost to the City of Chesterfield of \$231,400, which is within budget (\$252,000). If you have questions or need additional information, please let me know.

Action Recommended

This matter should be forwarded to City Council for its consideration of approval of the salt and salt delivery bids submitted by Compass Materials and Beelman Logistics LLC, respectively.

Cc: Michael O. Geisel, Director of Public Services



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

Date: June 17, 2015

To: Jim Eckrich, Public Works Director

From: Mike O'Connor, Superintendent of Maintenance

Re: Bids for Metro St. Louis Salt Co-op

Today we opened bids for road de-icing salt for the "Metro St. Louis Salt Cooperative".

Compass Minerals is the low bidder, with a quote of \$49.23 per ton for the fall 2015, and January 2016 orders.

There were a total of four bidders, see attached bid tabulation.

We have been purchasing salt, for the Co-op, from Compass Minerals (aka North American Salt Company) for several years without any major issues.

I recommend that we continue purchasing road salt from Compass Minerals for the "Metro St. Louis Salt Co-op" for 2015 - 2016".

BID RESULTS ONLY

METRO ST. LOUIS COOPERATIVE DE-ICING SALT BID

10:00 A.M., Wednesday, June 17, 2015

FALL DELIVERY 2015

JANUARY DELIVERY 2016

Compass Minerals 9900 West 109 th Street Overland Park, KS 66210	49.23 per ton	49.23 per ton
Morton Salt Inc. 123 N. Wacker Dr. Chicago, IL 60606-1743	71.17 per ton	71.17 per ton
Cargill, Inc. 24950 Country Club Blvd., Suite 450 North Olmsted, OH 44070	77.73 per ton	77.73 per ton
Central Salt LLC 385 Airport Rd., Ste. 108 Elgin, IL 60123	92.63 per ton	92.63 per ton

NOTICE: Bids were read randomly – These are bid tabulations – NOT AWARDS

BEELMAN LOGISTICS, LLC

One Racehorse Drive
E. St. Louis IL 62205
618-646-5300 618-646-5400 fax
www.beelman.com

MC-614854-B
IL-147265 MC-B

June 18, 2015

Mr. O'Connor
City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

RE: Rates for APWA Metro Salt Co-Op

Dear Mr. O'Connor,

Beelman Logistics, LLC (Beelman) will extend our rates for one year for unloading and hauling of the sale for APWA Metro Salt Co-Op. Beelman has added rates for the new additional delivery sites. Attached is the completed 2015 – 2016 Chesterfield Co-Op Rate Spreadsheet.

If there is any additional sites or information that you need, please feel free to contact me.

Sincerely,



Bobby Lee
Sales Manager

CITY	CONTACT	PHONE #/E-MAIL	DELIVERY ADDRESS	TANDEM	TOTAL TONS	2015 QUOTA	MONTH	2016 QUOTA	MONTH	2015/2016 Unit Cost for Salt	Purchase Order to Chesterfield	Unit Cost for Hauling	Purchase Order to Beelman
Arnold	Charlie Allen/Pam Mignero	636-282-2386, fax 636-282-2394, callen@arnoldmo.org or pmigneco@arnoldmo.org	2912 Arnold Tenbrook Rd		2,400	1,200	Nov/Dec	1,200	Jan/Feb		\$0.00	\$8.05	\$19,320.00
Ballwin	Gary Kramer/Jim Link	636-227-9000, fax 636-207-2333, gkramer@ballwin.mo.us or jlink@ballwin.mo.us	200 Park Drive		600	300	Nov/Dec	300	Jan/Feb		\$0.00	\$8.42	\$5,052.00
Bellevue	Donna Reedy/Diana Krosnicki	314-521-8373/314-381-2834 ext 100, fax 314-521-5165 or 314-381-2263, dreedy@fergusoncity.com/belnormous@aol.com	901 Ferguson Avenue		40	30	Nov/Dec	10	Jan/Feb		\$0.00	\$8.19	\$327.60
Bel-Ridge (Village of)	Cary Herndon/Chief Gordon Broke	314-267-6846/314-606-5667, fax 314-429-5333, cherndon@bel-ridge.us / 154@bel-ridge.us	3112 Wheaton Avenue	X	140	80	Nov/Dec	60	Jan/Feb		\$0.00	\$7.91	\$1,107.40
Berkeley	Keith White/David James	314-365-3014/314-400-3781, 314-522-1539-fax, white@cl.berkeley.mo.us/james@cl.berkeley.mo.us	5860 N. Hanley Road	X	900	450	Nov/Dec	450	Jan/Feb		\$0.00	\$7.64	\$6,876.00
Black Jack	Vijay Bhasin/Geno McFarland	314-355-0400 x110/314-355-0400, fax 314-355-4196, cityengineer@cityofblackjack.com, pws@cityofblackjack.com	12640 Old Jamestown Rd	X	200	200	Nov/Dec	0	Jan/Feb		\$0.00	\$8.10	\$1,620.00
Brentwood	Jim Nahmensen/Ben Vonharz	314-963-8643/314-963-8642, fax 314-968-0902, jnahmensen@brentwood.mo.org or bvonharz@brentwood.mo.org	8330 Manchester		600	400	Nov/Dec	200	Jan/Feb		\$0.00	\$8.04	\$4,824.00
Bridgeton	Vernon Pape/Rob Willers	314-291-4314 (o), 314-267-4149 (C)/314-280-3667, fax 314-739-3456 vpape@bridgetonmo.com/rwlawn@yahoo.com	4015 Fee Fee Road		1,400	900	Nov/Dec	500	Jan/Feb		\$0.00	\$7.96	\$11,144.00
Charlack	Peter Daub/Mike Pauley	314-427-4715 ext 3, 314-974-4911, fax 314-427-5049, dauber77@sbcglobal.net	8450 Lackland	X	40	40	Nov/Dec	0	Jan/Feb		\$0.00	\$8.03	\$321.20
Chesterfield	Mike O'Connor/Jim Eckrich	636-812-9602/636-812-9699, moconnor@chesterfield.mo.us	165 Public Works Drive		4,000	1,000	Nov/Dec	3,000	Jan/Feb		\$0.00	\$8.62	\$34,480.00
Clayton	Gary Scheipeter/Mike DeBarry	314-290-8550, 314-290-8551, fax 314-863-5560, gscheipeter@claytonmo.gov / mdebarry@claytonmo.gov	8300 Shaw Park Drive		1,200	900	Nov/Dec	300	Jan/Feb		\$0.00	\$7.37	\$8,844.00
Cool Valley	Deborah Jones/Ramesh Bisram	314-521-3500 ext 801, fax 314-921-8701, cvcityclerk@yahoo.com	100 Signal Hill Drive	X	0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$7.22	\$0.00
Crestwood	Doug Wilson/Brian Hibdon	314-729-4737, 314-729-4730, fax 314-729-4739, dwilson@cityofcrestwood.org, bhibdon@cityofcrestwood.org	8645 Pardee Lane		800	0	Nov/Dec	800	Jan/Feb		\$0.00	\$7.44	\$5,952.00
Creve Coeur	Bill Kelly/Jim Heines/Patti Hare	314-872-2538/314-442-2074, fax 314-872-2505, bkelly@ci.creve-coeur.mo.us / jheines@ci.creve-coeur.mo.us/ phare@ci.creve-coeur.mo.us	996 Rue de la Banque		1,500	1,000	Nov/Dec	500	Jan/Feb		\$0.00	\$7.94	\$11,910.00
Des Peres	Steve Meyer/Dan Hahn	314-835-6130/314-821-5343, fax 314-835-6131, smeyer@desperesmo.org, dhahn@desperesmo.org	942 Des Peres Road		1,050	800	Nov/Dec	250	Jan/Feb		\$0.00	\$8.17	\$8,578.50
Ellisville	Larry Kim (Delivery)/Gary Cough/John Calvert (Billing)	Larry 314-226-3541, Gary 314-226-3545, John 314-258-0045, fax 636-227-9486, lkim@ellisville.mo.us/gcough@ellisville.mo.us/jcalvert@ellisville.mo.us	553 Old State Road		700	0	Nov/Dec	700	Jan/Feb		\$0.00	\$8.75	\$6,125.00
Edmundson	Ronda Phelps	314-428-7125 x 116, fax 314-423-3561, cityclerkphelps@sbcglobal.net			0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$7.86	\$0.00
Fairview Heights	Dan Wolf/John Harty	618-489-2023, fax 618-489-2029, wolf@cofh.org / harty@cofh.org	10025 Bunkum Road		0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$7.54	\$0.00
Fenton	Matt Budd/Bob Brendel	636-349-8155, fax 636-349-8159, mbudd@fentonmo.org or bbrendel@fentonmo.org	700 Rudder Road		550	350	Nov/Dec	200	Jan/Feb		\$0.00	\$7.92	\$4,356.00
Ferguson	Donna Reedy/Chris Harris	314-521-8373/314-524-4724, fax 314-521-5165, dreedy@fergusoncity.com / charris@fergusoncity.com	901 Ferguson Avenue		2,400	1,800	Nov/Dec	600	Jan/Feb		\$0.00	\$7.60	\$18,240.00
Frontenac	Jim Griffin/Gene Fowler	314-994-9861/314-393-7539, fax 314-373-6625, jgriffin@cityoffrontenac.org / gfowler@cityoffrontenac.org	10555 Clayton Road		150	50	Nov/Dec	100	Jan/Feb		\$0.00	\$8.10	\$1,215.00
Glendale	Terry Jones/Jaysen Christensen	314-675-3282/314-965-3600; fax 314-968-4021/314-965-4772, tjones@glendalemo.org, jchristensen@glendalemo.org	721 Bismark Avenue		250	150	Nov/Dec	100	Jan/Feb		\$0.00	\$8.10	\$2,025.00
Green Park	Bob Reinagel	314-894-7336/314-894-7337-fax breinagel@cityofgreenpark.com			0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$8.10	\$0.00
Greendale	Donna Reedy	314-521-8373, 314-383-2577, fax-314-383-2664, dreedy@fergusoncity.com, cityadmin@greendale-mo.us	901 Ferguson Street Ferguson Street Garage		40	20	Nov/Dec	20	Jan/Feb		\$0.00	\$8.03	\$321.20
Hazelwood	Paul Williams/Dan Wegman	314-220-5370 cell/314-731-8701 (o)/314-220-5398, fax 314-731-4240, phwilliams@hazelwoodmo.org/dowegman@hazelwoodmo.org	115 Ford Lane		1,000	1,000	Nov/Dec	0	Jan/Feb		\$0.00	\$8.02	\$8,020.00
Ladue	Scott Bollinger/Anne Lamitola	314-993-5665, fax 314-994-3195; sbollinger@cityofladue-mo.gov, alamitola@cityofladue-mo.gov	9345 Clayton Road, rear		450	50	Nov/Dec	400	Jan/Feb		\$0.00	\$8.10	\$3,645.00
Manchester	Bob Ruck/Mark Belpulsi	636-227-1385 x131/636-227-1385 x137, fax 636-227-3818/636-227-3813, mruck@manchestermo.gov or mbelpulsi@manchestermo.gov	800 Second Street		800	500	Nov/Dec	300	Jan/Feb		\$0.00	\$8.43	\$6,744.00

CITY	CONTACT	PHONE #/E-MAIL	DELIVERY ADDRESS	TANDEM	TOTAL TONS	2015 QUOTA	MONTH	2016 QUOTA	MONTH	2015/2016 Unit Cost for Salt	Purchase Order to Chesterfield	Unit Cost for Hauling	Purchase Order to Beelman
Maplewood	John Meyer/Tiffany Davis	314-647-8633/314-646-3640, fax 314-647-0561 or 314-646-3676, j-meyer@cityofmaplewood.com/t-davis@cityofmaplewood.com	2385 Maplewood Commons Drive	X	600	300	Nov/Dec	300	Jan/Feb		\$0.00	\$8.06	\$4,836.00
Maryland Heights	Bryan Pearl/Steve Schenck	314-738-2251/314-738-2277, fax 314-738-2451/314-738-2477, bpearl@marylandheights.com/sschenck@marylandheights.com	2715 Fee Fee Road		2,500	1,500	Nov/Dec	1,000	Jan/Feb		\$0.00	\$8.10	\$20,250.00
Normandy	Rodney Jarrett/Billy Martin	314-267-3695/314-486-2116 - fax 314-385-1054, rjarrett@cityofnormandy.gov/bmartin@cityofnormandy.gov	5800 Bermuda Drive	X	140	70	Nov/Dec	70	Jan/Feb		\$0.00	\$7.22	\$1,010.80
Northwoods	Kittrel Braselman/Mike M.	314-393-9920/314-296-0240, fax 314-385-8144, kbraselman@cityofnorthwoods.com	4600 Oakdridge	X	400	200	Nov/Dec	200	Jan/Feb		\$0.00	\$7.67	\$3,068.00
Olivette	Bruce McGregor/Walter Taylor	314-993-0252, 314-568-2663 cell, 314-448-3480, fax 314-994-9862, bmcgregor@olivette-mo.com/wtaylor@olivette-mo.com	1200 North Price Road	X	900	500	Nov/Dec	400	Jan/Feb		\$0.00	\$8.03	\$7,227.00
Overland	Scott Pope/Rick Wagner	314-578-4526/314-578-4525, fax 314-423-6226, spope@overlandmo.org / rwagner@overlandmo.org	1602 Riddle Court	X	600	400	Nov/Dec	200	Jan/Feb		\$0.00	\$8.00	\$4,800.00
Pagedale	Craig Lovings/Mary Louise Carter	314-803-9204/314-726-1200 - fax 314-726-2604, cityclerk@cityofpagedale.org	7135 North Market	X	0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$8.15	\$0.00
Pasadena Hills	Suaune Myers/Craig Lucas	314-382-4453, 314-393-6358, 314-387-2760 Fax, cityhall@pasadenahills.com / brazio@swbell.net	3915 Roland Blvd.		50	50	Nov/Dec	0	Jan/Feb		\$0.00	\$8.15	\$407.50
Pine Lawn	Aruetz Myers/Roberta Mehrhoff	314-802-1029 cell-314-574-6699, 314-261-550 x 112, fax-314-261-4412, amyers@pinelawn.org	6250 Steve Marre		50	25	Nov/Dec	25	Jan/Feb		\$0.00	\$7.62	\$381.00
Richmond Heights	Chris Boyd/Cindy MacDonald	314-655-3670, 314-645-2277, cboyd@richmondheights.org / cmacdonald@richmondheights.org	8108 Elinor Avenue		900	700	Nov/Dec	200	Jan/Feb		\$0.00	\$7.84	\$7,056.00
Rock Hill	Ron Meyer/Scott Riddell	314-941-3406/314-276-6678, fax 314-961-3017, publicworks@rockhillmo.net	930 Des Peres Avenue	X	400	200	Nov/Dec	200	Jan/Feb		\$0.00	\$7.88	\$3,152.00
St. Ann	Shawn Seymour/Vince Hamm	314-447-1650/314-423-2917 fax-314-427-1084/314-428-2855, Sseymour@stannmo.org / vhamm@stannmo.org	3950 Industrial Drive		1,000	800	Nov/Dec	200	Jan/Feb		\$0.00	\$8.00	\$8,000.00
St. John	Jim Phillips/Dean Jones	314-427-8700x3, 314-575-3099, fax 314-427-6818, jphillips@cityofstjohn.org/djones@cityofstjohn.org	8920 Bristol Avenue		550	250	Nov/Dec	300	Jan/Feb		\$0.00	\$8.03	\$4,416.50
St. Peters	Burt Benesek/Ken Bates	636-485-3642/636-485-5535, fax-636-441-6747, bbenesek@stpetersmo.net/kbates@stpetersmo.net	100 Boone Hills Drive		2,000	1,000	Nov/Dec	1,000	Jan/Feb		\$0.00	\$8.52	\$17,040.00
Shrewsbury	Tony Wagner/Sue Burke	314-560-4385/314-647-5795, fax 314-645-4869/314-647-1811, twagner@cityofshrewsbury.com / sburke@cityofshrewsbury.com	7309 Melbourne Avenue		150	150	Nov/Dec	0	Jan/Feb		\$0.00	\$7.86	\$1,179.00
Sunset Hills	Bob Riggs/Bryson Baker	314-849-3400, fax 314-843-2437, briggs@sunset-hills.com / bbaker@sunset-hills.com	*need 48 hr notice 3909 S. Lindbergh Blvd.	X	1,000	500	Nov/Dec	500	Jan/Feb		\$0.00	\$8.23	\$8,230.00
Town & Country	Craig Wilde/ Tom Thousand	314-713-9516/314-568-8513, fax 314-587-2825, wildecj@town-and-country.org / thousandta@town-and-country.org	859 Salt Mill Road	X	500	0	Nov/Dec	500	Jan/Feb		\$0.00	\$8.23	\$4,115.00
University City	Larry Doelling/John Gates	314-505-8588/314-505-8585, fax 314-862-1241, ldoelling@ucitymo.org / jgates@ucitymo.org	1015 Pennsylvania Blvd.	X	800	300	Nov/Dec	500	Jan/Feb		\$0.00	\$7.82	\$6,256.00
Village of Hillsdale	Minnie L. Hester	314-381-0288, fax 314-381-8785, minniehester@sbcglobal.net			0	0	Nov/Dec	0	Jan/Feb		\$0.00	\$7.24	\$0.00
Vinita Park	Gerald French/Jeff Carvel	314-565-6877/314-575-6232, fax 314-428-7379, publicworks@vinitapark.org, pw1@vinitapark.org	2081 Wolter Avenue	X	150	75	Nov/Dec	75	Jan/Feb		\$0.00	\$7.75	\$1,162.50
Webster Groves	Paul Verheyen/Frank Henning	314-963-5339/314-963-5439, /314-963-5399/314-963-5439 (F), verheyenp@webstergroves.org / henningf@webstergroves.org	145 E. Waymire Avenue		1,000	1,000	Nov/Dec	0	Jan/Feb		\$0.00	\$7.52	\$7,520.00
Wildwood	Scott Hummel/Rick Brown	636-405-2042/636-458-0440, fax 636-458-6969, scott@cityofwildwood.com/rbrown@cityofwildwood.com	Yd 1-17955 Manchester Yd 2-18538 Hardt Rd Yd 3-17105 Church Rd Yd 4-Sontag Rd Yd 5-Niehoff Yd 6-415 Old State Rd	X	3,000	1,500	Nov/Dec	1,500	Jan/Feb		\$0.00	\$9.96	\$29,880.00
Winchester	Barbara Beckett/Jewell Meadows	636-391-0600, fax 636-391-6365, cityhall@city.winchester.mo.us/jmeadows@city.winchester.mo.us	415 Old State Road		50	25	Nov/Dec	25	Jan/Feb		\$0.00	\$9.50	\$475.00
Woodson Terrace	Doug Zaitz/Scott Schaefer	314-427-2600, cell 314-393-1462, 314-775-7979; fax 314-427-0571, dzaitz@woodsonterrace.net / sschaefer@woodsonterrace.net	9648 Ambro Lane	X	150	0	Nov/Dec	150	Jan/Feb		\$0.00	\$8.03	\$1,204.50
Ferguson-Flossmoor School District	Kurt Ramsey/Michael Kirchoff	314-960-7083/314-541-3493, fax 314-506-9171, kramsey@fergflor.org, mkirchoff@fergflor.org	7469 Mintert Indus. Dr.	X	7	4	Nov/Dec	3	Jan/Feb		\$0.00	\$7.84	\$54.88

CITY	CONTACT	PHONE #/E-MAIL	DELIVERY ADDRESS	TANDEM	TOTAL TONS	2015 QUOTA	MONTH	2016 QUOTA	MONTH	2015/2016 Unit Cost for Salt	Purchase Order to Chesterfield	Unit Cost for Hauling	Purchase Order to Beefman
Francis Howell School District	Mike Deters/Jason Griesenauer	314-220-2753, 314-220-2747, fax 636-851-4109, michael.deters@fhsdschools.org, jason.griesenauer@fhsdschools.org	828 O'Fallon Road	X	200	150	Nov/Dec	50	Jan/Feb		\$0.00	\$9.99	\$1,998.00
Kirkwood School District	Jason Mueller/Jeremy Gleiforst	314-488-5994, 314-852-7499, fax 314-965-9598, jason.mueller@kirkwoodschoools.org/jeremy.gleiforst@kirkwoodschoools.org	200 Thomas Avenue		75	50	Nov/Dec	25	Jan/Feb		\$0.00	\$8.17	\$612.75
Lindbergh School District	Kurt Buchholz/Wiloughby Williams	314-717-5592/ 314-609-5795; fax 314-729-2493, kurtbuchholz@lindberghschools.ws/wwilliams@lindberghschools.ws	12111 Tesson Ferry Rd. Sperreng Middle School	X	325	225	Nov/Dec	100	Jan/Feb		\$0.00	\$8.23	\$2,674.75
Parkway School District	Bill Freymuth/John Bettis/Terri Vizenor	314-415-4915/314-393-6603(c), 314-415-4914/314-393-6602(c), fax-314-415-8321, bfreymuth@parkwayschools.net / jbettis@parkwayschools.net or Terri Vizenor 314-415-8224 Tvizenor@parkwayschools.net	13157 N. Olive Spur Road	X	400	250	Nov/Dec	150	Jan/Feb		\$0.00	\$9.03	\$3,612.00
Rockwood School District	Steve Meyers/Bob Johnston	314-713-4091 or 636-891-6999, fax 636-207-2507; Bob-314-220-2269, meyerssteve@rockwood.k12.mo.us/johnstonrobert@rockwood.k12.mo.us	500 N. Central "C" Bldg	X	600	250	Nov/Dec	350	Jan/Feb		\$0.00	\$9.70	\$5,820.00
					39,707	21,694		18,013					
					TONS								

BID RECOMMENDATION – RIPARIAN TRAIL BANK STABILIZATION

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the above-named project.

Based upon a review of all bids received, **Mr. Eckrich now recommends:**

---- that a **contract** be awarded to **Kuesel Excavating Company**, the low bidder, in an amount-not-to-exceed **\$765,000**

In addition, Mr. Eckrich's/Staff's recommendation also includes the following:

---- **payment of \$31,285 to the Stream Stewardship Trust Fund**, as required by the Corps of Engineers, for projects like this

---- authorization for Staff to enter into an **agreement with Intuition and Logic, totaling \$25,150**, for "testing, observation and inspection services". FYI, Intuition and Logic designed and prepared the bid specifications for this project.

The **total of all of the above is \$821,435**, which is well below the \$1 million contained within the FY2015 Capital Improvement Sales Tax budget and involves NO grant funding from any source. I fully support and endorse each of these recommendations from Mr. Eckrich and his Staff.

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



DATE: July 14, 2015

TO: Michael G. Herring, ICMA-CM
City Administrator

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

RE: Riparian Trail Bank Stabilization

✓ *MGEH*
7/14/15

A portion of Chesterfield Creek adjacent to the Riparian Trail is experiencing significant channel erosion and bank incising which are threatening area utilities, the creek bank, and the Riparian Trail itself. This problem was presented to the Parks and Recreation Committee on September 16, 2013, at which time the Committee concurred with City Staff and authorized the acquisition of design services to address this problem. As described in the presentation to the Parks and Recreation Committee, the erosion and incision clearly indicate that Chesterfield Creek is actively evolving in an effort to achieve a stable channel base and cross section. Simply addressing one area where erosion or incision is occurring would likely result in an exacerbation of the problem upstream or downstream. It is important in these cases to secure the services of an expert who understands geomorphology and how to comprehensively address a section of stream. City Council agreed with this conclusion, and subsequently approved an engineering contract with Intuition and Logic.

Plans and bid documents for this project were recently finalized, and the project was bid on July 7, 2015. In summary, the project includes reshaping and armoring the channel with placement of rock and boulders for grade control and stabilization, installation of riparian corridor vegetation, construction of several retaining walls, replacement of existing exposed sanitary sewer crossings, and restoration of the existing trail and mitigation area. As detailed in the attached bid tabulation, the low bidder was Kuesel Excavating Company at a cost of \$637,800. Kuesel is well qualified to perform this work, and has an excellent reputation and references. In order to proceed with this project, as detailed in the attached memorandum from Civil Engineer Zachary Wolff, I am recommending the following:

1. Authorization for the City to enter into an Agreement with Kuesel Excavating Company to provide construction services for the Riparian Trail Bank Stabilization Process in an amount not to exceed \$765,000. This includes a twenty percent contingency to account for the variable soil conditions and on-going changes of the creeks condition.
2. Authorization of payment in the amount of \$31,285 to the Stream Stewardship Trust Fund for the required 1,273 stream mitigation credits. These credits are required by the United States Army Corp of Engineers as part of the 404 permit necessary to disturb the creek. The Riparian Trail exists within a tract that serves as compensatory mitigation for the Chesterfield Village development. This project will disturb the tract and eliminate several

trees. These could not reasonably be replaced within the corridor, so the USACE requires compensatory mitigation to vegetate other protected tracts.

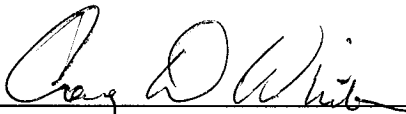
3. Authorization for the City to enter into an Agreement with Intuition and Logic to provide testing, observation, and inspection services in an amount not to exceed \$25,150. The services of this consultant are necessary to ensure proper construction of the project.

This recommendation results in a cumulative expenditure of \$821,435, which is well below the \$1,000,000 budgeted for this project.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Kuesel Excavating Company in an amount of \$765,000, enter into an Agreement with Intuition and Logic for \$25,150, and authorize a payment in the amount of \$31,285 to the Stream Stewardship Trust Fund.

Concurrence:



Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

Memorandum

Department of Public Services



TO: James A. Eckrich, PE–Public Works Director/City Engineer

FROM: Zachary S. Wolff, PE – Civil Engineer *ZS*

DATE: July 13, 2015

RE: Riparian Trail Bank Stabilization Project, 2013-PW-09

As you are aware, a portion of Chesterfield Creek, adjacent to the Riparian Trail, is experiencing significant channel erosion and bank incising in areas that are threatening sanitary sewers which cross the creek, the creek bank, and the Riparian Trail itself. In October 2013, City Council authorized execution of an Engineering Services Contract with Intuition & Logic to provide professional engineering services that included the following: review and evaluate the existing field conditions; propose repair alternatives to stabilize the creek and protect the Riparian Trail; prepare necessary permitting documents; and prepare bid documents for construction of the stabilization measures.

Plans and bid documents for the referenced project were recently completed. The final project design includes reshaping and armoring the channel with placement of rock and boulders for grade control and stabilization, installation of riparian corridor vegetation, construction of several retaining walls, replacement of existing exposed sanitary sewer crossings, and restoration of the existing trail and United States Army Corps of Engineers (USACE) mitigation area. Section 404 and 401 permits have been issued by the USACE and the Missouri Department of Natural Resources (MoDNR), respectively with several conditions. The first condition of note is that the City is required to purchase 1,273 stream mitigation credits from the Stream Stewardship Trust Fund (SSTF) prior to commencing construction of the project. The second is that, due to the presence of potential habitat for the Indiana bat, tree clearing will only be allowed between November 1st and March 31st. The Metropolitan St. Louis Sewer District has also reviewed and approved the proposed construction plans.

The project was advertised for bid on June 19, 2015. A pre-bid meeting was held on June 30, 2015 to present the project to prospective bidders and answer questions. Sealed bids for the project were opened on July 7, 2015 at 10:00am. There were five (5) bidders on the project; Kuesel Excavating Co., Inc., Gershenson Construction Co.,

Inc., Ideal Landscaping, LLC, Wehmeyer Farms, Inc., and JTL Landscaping, LLC. Kuesel Excavation Co., Inc. is the lowest, responsive and responsible bidder with a bid of \$637,800.00 (bid attached). Kuesel has positive references for this type of work and has successfully completed projects similar to this in the St. Louis area.

To move this project into construction I recommend:

- **Authorization to enter into an agreement with Kuesel Excavating Co. Inc. to provide construction services for the Riparian Trail Bank Stabilization Project in an amount not to exceed \$765,000.00.** This amount includes an approximate 20% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project. The requested contingency is larger than is typically requested. This is due to the fact that the stream continues to erode and change the field conditions. This recommended contingency will allow stabilization of the project areas with differing field conditions from the plans.
- **Authorization of payment in the amount of \$31,285.00 to the Stream Stewardship Trust Fund for the required 1,273 stream mitigation credits.**
- **Authorization to enter into a Testing, Observation, and Inspection Services Contract with Intuition & Logic to provide continued services on this project in an amount not to exceed \$25,150.00.** This amount includes an approximate five percent contingency to allow for any additional inspection and/or observation that may be necessary. Continuing the relationship with Intuition & Logic will allow them to review unique project aspects that they are most qualified to review, observe, and approve.

Combining the three items recommended above, the cumulative total for construction, mitigation, and construction observation, including recommended contingencies, for this project is \$821,435.00. The 2015 budget allocation for construction of this project is \$1,000,000.00.

Attachments: Riparian Trail Bank Stabilization Project Bid Tabulation
 Kuesel Excavating Co, Inc. Bid



**BID TABULATION
RIPARIAN TRAIL BANK STABILIZATION PROJECT
2013-PW-09
July 7, 2015**

ITEM	DESCRIPTION	UNITS	QTY	ENGINEER'S ESTIMATE		KUESEL EXCAVATING		GERSHENSON CONSTRUCTION		JTL LANDSCAPING		IDEAL LANDSCAPE		WEHMEYER FARMS	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	619-00.00 - Mobilization	LUMP	1	\$50,000.00	\$50,000.00	\$25,000.00	\$25,000.00	\$80,000.00	\$80,000.00	\$79,675.00	\$79,675.00	\$100,954.00	\$100,954.00	\$42,500.00	\$42,500.00
2	201-20.10 - Clearing and Grubbing	LUMP	1	\$30,000.00	\$30,000.00	\$31,000.00	\$31,000.00	\$48,000.00	\$48,000.00	\$110,000.00	\$110,000.00	\$212,000.00	\$212,000.00	\$103,000.00	\$103,000.00
3	198-00.00 - Protection and Restoration of Site	LUMP	1	\$5,000.00	\$5,000.00	\$29,019.80	\$29,019.80	\$72,080.00	\$72,080.00	\$57,175.00	\$57,175.00	\$50,000.00	\$50,000.00	\$45,500.00	\$45,500.00
4	JTS-01 - Trail Restoration	SY	880	\$4.00	\$3,520.00	\$7.90	\$6,952.00	\$10.00	\$8,800.00	\$5.79	\$5,095.20	\$15.00	\$13,200.00	\$30.00	\$26,400.00
5	JTS-02 - Tree Protection	LF	3,720	\$10.00	\$37,200.00	\$3.50	\$13,020.00	\$0.50	\$1,860.00	\$6.00	\$22,320.00	\$3.00	\$11,160.00	\$5.00	\$18,600.00
6	JTS-03 - Root Pruning	LF	340	\$5.00	\$1,700.00	\$5.00	\$1,700.00	\$10.00	\$3,400.00	\$2.50	\$850.00	\$2.50	\$850.00	\$10.00	\$3,400.00
7	JTS-03-Storm Water Pollution Prevention Plan	LUMP	1	\$20,000.00	\$20,000.00	\$22,000.00	\$22,000.00	\$25,440.00	\$25,440.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,200.00	\$5,200.00
8	202-20.10 - Removal of Improvements	LUMP	1	\$5,000.00	\$5,000.00	\$6,150.00	\$6,150.00	\$11,000.00	\$11,000.00	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	\$41,200.00	\$41,200.00
9	203-10.00 - Excavation Class "A"	CY	5,870	\$35.00	\$205,450.00	\$21.80	\$127,966.00	\$32.50	\$190,775.00	\$24.50	\$143,815.00	\$35.00	\$205,450.00	\$18.00	\$105,660.00
10	JTS-05 - Compacted Fill (Channel)	CY	690	\$25.00	\$17,250.00	\$9.00	\$6,210.00	\$12.50	\$8,625.00	\$9.00	\$6,210.00	\$35.00	\$24,150.00	\$24.00	\$16,560.00
11	703-90.13 - Modular Block Wall (h>4')	SF	2,990	\$40.00	\$119,600.00	\$22.80	\$68,172.00	\$32.50	\$97,175.00	\$24.00	\$71,760.00	\$25.00	\$74,750.00	\$32.00	\$95,680.00
12	JTS-06 - D90 = 18" Rock Toe	CY	230	\$60.00	\$13,800.00	\$70.00	\$16,100.00	\$70.40	\$16,192.00	\$90.00	\$20,700.00	\$75.00	\$17,250.00	\$48.00	\$11,040.00
13	JTS-07 - D90 = 18" Rock Grade Control	CY	110	\$60.00	\$6,600.00	\$70.00	\$7,700.00	\$72.10	\$7,931.00	\$90.00	\$9,900.00	\$75.00	\$8,250.00	\$48.00	\$5,280.00
14	JTS-08 - Vegetated D90 = 12" Rock Slope	CY	579	\$60.00	\$34,740.00	\$85.60	\$49,562.40	\$140.00	\$81,060.00	\$180.00	\$104,220.00	\$75.00	\$43,425.00	\$76.00	\$44,004.00
15	JTS-09 - Vegetated D90=12" Rock Lined Swale	CY	293	\$60.00	\$17,580.00	\$93.60	\$27,424.80	\$140.00	\$41,020.00	\$180.00	\$52,740.00	\$75.00	\$21,975.00	\$76.00	\$22,268.00
16	JTS-10 - 36" Boulder Toe Protection-Double Row	Each	85	\$300.00	\$25,500.00	\$265.00	\$22,525.00	\$135.00	\$11,475.00	\$180.00	\$15,300.00	\$150.00	\$12,750.00	\$200.00	\$17,000.00
17	JTS-11 - 36" Boulder Toe Protection-Single Row	Each	15	\$300.00	\$4,500.00	\$295.00	\$4,425.00	\$180.00	\$2,700.00	\$180.00	\$2,700.00	\$150.00	\$2,250.00	\$200.00	\$3,000.00
18	JTS-12 - D90=12" Rock for Boulder Toe Protection	CY	81	\$60.00	\$4,860.00	\$62.00	\$5,022.00	\$92.20	\$7,468.20	\$80.00	\$6,480.00	\$75.00	\$6,075.00	\$54.00	\$4,374.00
19	JTS-13 - 36" Boulder Grade Control	Each	54	\$300.00	\$16,200.00	\$290.00	\$15,660.00	\$185.00	\$9,990.00	\$180.00	\$9,720.00	\$150.00	\$8,100.00	\$200.00	\$10,800.00
20	JTS-14 - D90=18" Rock for Boulder Grade Control	CY	80	\$60.00	\$4,800.00	\$72.00	\$5,760.00	\$86.80	\$6,944.00	\$100.00	\$8,000.00	\$75.00	\$6,000.00	\$54.00	\$4,320.00
21	JTS-15 - 4" Thick Granular Backfill	CY	250	\$65.00	\$16,250.00	\$62.00	\$15,500.00	\$82.50	\$20,625.00	\$50.00	\$12,500.00	\$35.00	\$8,750.00	\$42.00	\$10,500.00
22	JTS-16 - Access Road Granular Surface	CY	400	\$65.00	\$26,000.00	\$32.00	\$12,800.00	\$37.10	\$14,840.00	\$44.00	\$17,600.00	\$35.00	\$14,000.00	\$49.00	\$19,600.00
23	JTS-17 - Ductile Iron Pipe Sewer 18" Class 50	LF	100	\$225.00	\$22,500.00	\$250.00	\$25,000.00	\$193.00	\$19,300.00	\$400.00	\$40,000.00	\$235.00	\$23,500.00	\$505.00	\$50,500.00
24	JTS-18 - Manhole - Standard Construction	Each	1	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00	\$6,000.00	\$6,000.00
25	JTS-19 - Vegetated Fabric and Waddle Slope	SY	2,900	\$40.00	\$116,000.00	\$2.25	\$6,525.00	\$9.25	\$26,825.00	\$7.80	\$22,620.00	\$7.00	\$20,300.00	\$33.00	\$95,700.00
26	JTS-20 - Waddle Log for Vegetated Fabric & Waddle Slope	LF	2,940	\$5.00	\$14,700.00	\$2.50	\$7,350.00	\$8.55	\$25,137.00	\$4.95	\$14,553.00	\$4.00	\$11,760.00	\$15.00	\$44,100.00
27	803-10.00 - Sodding	SY	1,670	\$10.00	\$16,700.00	\$8.25	\$13,777.50	\$8.80	\$14,696.00	\$9.00	\$15,030.00	\$6.00	\$10,020.00	\$9.00	\$15,030.00
28	JTS-21 - Restoration Seeding	SY	2,430	\$15.00	\$36,450.00	\$1.65	\$4,009.50	\$4.00	\$9,720.00	\$5.16	\$12,538.80	\$1.50	\$3,645.00	\$5.00	\$12,150.00
29	JTS-22 - Prairie Restoration	SY	1,040	\$15.00	\$15,600.00	\$2.75	\$2,860.00	\$2.80	\$2,912.00	\$5.16	\$5,366.40	\$1.50	\$1,560.00	\$25.00	\$26,000.00
30	608-60.94 - Remove and Replace Concrete Sidewalk-4" Thick	SY	54	\$75.00	\$4,050.00	\$36.00	\$1,944.00	\$66.00	\$3,564.00	\$81.00	\$4,374.00	\$56.00	\$3,024.00	\$110.00	\$5,940.00
31	JTS-23 - Lydia Hill Drive Pavement Restoration	SY	400	\$75.00	\$30,000.00	\$45.00	\$18,000.00	\$35.00	\$14,000.00	\$65.00	\$26,000.00	\$66.00	\$26,400.00	\$125.00	\$50,000.00
32	JTS-24 - As-Built Survey	LUMP	1	\$5,000.00	\$5,000.00	\$5,500.00	\$5,500.00	\$1,650.00	\$1,650.00	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00	\$2,200.00	\$2,200.00
33	JTS-31 - Construction Staking	LUMP	1	\$5,000.00	\$5,000.00	\$11,000.00	\$11,000.00	\$7,150.00	\$7,150.00	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$10,500.00	\$10,500.00
34	JTS-32 - Traffic Control	LUMP	1	\$5,000.00	\$5,000.00	\$19,165.00	\$19,165.00	\$6,350.00	\$6,350.00	\$8,500.00	\$8,500.00	\$15,000.00	\$15,000.00	\$17,400.00	\$17,400.00
TOTAL BID					\$941,550.00		\$637,800.00		\$899,704.20		\$947,242.40	* Math error	\$989,048.00		\$991,406.00

COPY

BID FORM

BID TIME: 10:00 a.m.

BID DATE: Tuesday, July 7, 2015

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda A-1 through A-3, for the

Riparian Trail Bank Stabilization Project - 2013-PW-09

being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of channel stabilization along an unnamed tributary paralleling the Riparian Trail in Chesterfield, MO. Stabilization will be achieved through reshaping and armoring the channel bank and bed. Project components include, but are not limited to, excavation, embankment in place, placement of rock and boulders, riparian corridor revegetation, modular block retaining walls, sanitary sewer pipe and manholes, and more. Once the repairs have been completed, the surrounding area will be restored to its original conditions including slope restoration, prairie restoration, trail restoration, and pavement restoration.

The Contract contains a binding arbitration provision which may be enforced by the parties.

Bid submitted by:Company Name: KUESEL EXCAVATING CO., INC.Address: 854 LONE STAR DRIVECity, State O'FALLON, MO 63366Phone number: (636) 978-3478 Fax: (636) 978-3473E-mail address: sean@kueselinc.comType of Firm: Sole Partnership _____ Partnership _____
Corporation X Other _____Officer JEAN STRASSERTitle VICE PRESIDENT DIRECTOR OF ESTIMATINGSignature Sean M. StrasserDate 7/7/15

Description	Unit	Quantity	Unit Cost	Sub Total
619-00.00 - Mobilization	LUMP	1	25,000.00	25,000.00
201-20.10 - Clearing and Grubbing	LUMP	1	31,000.00	31,000.00
198-00.00 - Protection and Restoration of Site	LUMP	1	29,019.80	29,019.80
JTS-01 - Trail Restoration	SY	880	7.90	6,952.00
JTS-02 - Tree Protection	LF	3,720	3.50	13,020.00
JTS-03 - Root Pruning	LF	340	5.00	1,700.00
JTS-03 - Storm Water Pollution Prevention Plan	LUMP	1	22,000.00	22,000.00
202-20.10 - Removal of Improvements	LUMP	1	6,150.00	6,150.00
203-10.00 - Excavation Class "A"	CY	5,870	21.80	127,966.00
JTS-05 - Compacted Fill (Channel)	CY	690	9.00	6,210.00
703-90.13 - Modular Block Wall (h>4')	SF	2,990	22.80	68,172.00
JTS-06 - D90 = 18" Rock Toe	CY	230	70.00	16,100.00
JTS-07 - D90 = 18" Rock Grade Control	CY	110	70.00	7,700.00
JTS-08 - Vegetated D90 = 12" Rock Slope	CY	579	85.60	49,562.40
JTS-09 - Vegetated D90 = 12" Rock Lined Swale	CY	293	93.60	27,424.80
JTS-10 - 36" Boulder Toe Protection - Double Row	Each	85	265.00	22,525.00
JTS-11 - 36" Boulder Toe Protection - Single Row	Each	15	295.00	4,425.00
JTS-12 - D90 = 12" Rock for Boulder Toe Protection	CY	81	62.00	5,022.00
JTS-13 - 36" Boulder Grade Control	Each	54	290.00	15,660.00
JTS-14 - D90 = 18" Rock for Boulder Grade Control	CY	80	72.00	5,760.00
JTS-15 - 4" Thick Granular Backfill	CY	250	62.00	15,500.00
JTS-16 - Access Road Granular Surface	CY	400 133	32.00	12,800.00
JTS-17 - Ductile Iron Pipe Sewer 18 Inch Class 50	LF	100	250.00	25,000.00
JTS-18 - Manhole - Standard Construction	Each	1	3,000.00	3,000.00
JTS-19 - Vegetated Fabric and Waddle Slope	SY	2,900	2.25	6,525.00
JTS-20 - Waddle Log for Vegetated Fabric and Waddle Slope	LF	2,940	2.50	7,350.00

Description	Unit	Quantity	Unit Cost	Sub Total
803-10.00 - Sodding	SY	1,670	8.25	13,777.50
JTS-21 - Restoration Seeding	SY	2,430	1.65	4,009.50
JTS-22 - Prairie Restoration	SY	1,040	2.75	2,860.00
608-60.94 - Remove and Replace Concrete Sidewalk (4" Thick)	SY	54	36.00	1,944.00
JTS-23 - Lydia Hill Drive Pavement Restoration	SY	400	45.00	18,000.00
JTS-24 - As-Built Survey	LUMP	1	5,500.00	5,500.00
JTS-31 - Construction Staking	LUMP	1	11,000.00	11,000.00
JTS-32 - Traffic Control	LUMP	1	19,165.00	19,165.00
TOTAL =				637,800.00

RESOLUTION NO. 415: RE-APPOINTMENT OF CITY CLERK

I am pleased to forward, for your collective consideration, **my recommendation to re-appoint City Clerk Vickie Hass, to a four-year term, effective August 11, 2015.** As you already know, Ms. Hass has performed exceptionally well, since her appointment on April 17, 2013. Her immediate supervisor, Libbey Tucker, Community Services/Economic Development Director, has consistently given her very positive performance evaluations and joins with me in making this recommendation.

As always, please let me know, prior to Monday's meeting, if you have any questions or would like additional information.

RESOLUTION NO. 415

WHEREAS, Ms. Vickie Hass was originally appointed to fill the unexpired term of former-City Clerk Judy Naggiar, ending August 11, 2015; and

WHEREAS, the City Administrator has reviewed and approved the current City Clerk's performance evaluations, since her initial appointment as City Clerk, on April 17, 2013; and

WHEREAS, the City Administrator is recommending the reappointment of Ms. Hass as City Clerk;

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

Section 1. VICKIE HASS shall be reappointed to the position of City Clerk for the City of Chesterfield, for a four-year term, ending August 11, 2019.

Section 2. Said Appointment shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

CITY OF CHESTERFIELD
RESOLUTION NO. 399

Given that the City Administrator has completed the interview/selection process to fill the position of City Clerk, City Council now affirms the appointment of **Vickie Hass** to fill the unexpired term of former-City Clerk, Judy Naggiar. Said term will expire August 11, 2015.

PASSED AND APPROVED this 17th day of APRIL, 2013.

Robert S. Neuman
Mayor

ATTEST:

Vickie J. Hass
City Clerk



RESOLUTION NO. 399 - APPOINTMENT OF CITY CLERK

Since 1989, City Council has delegated to the City Administrator the hiring and supervision of the City Clerk position. I completed the most recent process, following the announced retirement of former-City Clerk Judy Naggiar. On **March 27**, I informed our Mayor and City Council that former-Deputy City Clerk **Vickie Hass** had been selected for this position.

As required by our City Code, City Council must officially affirm Ms. Hass' appointment. Since **April 17** is the first City Council meeting since Ms. Hass' selection as City Clerk, I am forwarding the attached RESOLUTION to City Council, for your collective review and approval. FYI, this is the same process that I followed, after hiring former-City Clerks Marty DeMay and Judy Naggiar.

If you have any questions, please let me know.

Michael Herring

From: Michael Herring
Sent: Wednesday, March 27, 2013 10:53 AM
To: staff
Cc: 'Barry Flachsbart '; 'Bob Nation'; 'Bruce Geiger'; 'CONNIE FULTS (cfults@charter.net)'; 'Dgrier@Griergroupinc. dgrier@griergroupinc.com (dgrier@griergroupinc.com)'; 'elliott@grissoms.net'; 'Matt Segal (matthewsegal@hotmail.com)'; 'Michael Herring'; 'Mike Casey (mcasey@metalexchangecorp.com)'; 'Randy Logan (rlogan@wallachtrading.com)'; 'Rob Heggie '
Subject: ANNOUNCEMENT

PLEASE SHARE WITH THOSE EMPLOYEES WHO DO NOT HAVE REGULAR ACCESS TO A COMPUTER!

I am very pleased to announce that **VICKIE HASS** has been selected to become Chesterfield's **CITY CLERK**, effective immediately. As such, she will become only the **FOURTH CITY CLERK in Chesterfield's history**, following June Schroeder, Marty DeMay and Judy Naggia! Please join with me in congratulating Vickie on this achievement! MGH

Michael G. Herring, ICMA-CM
City Administrator

LEGISLATION

BILL NO. 3043 - ESTABLISHES THE BROADMOOR CONDOMINIUMS NEIGHBORHOOD IMPROVEMENT DISTRICT (**FIRST READING - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL**)

BILL NO. 3040 - REPEALS ORDINANCE NUMBER 350, IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING MAXIMUM COMPENSATION FOR THE MAYOR AND THE EFFECTIVE DATES THEREOF (**FIRST READING – FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL**)

BILL NO. 3042 - 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 - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL**)

BILL NO. 3044 - REPEALS ORDINANCE NUMBER 467, AMENDING ORDINANCE NO. 12 IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES (**FIRST READING – COMMITTEE-OF-THE-WHOLE RECOMMENDS APPROVAL**)

BILL NO. 3043

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE BROADMOOR CONDOMINIUMS
NEIGHBORHOOD IMPROVEMENT DISTRICT**

WHEREAS, the City of Chesterfield, Missouri (the "City"), is authorized and empowered pursuant to the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "NID Act"), to establish a neighborhood improvement district when a proper petition has been signed by the owners of record of at least two-thirds by area of all real property located within the proposed district and filed with the City Clerk; and

WHEREAS, such a proper petition was filed with the City Clerk on March 17, 2015 (the "Petition"), pursuant to the NID Act, proposing the creation of the Broadmoor Condominiums Neighborhood Improvement District (the "District"), described in more detail on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the City Council of the City has reviewed the Petition proposing the creation of the District for the purpose of replacing streets and parking lots within the boundaries of the proposed District (the "Project");

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

Section 1. The City Council hereby finds and determines that the Petition was filed in proper form as further described in Section 67.457.3 of the NID Act because:

- (a) the Petition was filed in the office of the City Clerk on March 17, 2015 and was signed by the owners of record of at least two-thirds by area of all real property within the proposed District, per Section 67.457.3 of the NID Act, and at least 70% of the owners of all real property located within the District, per the City's policy; and
- (b) each owner of record of real property located within the District provided only one signature on the Petition, regardless of the number of parcels owned; and
- (c) the names of the signers of the Petition were not withdrawn after filing.

Section 2. Pursuant to Section 67.457.4 of the NID Act and subject to the terms of the Petition, the Broadmoor Condominiums Neighborhood Improvement District is hereby established.

Section 3. The City Council further finds and determines that:

- (a) The project name for the improvements described in the Petition shall be the "Broadmoor Condominiums Neighborhood Improvement District Project."

- (b) The nature of the improvements includes those costs not to exceed the amount of \$1.5 million as set forth on Exhibit B, attached hereto and incorporated herein by reference, which costs are associated with the replacement of the streets within the Broadmoor Condominiums subdivision, including Claymoor Drive, Broadmoor Drive, Green Circle Drive and Green Circle Court, and which constitute improvements as provided in Section 67.453(5) of the NID Act, together with the costs associated with the establishment of the District (collectively, the "Improvements"), exclusive of interest accrued on borrowed money during the period of construction, and the costs of issuance (if any), debt service reserves (if any), and accrued interest on associated temporary notes or neighborhood improvement district bonds issued with respect to any and all portions of the Project.
- (c) The current estimated cost of the Improvements to be funded is \$1.5 million, to be borrowed from the City's fund reserves. The final cost of the Project assessed against the property within the District and the amount of neighborhood improvement district bonds or other indebtedness issued therefor shall not exceed such estimated cost by more than 25%. There will be no annual assessment pursuant to the NID Act to maintain the Improvements in any year after the neighborhood improvement district bonds issued or other indebtedness issued for the Improvements are paid in full.
- (d) The District consists of 108 villa condo units as recorded on plats 1 through 11 of the Gardens of Broadmoor Condominiums Subdivision all within the boundaries of the City, the physical addresses of which are described in Exhibit C, attached hereto and incorporated herein by reference.
- (e) The proposed method of assessment is as follows:
 - (i) the total cost shall be assessed against the real property within the District on a per-lot basis.

Section 4. The City Council finds and determines that the Project is advisable and orders the District to be established for the Project.

Section 5. It is deemed that all of the real property within the District will be benefitted by the Improvements.

Section 6. The City Council orders the plans and specifications for the Project to be prepared and filed with the City Clerk in accordance with the NID Act.

Section 7. The City shall, and the officers, agents and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this ordinance.

Section 8. This Ordinance shall be in full force and effect from and after its passage of the City Council and approval by the Mayor.

Passed and approved this ____ day of _____, 2015.

MAYOR

(SEAL)

ATTEST:

CITY CLERK

EXHIBIT A
District Description

All of the real property within the Broadmoor Condominiums Subdivision, the plat of which is recorded with the St. Louis County Recorder of Deed's office in Plat Book 199, Pages 66 and 67.

EXHIBIT B
Cost Estimate

	Unit	Estimated Quantities	Estimated Unit Cost	Estimated Total Cost
REMOVAL & REPLACEMENT OF P.C.C. PAVEMENT	Sq. Yd.	19,000	\$46.00	\$874,000.00
JOINT SEALANT	Sq. Yd.	19,000	\$2.00	\$38,000.00
4" ROLLED STONE BASE	Sq. Yd.	19,000	\$4.50	\$85,500.00
UNDERGRADING	Cu. Ft.	200	\$3.00	\$600.00
GEOTEXTILE FABRIC	Sq. Yd.	19,000	\$1.50	\$28,500.00
STRUCTURAL GEOGRID	Sq. Yd.	100	\$2.50	\$250.00
SEEDING & MULCHING	Sq. Yd.	1,100	\$3.00	\$3,300.00
TRAFFIC CONTROL	L.S.	1.00	\$15,000.00	\$15,000.00
Paved Driveway Approaches	Sq. Yd.	950	\$60.00	\$57,000.00
Paved Parking Areas	Sq. Yd.	3,100	\$20.00	\$62,000.00
SAWCUTTING	Lin. Ft.	50	\$4.00	\$200.00
UNDERDRAINS	Lin. Ft.	400	\$20.00	\$8,000.00
Handicap Ramps	Each	20	\$1,500.00	\$30,000.00
SIDEWALKS	Sq. Ft.	100	\$6.50	\$650.00
REPLACE INLET SILL	Each	19	\$500.00	\$9,500.00
Replace Grated Inlet	Each	4	\$1,000.00	\$4,000.00
DRILLING AND DOWELING	Each	50	\$12.00	\$600.00
A2 JOINTS	Lin. Ft.	100	\$20.00	\$2,000.00
SILT FENCE	Lin. Ft.	100	\$2.00	\$200.00
INLET PROTECTION	Each	23	\$100.00	\$2,300.00
SUBTOTAL			\$18,307.00	\$1,221,600.00
Testing and On Site Supervision (8%)				\$97,728.00
Admin costs (10%)				\$122,160.00
GRAND TOTAL				\$1,441,488.00
Total Cost Excluding Paved Parking Areas				\$1,379,488.00

Exhibit C

List of Properties

Address ID	Parcel ID	Owner
44349	4485	Antry Julie & Robert Dale H/H
46004	4485	Fields Susan L
46005	4485	Thompson Gordon C Mareta G H/W
46006	4485	Spalding Robert K Pauline N H/W
46007	4485	Ruiz Living Trust C/O John R Ruiz &
46008	4485	Oak Investment Partners Ltd
46009	4485	Kane Jane Erica
46010	4485	Rozier Francesjane Trustee
46011	4485	Spalding Pauline
46012	4485	Dennis Jean Conrath
46013	4485	Burris Kittie M
46014	4485	Jordan Catherine J & Thomas E W/H
46015	4485	Boswell D Paul & P Verniece H/W
46016	4485	Battram Gregory
46017	4485	Ziervogel Mary C Trustee
46018	4485	Bello Dorothy J
46019	4485	Richards Jonathan B
46020	4485	Koenig Jerry & Linda H/W
46021	4485	Bulte Raymond H & Joyce L H/W
46022	4498	Weitzel Steve Etal
46023	4498	Gerber Susanne J Living Trust
46103	4485	Baker Theresa M
46429	11318	Killion Henrietta G
46430	11318	Hoerchler Sandra
46431	11318	Weir William Gordon & Mary L H/W Trustee
46432	11318	Perez Julio E Living Trust
46433	11318	Resler Paul E Marion M H/W
46434	11318	Brooks Vicki A
46435	11318	Metroulas Dorothy Faye
46436	11318	Greene Ronald L
46437	11318	Becker Cynthia L
46438	11318	Dowling Patrick J Barbara H/W
46439	11318	Vescovo Robert E Sr & Joella Revocable
46440	11318	Gee Mary E Revocable Trust
46441	11318	Anderson Sandra L
46442	11318	Neff Judy K Declaration Of Trust
46443	11318	Howard Ramona G Living Trust

46444	11318	Robert L & Janet E Jones Trust The
46445	11318	Ahlquist Gretchen
46446	11318	Wynn James P Carol J H/W
46447	11261	Barton Margaret R Revocable Living Trust
46448	11261	Cloyd Catherine Josephine Trustee Etal
46449	11261	Stewart Charles A
46450	11261	Heller Randall L Jr Etal
46451	11261	Heller Randall L Trust
46452	11261	Garthe Joan Trustee
46453	11261	Maurer Donna
46454	11261	Schooley John H Sr Trustee Etal
46455	11261	Anderson Revocable Living Trust The
46456	11261	Schreiber John A & Betty J H/W
46457	11261	Spalding John David
46458	11261	Doyle Lauren E
46459	11261	Laiben Mary Christine
46460	11261	Reichardt Mary Elizabeth
46461	11261	Sawyer Living Trust
46462	11261	Povich M Michele Living Trust
46463	11261	Fishman Karen S
46464	11261	Clements Ronald E & Diane M H/W
46465	11190	Zito Rosalie Trustee Etal
46466	11190	Sievers Richard H Margaret M H/W Trust
46467	11190	Yewell Juanita L Trustee
46468	11190	Welde Craig J & Jennifer L H/W
46469	11190	Rezak Sarajean Trustee
46470	11190	Reichman Ruth Trustee
46471	11190	Bosche Jane F
46472	11190	Paulsen Emerson & Betty H/W Etal J/T
46473	11190	Carter Virginia B Trustee
46474	11190	Featherstone Ruth L
46475	11190	Fishman Michael L & Delena Jamison H/W
46476	11190	Moldane Meryle G
46477	11190	P120612c
46478	11190	Mccance Geneva H
46479	11190	Mocciola Mimi J
46480	11190	Walshauser Andrea
46481	11190	Cain Joan Trustee
46482	11208	Fountain Sharon & Glen H/H
46483	11208	Younger Doris L & Henry W H/H
46484	11208	Wolf Patricia A
46485	11208	Swan Mary Louise
46486	11208	Kasperski Patricia Anne
46487	11208	Humme Carol J
46488	11208	Platipodis Charles Etal

46489	11208	Hartman Rosalie V
46490	11208	Roberts Kathleen M
46491	11208	Powell Living Trust
46492	11208	Oberman Steven & Susan H/W
46493	11208	William & Brenda Ernst Revoc Liv Trust
46494	11208	Steffan George John & Mary A Rev Liv
46495	11208	Saenz Mary Ellen
46496	11208	Arnold Martha M
46497	11208	Litwicki Stephen J & Judith A H/W
46498	11208	Zuber Sean C & Terry L H/W
46499	11233	Oneill Lunt Joan
46500	11233	Lobko Audrey M Etal
46501	11233	Reidy Mary C Trustee
46502	11233	Buhr Henry E Sr Trustee Etal
46503	11233	Kersting Richard N & Nancy D H/W
46504	11233	Henderson Reynolds J & Margaret V
46505	11233	Yansen Kathryn E Trustee
46506	11233	Nielsen Suzanne W
46507	11233	Fox Russell C
46508	11233	Ellis Mark & Sandy Qualified Spousal Tr
46509	11233	Kagan Andrew A Jayne M H/W
46510	11233	Moeller John W & Patricia A H/W
46511	11233	Fick Joan S
46512	11233	Schuler Lee J & Judith E H/W
46513	11233	Bryant Sharon L & Terry L H/H
46514	11233	Birner Philip J Rosemary M H/W
46515	11233	Surkamp Thomas E & Diana R H/W
46516	11239	D & H Holdings Llc
46517	11239	Gerber Judith M Trustee
46518	11239	Witte Richard H Trustee
46519	11239	Reese Deborah J
46520	11239	Rapp George W Mary Sue H/W Etal J/T
46521	11239	Miller Barbara B
46522	11239	Miller Edward M Sr Karen K H/W
46523	11239	Morrissey Family Legacy Trust
46524	11239	Walters Michael L Alonda J H/W
46525	11239	Lusky John W & Carol H/W
46526	11239	Real Norma M Living Trust
46527	11239	Braun Anthony G Trustee Etal
46528	11239	Ambient Investments Llc
46529	11239	Tourkakis Homer & Harriet W H/W
46530	11239	Di Rollo Francesca
46531	11239	Rich Melvin E Geraldine N H/W Trustees
46532	11239	Amendola Margaret
46533	11253	Klugesherz Ann

46534	11253	Jeter Phyllis J
46535	11261	Newman Morton R & Chris R Trust
46536	11261	Lee Clayton F Darla J H/W Trustees
46537	11261	Burtelow Maria Trustee Etal
46538	11261	Waddell Kristen
46539	11261	Haviluk Cheryl
46540	11261	Tessler Michael & Alicia H/W
46541	11261	Orlando Josephsamuel Trustee
46542	11261	Flora Maria
46543	11266	England Revocable Trust
46544	11266	Mendelsohn Morton D Leanore G H/W Trus
46545	11268	Berg William Kess & Amy S H/W
46546	11268	Dolan Patrick H Trustee
46547	11268	Lowe Timothy J & Janet G H/W
46548	11268	Koch Mary H Trustee
46549	11268	Trout Sue Ann Etal
46550	11268	Herzog Patricia M
46551	11280	Marschke Darryl E
46552	11280	Griffin John J Jr Trustee
46553	11280	Lombardo Sharon L & Kenneth P H/H J/T
46554	11280	Leahy Virgil P & Genevieve L H/W Trustee
46555	11280	Konneman Larry D & Jerri D H/W
46556	11280	House Donald L Madonna M H/W
46557	11280	Brown Julie L
46558	11280	Woltzen E Sigrid & Herschel E H/H Truste
46559	11280	Briles Raymond & Strifler Briles Pamela
46560	11297	Wolf Jean P Living Trust
46561	11297	Warren Harold L & Lorraine H H/W
46562	11297	Schuman Stephen
46563	11297	Clear Carolyn H
46564	11297	Larose Charles G & Linda D H/W
46565	11297	Schneider Matthew W
46566	11297	Baldwin George & Janice H/W
46567	11297	Radwick Mark S Etal J/T
46568	11297	Archer Dolores F
46569	11297	Dominguez Oscar R
46570	11297	Haney Barbara J
46571	11297	Casey Mary P
46572	11297	Scissors Robert I & Sandra L H/W Trs
46573	11297	Shapiro Sylvia
46574	11297	Sherman Suzanne Etal J/T
46575	11297	Sanders Bert C Jr & E Sue H/W
46576	11297	Flynn Margaret O
46577	11334	Baron Richard E & Janet E H/W
46578	11334	Janik Angela M

46579	11334	Russell Kenneth R & Caralynne H/W
46580	11334	Gunning Thomas E & Jeffalene L H/W
46581	11334	Link Family Legacy Trust
46582	11334	Barnes Bob O Carol L H/W Trustees
46583	11334	Anderson James C Iii Tr Etal
46584	11334	Huang Keuilan H
46585	11334	Stroot Frank & Clara H/W
46586	11318	Schneider Rudy H
46587	11318	Reed John Jr Etal J/T
55173	11318	Stevens Edward & Melita H/W
55201	11318	Senci Peter W & Pirokska Trustees
55203	11318	Gomez Cesar A & Marie R H/W Trustee
46591	11318	Meyer Robert W Vera J H/W Trustees
46592	11318	Deiss Rita L
46593	11322	Topside Partnership
55204	11322	Boraz Mitch
46595	11322	Oberman Mark & Jane S H/W
55205	11334	Bgb Homes
55225	11334	Horner Michele D
55206	11334	Leonhardt Jacqueline J Trustee
46599	11334	Frueh Rose C Trustee
46600	11334	Orth Robert L & Margot J H/W Trs
55224	11334	Hof Stephanie
55223	11334	Pasek Family Revocable Living Trust
55222	11334	Babu Ajit N & Madhu S H/W
46604	11334	Sulzer Roger J Revoc Trust Etal
46605	11334	Kessler Gerald Natalie S H/W Trustees
46606	11334	Tebbe Jane E
46607	11334	Oliver Jane W Revocable Trust
4485	4485	Marty Keith A & Diana J H/W
4498	4498	Bertsch Philip & Ly Bong H/W
11190	11190	Voris Marilyn E
11208	11208	Schmitz Lila E
11233	11233	Ibur Betty Trustee
11239	11239	Borgers Jo Ann Trust
11253	11253	Mcbride Allen & Carol H/W
11261	11261	Dibner Steven & Julia Janes H/W
11266	11266	Maitz Carlos A
11268	11268	Saemisch Frederick C Bobbette B Trs
11280	11280	Orr Edwin Scott Revocable Trust Etal
11297	11297	Davis Sara J
11318	11318	Paap Heidi C
11322	11322	Klohmann Richard H Helen W H/W
11334	11334	Garvin Amelia M Trustee

BILL NO. 3040

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 350, IN PART,
AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING
MAXIMUM COMPENSATION FOR THE MAYOR AND THE
EFFECTIVE DATES THEREOF.**

WHEREAS, § 77.260 R.S.Mo. vests the Mayor, together with the City Council of the City of Chesterfield, with the care, management and control of the City and its finances and further, in relevant part, vests the Mayor and the City Council with the power to enact and ordain any ordinances not repugnant to the constitution and the laws of the State of Missouri and such as they deem expedient for the good government of the City; and

WHEREAS, the City Council of the City of Chesterfield previously has provided pursuant to Ordinance number 350 that Mayor shall receive compensation at the rate of Twelve Thousand Dollars (\$12,000.00) per year, payable in equal monthly installments of one thousand dollars (\$1,000.00) each; and

WHEREAS, the City Council of the City of Chesterfield determines that it is expedient for the good government of the City to increase the amount of compensation for the Mayor to a rate of eighteen thousand dollars (\$18,000.00) per year, payable in equal monthly installments;

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

Section 1. Ordinance Number 350 is hereby amended by deleting Section 3 thereof and by adding the following language in its place:

“Section 3. The Mayor shall receive compensation at the rate of Eighteen Thousand Dollars (\$18,000.00) per year, to be pro-rated as and paid on the same basis as members of the City Council.”

Section 2. The provisions of this Ordinance shall be effective as of April 1, 2017; however, the Mayor currently holding office shall not receive any increase in compensation from the amount currently being received by him during the current term of his office. Actual attendance at the monthly City Council meetings shall not be a prerequisite for payment of the compensation set out herein as long as the Mayor is carrying out the duties of said office.

Section 3. The compensation currently in effect for the Mayor of Twelve Thousand Dollars (\$12,000.00) per year payable in equal monthly installments shall remain in full force and effect during the term of the Mayor that is currently holding office and until the next municipal election for the position of Mayor shall take place.

Section 4. In all other respects not in conflict herewith, Ordinance Number 350 is and shall remain in full force and effect.

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

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: _____

BILL NO. 3042

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 as 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 605 as the procedure for disclosure of conflicts of interests 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, 2015.

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 _____, 2015.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: _____



STEWART, MITTLEMAN, HENRY & O'ROURKE L.L.C.

ATTORNEYS AT LAW

Harold V. O'Rourke
horourke@smholaw.com

July 13, 2015

Mr. Michael G. Herring, ICMA-CM
City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

✓ MBH
7/13/15

RE: Conflict of Interest Ordinance

Dear Mike:

Enclosed, please find an ordinance re-adopting the City's conflict-of-interest ordinance. I would ask that you place this on the July 20, 2015 City Council agenda for a first reading, and the August 3, 2015 City Council agenda for a second reading. Alternatively, if the Council wishes, both readings of this bill could be held at either of the above-two specified meetings. The ordinance must be passed before September 15, 2015.

Missouri Statute 105.485 authorizes, but does not mandate, the City of Chesterfield to adopt an ordinance which establishes its own method of disclosing potential conflicts of interest. 105.485(4) R.S.Mo. Section 105.485 requires that the political subdivision adopt the ordinance biennially at an open meeting by the fifteenth of September. *Id.* A certified copy of the ordinance must be filed within ten days of its adoption. *Id.* If Chesterfield fails to adopt the ordinance before its expiration, each official, officer or employee or candidate shall be required to file a financial interest statement with the Missouri Ethics Commission, pursuant to subsection 2 of Section 105.485. *Id.* However, it is the habit of the City to pass the ordinance on an annual basis, a prudent practice I endorse.

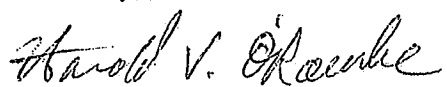
Section 105.485 applies to any political subdivision with an annual operating budget in excess of one million dollars, and so includes Chesterfield. 105.483(11) R.S.Mo. Chesterfield originally adopted ordinance number 605 on August 19, 1991. The ordinance has been readopted several times since then, the last time on September 3, 2014, with Ordinance No. 2806.

If you have any questions or need further information, please do not hesitate to call.

Allan F. Stewart**
Mark D. Mittleman
Deborah C. M. Henry
Harold V. O'Rourke
Katherine E. Henry

OF COUNSEL
Joseph R. Niemann

Sincerely,

A handwritten signature in cursive script, reading "Harold V. O'Rourke". The signature is written in dark ink and is positioned above the printed name.

Harold V. O'Rourke

enc.

BILL NO. 3044

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NUMBER 467, AMENDING ORDINANCE NO. 12 IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES.

WHEREAS, the City Council of the City of Chesterfield previously has provided pursuant to Ordinance number 12 Standing Committees, membership-appointments to said committees, and the committees' functions; and

WHEREAS, the City Council of the City of Chesterfield Amended Ordinance number 12 in part, by passing and approving Ordinance number 467, that amended that part of Ordinance number 12 that established the Standing Committees of the City Council of the City of Chesterfield; and

WHEREAS, the City Council of the City of Chesterfield determines that it is expedient for the good government of the City to further establish the Standing Committees of the City Council and adopt rules and regulations of such committees;

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

Section 1. Ordinance Number 467 12 is hereby repealed in its entirety.

Section 2. Ordinance No. 12, Section 13 (Standing Committees) is hereby amended in part, by deleting Section 13 thereof and by adding the following language in its place:

"Section 13. Standing Committees.

A. Establishment. There are hereby established as Standing Committees of the City Council the following:

- 1. Finance and Administration;**
- 2. Parks, Recreation and Arts;**
- 3. Planning and Public Works; and**
- 4. Public Health and Safety.**

B. Membership - Appointment.

- (1) Each committee shall be comprised of four (4) Councilmembers. One (1) Councilmember from each of the City's four (4) Wards will serve on each committee, with no two (2) Councilmembers from the same Ward serving on the same committee.
- (2) The President Pro-Tem shall coordinate the process of committee assignments and chairpersons in consultation with all Councilmembers. The President Pro-Tem shall appoint members of the Council to Committees and Committee Chairpersons upon the approval of the City Council by formal vote taken at the first City Council meeting immediately following each regular City election held in April of every year.
- (3) The Mayor and City Administrator shall both serve as non-voting Ex Officio members of each committee.
- (4) Chairperson. One (1) Councilmember from each Ward shall serve as a Chairperson of a Committee, and no person shall serve as Chairperson of more than one (1) committee. The Councilmember selected as Chairperson of each committee shall be that person, from his or her ward, whose term is up for re-election the following April.
- (5) Vacancy. Should there be a vacancy on the Council, the other Councilmember of the affected Ward shall be deemed a full voting member of the committees upon which his or her Ward-mate served until said vacancy has been filled. If the Councilmember previously occupying the currently vacant position

served as Chairperson, the Vice-Chairperson, at the time of the vacancy, shall assume the position of Chairperson.

C. FUNCTIONS

- a. Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby.
- b. Formulating, with the assistance of the staff, long-range plans and evaluation and revision (if necessary) of such plans as adopted; and
- c. Reviewing and recommending legislation concerning any of the matters within its purview.
- d. Quorum and presiding officer. At least three Councilmembers must be present in order to hold a Committee meeting. The Chairperson shall preside over the Committee meeting. In the absence of the Chairperson, the Vice-Chairperson shall preside.
- e. Recommendations to Council. Other than items discussed and/or acted upon by the Planning and Public Works Committee, in order for an item to pass out of Committee to the Council, said item shall require at least two (2) affirmative votes. Three (3) affirmative votes are required for an item to be passed to the Council with a favorable recommendation from the Committee.

f. Closed Meetings. Closed meetings cannot be held at any meeting of the Standing Committees.

Section 3. In all other respects not in conflict herewith, Ordinance Number 12 is and shall remain in full force and effect.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2015.

MAYOR

ATTEST:

CITY CLERK

First Reading Held: _____

LEGISLATION - PLANNING COMMISSION

BILL NO. 3041 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "UC" URBAN CORE DISTRICT FOR A 3.6 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (P.Z. 03-2015, SACHS PROPERTIES (THE GROVE IN CHESTERIFIELD - 19S431691 QNE 19S430579) (FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL)

BILL NO. 3041

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "UC" URBAN CORE DISTRICT FOR A 3.6 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (P.Z. 03-2015 SACHS PROPERTIES {THE GROVE IN CHESTERFIELD} 19S431691 & 19S430579).

WHEREAS, The Grove Assisted Living, LLC, has requested a change in zoning to "UC" Urban Core District for a 3.6 acre tract of land, more or less, located southeast of the intersection of Chesterfield Parkway West and Justus Post Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 13, 2015; and,

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

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

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

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 and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a "UC" Urban Core District with conditions therein incorporated into the Attachment A, which is attached hereto and made a part hereof and as described as follows:

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

BEGINNING at the Southwest corner of Lot A of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 641.50 feet, an arc length of 34.89 feet, the chord of which bears North 10 degrees 41 minutes 14 seconds East, a chord distance of 45.48 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway; thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road; thence along said Western line South 06 degrees 03 minutes 29 seconds West, a distance of 71.30 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 88.72 feet to a point on a non-tangent curve to the left; thence along said curve to the left having a radius of 277.00 feet, and arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.06 feet to a point on a non-tangent curve to the right; thence along said curve to the right having a radius of 385.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.46 feet to a point; thence South 34 degrees 28 minutes 56 seconds East, a distance of 10.53 feet to a point on the Southern line of Lot B of the aforesaid "Chesterfield Village Area 'A' Phase One Plat One"; thence along the Southern line of said Lot B and the aforesaid Lot A North 69 degrees 28 minutes 51 seconds West, a distance of 253.04 feet to a point; thence North 51 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.6 acres more or less as per

a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

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

Section 3. The City Council, pursuant to the petition filed by The Grove Assisted Living, LLC in P.Z. 03-2015, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of April 2015, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2015

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

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 UC Urban Core District shall be:

- a. Animal grooming service
- b. Art gallery
- c. Art studio
- d. Automotive retail supply
- e. Bakery
- f. Barber or beauty shop
- g. Brewpub
- h. Broadcasting studio
- i. Church and other place of worship
- j. Club
- k. Coffee shop
- l. Coffee shop, drive-thru
- m. Commercial service facility
- n. Community center
- o. Day Care Center
- p. Drug store and pharmacy
- q. Drug store and pharmacy, drive-thru
- r. Dry cleaning establishment

- s. Dry cleaning establishment, drive-thru
- t. Education facility- specialized private schools
- u. Education facility- vocational school
- v. Educational facility- college/university
- w. Educational facility- kindergarten or nursery school
- x. Film drop-off and pick-up station
- y. Financial institution
- z. Financial institution, drive-thru
- aa. Grocery-community
- bb. Grocery-neighborhood
- cc. Group Residential Facility
- dd. Gymnasium
- ee. Hospice
- ff. Hotel and motel
- gg. Laundromat
- hh. Library
- ii. Mortuary
- jj. Museum
- kk. Newspaper stand
- ll. Nursing home
- mm. Office, dental
- nn. Office, general
- oo. Office, medical

- pp. Park
- qq. Professional and technical service facility
- rr. Public safety facility
- ss. Reading room
- tt. Recreation facility
- uu. Research facility
- vv. Restaurant, fast food
- ww. Restaurant, sit down
- xx. Restaurant, take out
- yy. Retail sales establishment, community
- zz. Retail sales establishment, neighborhood
- aaa. Telecommunications structure
- bbb. Telecommunications tower or facility
- ccc. Veterinary clinic

2. The above uses in the "UC" District shall be restricted as follows:

- a. The Group Residential Facility, Nursing Home and Hospice uses shall be limited to no more than 96 beds.
- b. Retail sales uses shall be prohibited from any outdoor sales, storage or display of materials or goods.
- c. Land uses 'u', 'v', 'dd', 'vv' and 'ww' listed above are not permitted in stand-alone structures.
- d. Restaurant land uses shall not be permitted to have a drive-thru component.

3. Hours of Operation.

Hours of operation for this "UC" District shall be restricted from 7 a.m. to 11 p.m. for all uses with the exception of Group Residential Facility, Nursing Home, Hospice and Hotel/Motel land uses.

4. 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 any structure, exclusive of roof screening, shall not exceed 3 stories.

C. SETBACKS

1. Structure Setbacks

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

- a. 35 feet from the right-of-way Chesterfield Parkway on the north boundary of this Urban Core (UC) District.
- b. 35 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.
- c. 35 feet from the south boundary of this UC District.
- d. 35 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

2. Parking Setbacks

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

- a. 30 feet from the right-of-way of Chesterfield Parkway on the north boundary of this Urban Core (UC) District.
- b. 30 feet from the right-of-way of Justus Post Road on the west boundary of this UC District.
- c. 30 feet from the south boundary of this UC District.
- d. 30 feet from the right-of-way of Missouri State Route 340 on the east boundary of this UC District.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

1. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
2. Dense landscaping in addition to a berm shall be installed and maintained along the southern property line of this UC District. Landscaping along this property line shall be reviewed and approved with the Site Development Plan.

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 Highways and Traffic (or MoDOT), 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 the development shall be from Justus Post Road as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic, as applicable.
2. Direct access to this development from Chesterfield Parkway West shall be prohibited.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
2. 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.
3. Provide and/or improve sidewalk and curb ramps, in conformance with ADA standards, along Justus Post Road and Chesterfield Parkway West. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects to maintain and enhance existing pedestrian connectivity. 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.
4. Obtain approvals from the City of Chesterfield, St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Highways and Traffic, and the City of Chesterfield.

6. Improve Chesterfield Parkway West to one half of the ultimate section including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
7. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the Missouri Department of Transportation and/or St. Louis County Department of Highways and Traffic. 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 Justus Post Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation and St. Louis County Department of Highways and Traffic.

L. POWER OF REVIEW

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

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
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. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
7. The receiving storm system(s) shall be evaluated to ensure adequate capacity and to ensure that the project has no negative impacts to the existing system(s).
8. Treatment for water quality is required in accordance with our region's MS4 permit. Volume reduction BMPs shall be the emphasis for the water quality treatment strategy. In order to comply with the Chesterfield Village Southwest Quadrant Stormwater Master Plan for detention, post development impervious coverage shall not exceed 90% and the site post developed CN shall be less than 91. Provisions for Channel Protection are required and may be satisfied by volume reduction BMPs.

N. SANITARY SEWER

1. Sanitary sewers shall be as approved by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
2. The receiving sanitary sewer system(s) shall be evaluated to ensure adequate capacity and to ensure the project has no negative impacts to the existing system(s).

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

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

5. Prior to final release of construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.
6. Formal MSD plan review, approval and construction permits for this project will be required prior to construction of site improvements.
7. Easements to MSD will be required to cover public sewers that are reconfigured to accommodate the layout of the development. Encroachments upon MSD facilities and easements shall be avoided.

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

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

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.

- B. Where due cause is shown by the developer, the 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 open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

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

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Village Road Trust Fund (No. 554), as directed by the St. Louis County Department of Highways and Traffic. This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
Assisted Living	\$434.28/parking space
General Office	\$663.43/parking space
Loading Space	\$3,257.06/parking space

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

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

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

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

The amount of the required contribution, if not submitted by January 1, 2016, shall be adjusted on that date and on the first day of January in each succeeding year thereafter by the St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County."

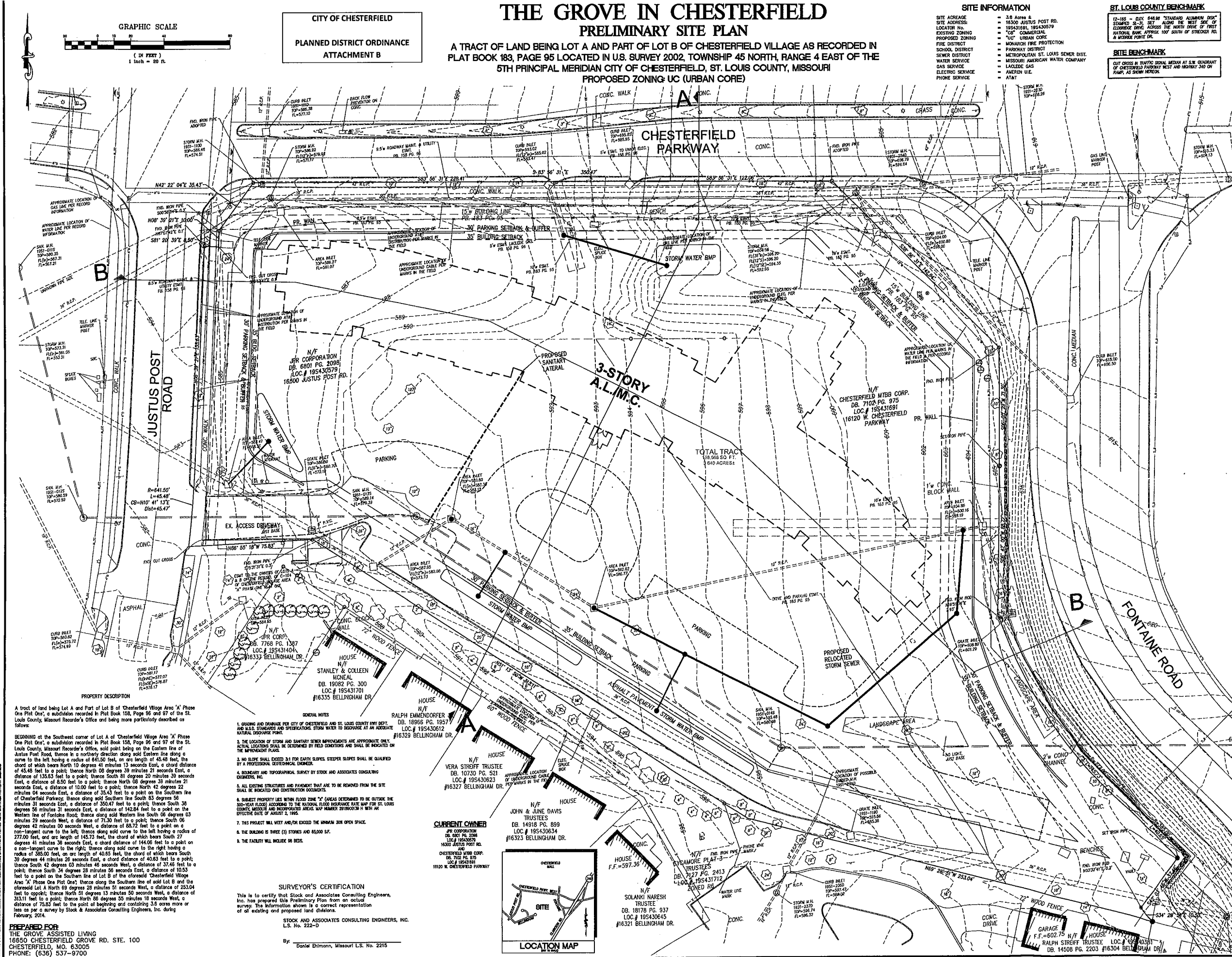
The developer is advised that utility companies will require compensation for relocation of their facilities within public right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays on utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

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.



PROPERTY DESCRIPTION

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

BEGINNING at the Southwest corner of Lot A of Chesterfield Village Area "A" Phase One Plat One, a subdivision recorded in Plat Book 158, Page 96 and 97 of the St. Louis County, Missouri Recorder's Office, said point being on the Eastern line of Justus Post Road, thence in a northerly direction along said Eastern line along a curve to the left having a radius of 841.50 feet, an arc length of 45.48 feet, the chord of which bears North 10 degrees 41 minutes 13 seconds East, a chord distance of 45.48 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 135.63 feet to a point; thence South 81 degrees 20 minutes 39 seconds East, a distance of 8.50 feet to a point; thence North 08 degrees 39 minutes 21 seconds East, a distance of 10.00 feet to a point; thence North 42 degrees 22 minutes 04 seconds East, a distance of 35.43 feet to a point on the Southern line of Chesterfield Parkway, thence along said Southern line South 83 degrees 56 minutes 31 seconds East, a distance of 350.47 feet to a point; thence South 38 degrees 56 minutes 31 seconds East, a distance of 142.84 feet to a point on the Western line of Fontaine Road, thence along said Western line South 06 degrees 03 minutes 23 seconds West, a distance of 71.50 feet to a point; thence South 06 degrees 42 minutes 00 seconds West, a distance of 68.72 feet to a point on a non-tangent curve to the left, thence along said curve to the left having a radius of 277.00 feet, an arc length of 145.73 feet, the chord of which bears South 27 degrees 41 minutes 36 seconds East, a chord distance of 144.00 feet to a point on a non-tangent curve to the right, thence along said curve to the right having a radius of 388.00 feet, an arc length of 40.65 feet, the chord of which bears South 39 degrees 44 minutes 26 seconds East, a chord distance of 40.63 feet to a point; thence South 42 degrees 03 minutes 46 seconds West, a distance of 37.48 feet to a point; thence South 34 degrees 23 minutes 56 seconds East, a distance of 253.04 feet to a point; thence North 01 degrees 13 minutes 50 seconds West, a distance of 313.11 feet to a point; thence North 86 degrees 55 minutes 18 seconds West, a distance of 75.83 feet to the point of beginning and containing 3.8 acres more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during February, 2014.

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

GENERAL NOTES

1. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND ST. LOUIS COUNTY HWY DEPT. AND U.S. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
2. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE. ONLY ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
3. NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUOTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
4. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
5. ALL EXISTING STRUCTURES AND PAVEMENT THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
6. SURVEY PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. MAP NUMBER 28160C0103H WITH AN EFFECTIVE DATE OF JANUARY 1, 1995.
7. THIS PROJECT WILL MEET AND/OR EXCEED THE MINIMUM JOBS OPEN SPACE.
8. THE BUILDING IS THREE (3) STORIES AND 85,000 SF.
9. THE FACILITY WILL INCLUDE 98 BEDS.

SURVEYOR'S CERTIFICATION

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Preliminary Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-9

By: Daniel Blum, Missouri L.S. No. 2215

CURRENT OWNER

JPM CORPORATION
DB. 6801 PG. 2098
LOC. # 195430579
16500 JUSTUS POST RD.
CHESTERFIELD MO. 63005
DB. 7102 PG. 975
LOC. # 195430634
16120 W. CHESTERFIELD PARKWAY

HOUSE
STANLEY & COLLEEN
DB. 19089 PG. 300
LOC. # 195431701
#16335 BELLINGHAM DR.

HOUSE
RALPH EMMENDORFER
DB. 18966 PG. 1957
LOC. # 195430612
#16329 BELLINGHAM DR.

HOUSE
VERA STROFF TRUSTEE
DB. 10730 PG. 521
LOC. # 195430823
#16327 BELLINGHAM DR.

HOUSE
JOHN & JUNE DAVIS TRUSTEES
DB. 14918 PG. 899
LOC. # 195430634
#16323 BELLINGHAM DR.

HOUSE
SOLANKI NARESH TRUSTEE
DB. 18178 PG. 937
LOC. # 195430645
#16321 BELLINGHAM DR.

SITE INFORMATION

SITE AREA: 3.8 Acres
SITE ADDRESS: 16500 JUSTUS POST RD.
LOCATOR No.: 195431891, 195430579
EXISTING ZONING: "C" COMMERCIAL
PROPOSED ZONING: "UC" URBAN CORE
FIRE DISTRICT: MONARCH FIRE PROTECTION
SCHOOL DISTRICT: METROPOLITAN ST. LOUIS S.W. DIST.
WATER SERVICE: MISSOURI AMERICAN WATER COMPANY
GAS SERVICE: Laclede Gas
ELECTRIC SERVICE: AMEREN U.E.
PHONE SERVICE: AT&T

ST. LOUIS COUNTY BENCHMARK

12-165 - ELEV. 648.06 "STANDARD ALUMINUM DISK"
STAMPED 12-13, SET ALONG THE WEST SIDE OF ELIZABETH DRIVE, ACROSS THE NORTH DRIVE OF FIRST NATIONAL BANK, APPROX. 100' SOUTH OF STRECHER RD. & WOODS FENCE DR.

SITE BENCHMARK

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

PREPARED BY: **STOCK & ASSOCIATES**
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
Chesterfield, MO 63005
314-537-9700 FAX 314-537-9702
e-mail: general@stockinc.com
Web: www.stockinc.com

PRELIMINARY PLAN FOR:
THE GROVE IN CHESTERFIELD
16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: MAY 4, 2015

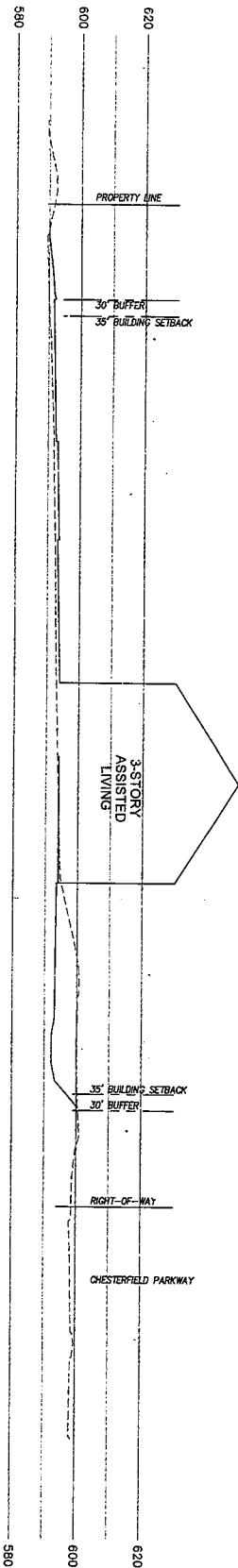
REVISIONS:

NO.	DATE	DESCRIPTION
1	05-27-2015	PER CITY COMMENTS & LETTER DATED 05/04/15
2	05-27-2015	REVISED PER 05/20/15 ISSUE LETTER

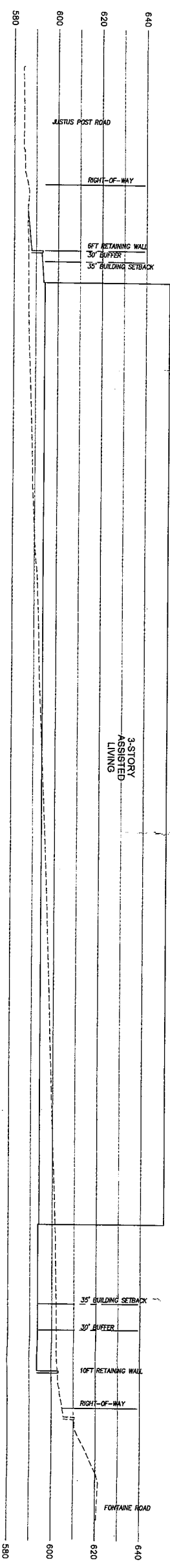
RECEIVED
City of Chesterfield
MAY 05 2015
Department of Public Services

DRWN BY: J.E.F. DESIGNED BY: G.H.S.
DATE: 05-27-2015 JOB NO.: 13-0315
SCALE: P & B BASE MAP: 155
SHEET NO.: 155
SHEET TITLE: PRELIMINARY SITE PLAN
SHEET NO.: SHEET 1

DATE: MAY 4, 2018
DRAWN BY: J.E.F.
CHECKED BY: J.E.F.
SCALE: 1"=20'(H/V)
SHEET NO. 2



SITE SECTION A-A
SCALE: 1"=20'(H/V)



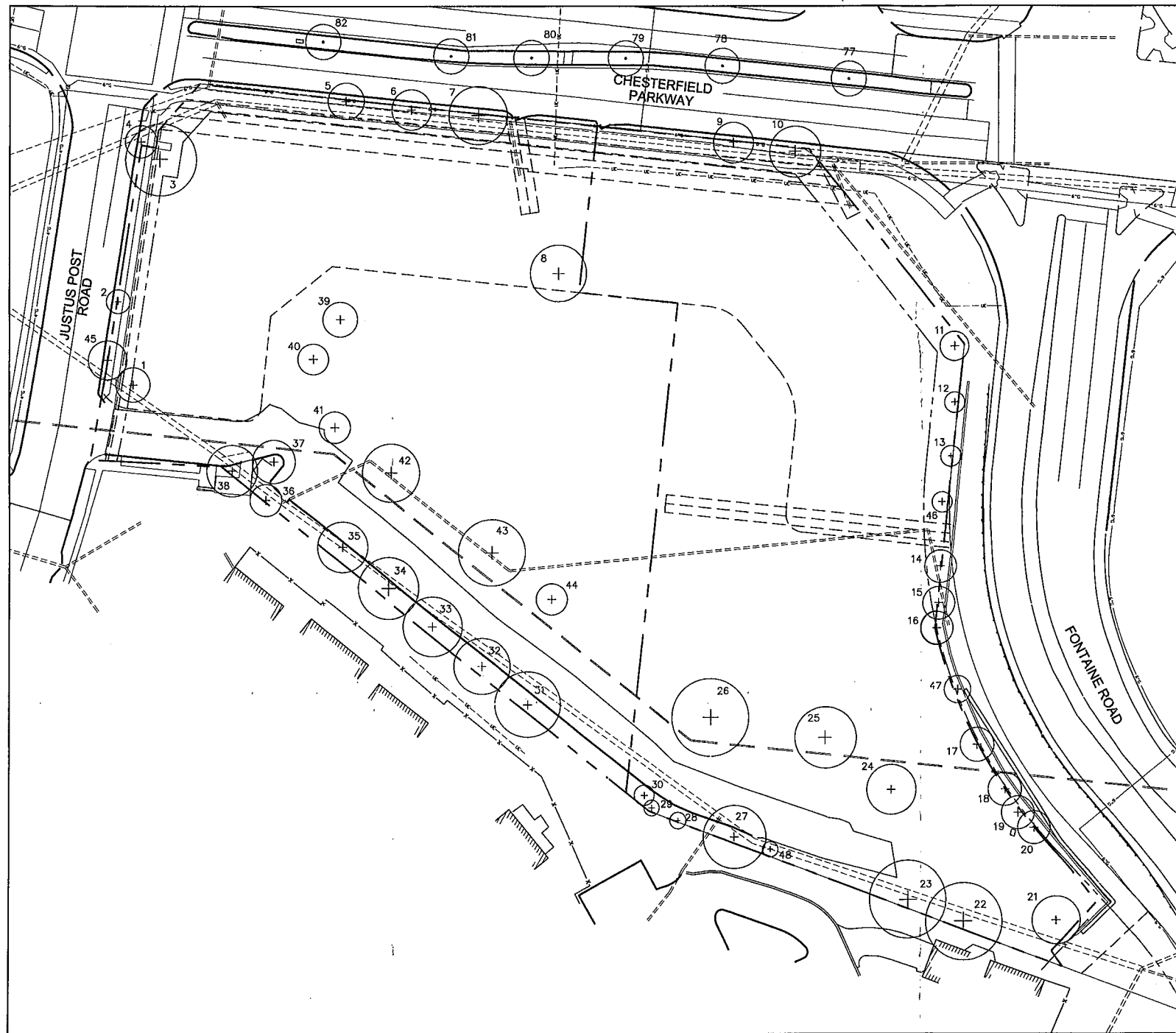
SITE SECTION B-B
SCALE: 1"=20'(H/V)

PRELIMINARY PLAN FOR:
THE GROVE IN CHESTERFIELD
16300 JUSTUS POST ROAD
CITY OF CHESTERFIELD, MISSOURI

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63065 PH: (636) 530-8100 FAX: (636) 530-8150
e-mail: general@stockassoc.com
Web: www.stockassoc.com



REVISIONS:	DATE	BY	DESCRIPTION
1	05/04/2018	J.E.F.	30% PER CITY
2	05/04/2018	J.E.F.	40% PER CITY
3	05/04/2018	J.E.F.	40% PER CITY
4	05/04/2018	J.E.F.	40% PER CITY
5	05/04/2018	J.E.F.	40% PER CITY
6	05/04/2018	J.E.F.	40% PER CITY
7	05/04/2018	J.E.F.	40% PER CITY
8	05/04/2018	J.E.F.	40% PER CITY
9	05/04/2018	J.E.F.	40% PER CITY
10	05/04/2018	J.E.F.	40% PER CITY
11	05/04/2018	J.E.F.	40% PER CITY
12	05/04/2018	J.E.F.	40% PER CITY
13	05/04/2018	J.E.F.	40% PER CITY
14	05/04/2018	J.E.F.	40% PER CITY
15	05/04/2018	J.E.F.	40% PER CITY
16	05/04/2018	J.E.F.	40% PER CITY
17	05/04/2018	J.E.F.	40% PER CITY
18	05/04/2018	J.E.F.	40% PER CITY
19	05/04/2018	J.E.F.	40% PER CITY
20	05/04/2018	J.E.F.	40% PER CITY



Tree Stand Delineation
SCALE 1" = 30'-0"

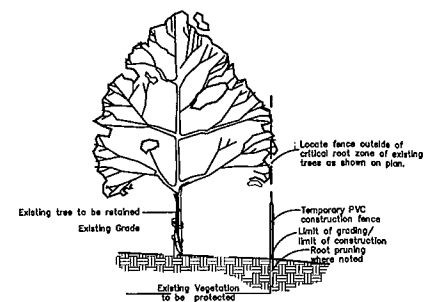
LEGEND:

Symbol	Description
⊕	Existing Individual Tree
•	Existing Off-Site Tree

TREE STAND DELINEATION:

Justus Post Road 5-27-2014				
No.	Common Name	DBH of Trunk (in)	Canopy Area (sq ft)	Condition Rating (1-5 Scale)
1	Austrian Pine	16"	300	3
2	Red Maple	10"	87	2
3	Honeylocust	24"	1,110	3
4	Green Ash	14"	48	2
5	Green Ash	10"	205	3
6	Green Ash	12"	170	2
7	Green Ash	14"	485	2
8	Sugar Maple	14"	1,000	1
9	Green Ash	18"	250	2
10	Green Ash	18"	400	2
11	Red Maple	12"	190	3
12	Red Maple	10"	90	1
13	Red Maple	8"	60	2
14	White Pine	18"	170	2
15	White Pine	16"	140	3
16	White Pine	16"	150	3
17	White Pine	16"	170	3
18	Red Maple	10"	160	3
19	White Pine	10"	190	3
20	Red Maple	8"	150	3
21	Green Ash	14"	590	1
22	Green Ash	18"	1,050	3
23	Green Ash	20"	1,070	3
24	Pin Oak	16"	700	3
25	Pin Oak	18"	1,000	3
26	Sugar Maple	24"	1,250	1
27	Green Ash	20"	680	3
28	Hawthorn	4"	48	3
29	Colorado Spruce	8"	54	3
30	Austrian Pine	8"	110	2
31	Green Ash	20"	740	3
32	Green Ash	18"	600	2
33	Green Ash	18"	670	3
34	Green Ash	20"	760	2
35	Green Ash	18"	590	3
36	Crabapple	8"	160	1
37	Green Ash	12"	450	2
38	Green Ash	18"	450	1
39	Honeylocust	12"	250	3
40	Honeylocust	12"	250	3
41	Green Ash	12"	300	2
42	Green Ash	16"	1,000	3
43	Green Ash	24"	1,250	3
44	Green Ash	10"	250	2
45	Red Maple	12"	200	3
46	Red Maple	8"	100	2
47	Red Maple	8"	60	2
48	Green Ash	20"	1,000	3

Total Canopy Area: 21,177 sf.



TREE PROTECTION DETAIL
n.t.s.

Tree Stand Delineation Plan Prepared
under direction of: Douglas DeLong
Certified Arborist MW- 4826A
Douglas DeLong

Consultants:

16300 Justus Post Road

Chesterfield, MO

Revisions:

Date	Description	No.
4/6/15	On-site only	1

Drawn: LWH
Checked: JAS

loomisAssociates

Landscape Architects/Planners
207 South 4th Street, Suite 105
St. Louis, MO 63102
Phone: (314) 241-1000
Fax: (314) 241-1001
Email: info@loomisassociates.com
www.loomisassociates.com

Loomis Associates Inc.
Missouri State Certificate of Authority # LAC 0000181

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	6/6/14
Job #:	568.016



NEWSLETTER - CITY COUNCIL MEETING

AGENDA REVIEW – Monday, July 20 – 6:30PM

Please note that an AGENDA REVIEW meeting has been scheduled for **6:30pm**, on Monday, July 20, 2015. The enclosed AGENDA contains a list of those items to be discussed, by City Council, at this meeting.

As always, if you have any questions regarding any of the items contained within said AGENDA, please let me know. Additionally, if there is anything that you would like ADDED to said AGENDA, please contact either Mayor Nation, or me, prior to Monday's meeting.

UPCOMING MEETINGS/EVENTS

Monday, July 27	F&A Committee (5:30pm)
Monday, July 27	Planning Commission (7pm)
Thursday, July 23	Planning & Public Works Committee (5:30pm)
Monday, August 3	Next City Council meeting (7pm)

PRESENTATION

As detailed in the enclosed MEMO, prepared by Libbey Tucker, Community Services/Economic Development Director, the **Citizens Committee for the Environment is planning a presentation**, at Monday's meeting. If you have any questions, prior to Monday's meeting, please contact Ms. Tucker directly.

APPOINTMENTS/RE-APPOINTMENTS

As detailed within the enclosed MEMO, prepared by City Clerk Vickie Hass, Mayor Nation plans to nominate several individuals for appointment or re-appointment, at Monday's meeting.

At the July 20, 2015 City Council meeting, Mayor Nation intends to nominate **Guy Tillman** for **appointment** to the **Planning Commission**. His new four-year term will expire **6/3/19**. As required by City Council POLICY, Mr. Tillman was interviewed by the members of the P/PW Committee of City Council. As noted within the MINUTES from the June 18th meeting of said Committee, Mr. Tillman's appointment to the Planning Commission was endorsed unanimously by the members of this Committee.

Mayor Nation also intends to nominate the following individuals for **re-appointment** at the July 20 City Council meeting:

Melissa Heberle – Re-appointment to Board of Adjustment (New five-year term expires 6/1/20)

Leon Kravetz – Re-appointment to Board of Adjustment (New five-year term expires 6/1/20)

Debbie Midgley – Re-appointment to Planning Commission (New four-year term expires 6/3/19)

Steven Wuennenberg – Re-appointment to Planning Commission (New four-year term expires 6/3/19)

In each instance, these re-appointments are endorsed by both Councilmembers from the Ward where each person resides.

RECOMMENDATIONS - F&A COMMITTEE

As detailed in the enclosed MINUTES, the F&A Committee met on Wednesday, June 17, 2015. The following is a list of items recommended for approval by this Committee, which will be discussed, in greater detail, at Monday's meeting:

3. Bill No. 3043 - Broadmoor Condominium Neighborhood Improvement District (NID) (FIRST READING)

6. Resolution No. 414 - Amendment to Vacation Policy re: Employees with 25+ Years of Service

8. Bill No. 3040 – Proposed increase to Mayor's Compensation (FIRST READING)

---- Bill No. 3042 – Re-Adopts requirements re: Conflict of Interest (FIRST READING)

---- Next meeting – Monday, July 27, 2015 (5:30pm)

If you have any questions regarding the items listed above or any of the other items discussed by this Committee and described within the enclosed MINUTES, please contact Chairperson Barry Flachsbart, any other member of this Committee, or me, prior to Monday's meeting.

RECOMMENDATIONS - PLANNING/PUBLIC WORKS COMMITTEE

As detailed in the enclosed MINUTES, prepared by Mike Geisel, Director of Public Services, the Planning/Public Works Committee met on Thursday, June 18, 2015.

The following is a list of those items, discussed by this Committee, which are being forwarded for further consideration by City Council:

I. Recommendation re: **Nominee to Planning Commission**

IIIA. Recommendation re: Chesterfield Commons Six, Lot 7B (**Courtyard by Marriott**) - Amended Site Development Section Plan (**VOICE VOTE**)

IVA. Recommendation re: **T.S.P. 50-2015 - Sprint** (16090 Swingley Ridge Road) (**VOICE VOTE**)

IVB. **Bill No. 3041 - P.Z. 03-2015 - Sachs Properties** (The Grove in Chesterfield) (**FIRST READING**)

---- Next meeting: Thursday, July 23, 2015 (5:30pm)

As always, if you have any questions, please contact Chairperson Connie Fults, any other members of this Committee, Mr. Geisel or me, prior to Monday's meeting.

LIQUOR LICENSE REQUESTS

As detailed in the enclosed memos, prepared by Andrea Majoros, Business Assistance Coordinator, Staff is recommending approval of two new full liquor licenses to sell liquor by the drink and Sunday sales:

Weber's Front Row, 101 Chesterfield Towne Center

Sushi Ai, 414 THF Blvd.

Both our Police Department and the Planning/Development Services Division of the Dept. of Public Services, recommend your approval.

Please let me know, prior to Monday's meeting, if you have any questions.

BID RECOMMENDATION - SALT PURCHASE/DELIVERY

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently opened for the purchase/delivery of deicing salt, for all members of the St. Louis Metro APWA Salt Cooperative (CO-OP). As you know, the City of Chesterfield manages this process for the 51 cities and 6 school districts that are members of the CO-OP.

Having reviewed the information prepared and forwarded by Mr. Eckrich, I join with him in recommending your approval of a contract with **Compass Materials**, for the purchase of salt, at the low bid price of **\$49.23/ton**, as well as a contract with **Beelman Logistics, LLC.**, for the delivery of the salt, at a cost of **\$8.62/ton**.

Please note that the cost to purchase salt has dropped significantly this year, from \$62.63/ton to \$49.23/ton, while the cost for delivery has remained the same, as last year.

As a result, with anticipated orders of 1000 tons in the Fall and 3000 tons in the Spring, Chesterfield's **total cost will be \$231,400**. The FY2015 Budget contains \$252,000 for this purchase.

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

BID RECOMMENDATION – RIPARIAN TRAIL BANK STABILIZATION

As detailed in the enclosed MEMO, prepared by Jim Eckrich, Public Works Director/City Engineer, bids were recently sought for the above-named project.

Based upon a review of all bids received, **Mr. Eckrich now recommends:**

---- That a **contract** be awarded to **Kuesel Excavating Company**, the low bidder, in an amount-not-to-exceed **\$765,000**

In addition, Mr. Eckrich's/Staff's recommendation also includes the following:

---- **Payment of \$31,285 to the Stream Stewardship Trust Fund**, as required by the Corps of Engineers, for projects like this

---- Authorization for Staff to enter into an **agreement with Intuition and Logic, totaling \$25,150**, for “testing, observation and inspection services”. FYI, Intuition and Logic designed and prepared the bid specifications for this project.

The **total of all of the above is \$821,435**, which is well below the \$1 million contained within the FY2015 Capital Improvement Sales Tax budget and involves NO grant funding from any source. I fully support and endorse each of these recommendations from Mr. Eckrich and his Staff.

As always, if you have any questions, please contact Mr. Eckrich or me, prior to Monday’s meeting.

RESOLUTION NO. 415: RE-APPOINTMENT OF CITY CLERK

I am pleased to forward, for your collective consideration, **my recommendation to re-appoint City Clerk Vickie Hass, to a four-year term, effective August 11, 2015**. As you already know, Ms. Hass has performed exceptionally well, since her appointment on April 17, 2013. Her immediate supervisor, Libbey Tucker, Community Services/Economic Development Director, has consistently given her very positive performance evaluations and joins with me in making this recommendation.

As always, please let me know, prior to Monday's meeting, if you have any questions or would like additional information.

LEGISLATION

BILL NO. 3043 - ESTABLISHES THE BROADMOOR CONDOMINIUMS NEIGHBORHOOD IMPROVEMENT DISTRICT (FIRST READING - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

BILL NO. 3040 - REPEALS ORDINANCE NUMBER 350, IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING MAXIMUM COMPENSATION FOR THE MAYOR AND THE EFFECTIVE DATES THEREOF (FIRST READING – FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

BILL NO. 3042 - 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 - FINANCE AND ADMINISTRATION COMMITTEE RECOMMENDS APPROVAL)

BILL NO. 3044 - REPEALS ORDINANCE NUMBER 467, AMENDING ORDINANCE NO. 12 IN PART, AND SUBSTITUTING A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD’S STANDING COMMITTEES (FIRST READING – COMMITTEE-OF-THE-WHOLE RECOMMENDS APPROVAL)

LEGISLATION - PLANNING COMMISSION

BILL NO. 3041 - AMENDS THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "C8" PLANNED COMMERCIAL DISTRICT TO A "UC" URBAN CORE DISTRICT FOR A 3.6 ACRE TRACT OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF CHESTERFIELD PARKWAY WEST AND JUSTUS POST ROAD (P.Z. 03-2015, SACHS PROPERTIES (THE GROVE IN CHESTERFIELD - 19S431691 QNE 19S430579) (FIRST READING - PLANNING COMMISSION RECOMMENDS APPROVAL)