



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, July 16, 2018
6:15 PM**

I. Appointments – Mayor Bob Nation

- A. Architectural Review Board
 - Craig Swartz

II. Planning and Public Works Committee – Chairperson Michelle Ohley-Ward IV

- A. **Bill No. 3207** – PZ 22-2017 Clarkson Center 2264 Clarkson Road (**First Reading**)
- B. **Bill No. 3208** – PZ 04-2018 West County Acres, Nardin Drive (**First Reading**)
- C. **FSP 54-2018 ExteNet Systems** (17359 Chesterfield Airport Road) (**Voice Vote**)
- D. **Next Meeting – July 19, 2018 (5:45pm)**

III. Finance and Administration Committee – Chairperson Barbara McGuinness-Ward I

- A. **Proposed Policy** – City Council Policy #8 Executive Session (**Voice Vote**)
- B. **Proposed Resolution** – Organizational Structure (**Voice Vote**)

IV. Parks, Recreation and Arts Committee – Chairperson Dan Hurt-Ward III

- A. **Proposed Resolution** – Municipal Parks Grant (**Voice Vote**)
- B. **Proposed Budget Amendment** – \$24,800 Waste Reduction Grant (**Roll Call Vote**)

V. Public Health and Safety Committee – Chairperson Ben Keathley-Ward II

- A. **Bill No. 3206** – Next generation 9-1-1 System (**Second Reading**)
- B. **Bill No. 3209** – MoDOT Work Zone Enforcement Program (**First Reading**)

VI. Report from the City Administrator – Mike Geisel

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. Adjourn –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 16, 2018
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** – Deputy City Clerk Amanda Miller
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. Executive Session Minutes** – June 18, 2018
 - B. City Council Meeting Minutes** – June 18, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, July 19, 2018** – Planning and Public Works (5:45 pm)
 - B. Monday, July 23, 2018** – Finance and Administration (5:30pm)
 - C. Monday, July 23, 2018** – Planning Commission (7 pm)
 - D. Monday, August 6, 2018** – Next City Council Meeting (7 pm)

VIII. APPOINTMENTS – Mayor Bob Nation

A. Architectural Review Board

- Craig Swartz

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Michelle Ohley, Ward IV

- 1. Bill No. 3207 – PZ 22-2017 Clarkson Center 2264 Clarkson Road (First Reading)**
- 2. Bill No. 3208 – PZ 04-2018 West County Acres, Nardin Drive (First Reading)**
- 3. FSP 54-2018 ExteNet Systems (17359 Chesterfield Airport Road) (Voice Vote)**
- 4. Next Meeting – July 19, 2018 (5:45pm)**

B. Finance and Administration Committee – Chairperson Barbara McGuinness, Ward I

- 1. Proposed Policy – City Council Policy #8 Executive Session (Voice Vote)**
- 2. Proposed Resolution – Organizational Structure (Voice Vote)**

C. Parks, Recreation and Arts Committee – Chairperson Dan Hurt, Ward III

- 1. Proposed Resolution – Municipal Parks Grant (Voice Vote)**
- 2. Proposed Budget Amendment – \$24,800 Waste Reduction Grant (Roll Call Vote)**

D. Public Health and Safety Committee – Chairperson Ben Keathley, Ward II

- 1. Bill No. 3206 – Next generation 9-1-1 System (Second Reading)**
- 2. Bill No. 3209 – MoDOT Work Zone Enforcement Program (First Reading)**

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. Bill No. 3206** – An ordinance authorizing the City Administrator to execute on behalf of the City of Chesterfield, Missouri a contract with St. Louis County, Missouri acting for the St. Louis County Emergency Communications Commission for next generation 9-1-1 service. **(Second Reading) Public Health and Safety Committee Recommends Approval.**
- B. Bill No. 3209** – An ordinance authorizing the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. **(First Reading) Public Health and Safety Committee Recommends Approval.**

XIV. LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3207** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20T610716) **(First Reading) Planning Commission recommends approval. Motion to approve, as amended, at the Planning & Public Works Committee failed by a vote of 1-3. Green Sheet Amendments**
- B. Bill No. 3208** – An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

XV. ADJOURNMENT

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

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



RECORD OF PROCEEDING

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

JUNE 18, 2018

The meeting was called to order at 7:06 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

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Michelle Ohley

ABSENT

Councilmember Ben Keathley

APPROVAL OF MINUTES

The minutes of the June 4, 2018 Executive Session were submitted for approval. Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve the June 4, 2018 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the June 4, 2018 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Hurt, to approve the June 4, 2018 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Wendy Geckeler, 26 Chesterfield Lakes Rd., spoke in opposition to dark money in local elections.

Ms. Mary Brown, 62 Chesterfield Lakes, spoke in opposition to dark money in local elections.

Ms. Patty Vietmeier, 186 Kendall Bluff Ct., spoke in opposition to gender based committee appointments.

Mr. Ben Murphy, 15696 Silverlake Ct., spoke regarding gender based committee appointments.

Mr. George Stock, 257 Chesterfield Business Parkway, stated that he was available to answer questions pertaining to Bill No. 3200 (P.Z. 02-2018 Summit-Topgolf).

Ms. Laura Lueking, 15021 Conway Rd., spoke regarding gender based committee appointments.

Mr. Ron Cawood, 16992 Riverdale Dr., spoke regarding gender based committee appointments.

Ms. Jane Cunningham, 6568 Robyn Pt., Osage Beach, spoke about gender biases and elections.

Ms. Jami Dolby, 16335 Bellingham Dr., spoke about gender based committee appointments.

Ms. Jane Durrell, 177 Gunston Hall Ct., spoke about the Chesterfield Historic and Landmark Preservation Committee and the Heritage Foundation and invited everyone to the museum's open house on July 29, 2018.

INTRODUCTORY REMARKS

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

APPOINTMENTS

Mayor Nation nominated Ms. Merrell Hansen for re-appointment to the Planning Commission. Councilmember Ohley made a motion, seconded by Councilmember Hurt, to approve Ms. Hansen's reappointment to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mayor Nation nominated Mr. Guy Tilman for appointment to the Planning Commission. Councilmember McGuinness made a motion, seconded by Councilmember Moore, to approve the Mayor's appointment of Mr. Tilman to the Planning Commission for a term of four years. A voice vote was taken with an affirmative result (Councilmembers Ohley and DeCampi voted "No"). Councilmember DeCampi requested a roll call vote. A roll call vote was taken with the following results: Ayes – Mastorakos, Flachsbart, Hurt, Moore and McGuinness. Nays – Ohley and DeCampi. Whereupon the motion to approve the appointment of Mr. Guy Tilman to the Planning Commission for a four year term was declared passed.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Michelle Ohley, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3200 (P.Z. 02-2018 Summit-Topgolf) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Ohley reported that Bill No. 3205 (14390 Olive Blvd. Lot Split Plat) is scheduled for both first and second reading approval under the "Legislation" portion of the agenda.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, June 21, at 5:45 p.m.

Finance and Administration Committee

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, announced that the F&A Committee met immediately prior to the Council meeting and actions from that meeting would be addressed at the next City Council meeting.

Parks, Recreation & Arts Committee

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

Public Health & Safety Committee

Councilmember Tom DeCampi, Vice-Chairperson of the Public Health & Safety Committee, reported that Bill No. 3206 (Next Generation 9-1-1 System) will be read for the first time under the “Legislation” portion of the agenda.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that on April 23, 2018 there was a small fire at the City of Chesterfield Public Works Facility (PWF). The fire damaged an air handling unit and part of the roof at the PWF. The fire and the associated damage were reviewed by the City’s insurance company and they have authorized an insurance payout in the amount of \$59,081, representing the entire cost of the necessary repairs, less the City’s \$1,000 deductible.

The HVAC units at the PWF had been replaced in 2015 and the roof was replaced in 2017. In both cases, the projects were competitively bid. To ensure that all warranties remain effective, pricing was sought to effect the repairs with the original contractors and those repairs were approved by the City’s insurer.

Mr. Geisel requested the following actions:

1. Budget amendment in the amount of \$59,081, account 001-076-5246 in recognition of the insurance payout and the associated expense.
2. Approval and authorization for the City Administrator to enter into a contract with Murphy Mechanical in the amount of \$24,834 to repair the HVAC Roof Unit.
3. Approval and authorization for the City Administrator to enter into a contract with Greg Glandt Roofing in the amount of \$35,247 to repair the roof of the PWF.

Councilmember Hurt made a motion, seconded by Councilmember Moore, to approve a budget amendment in the amount of \$59,081, account 001-076-5246 in recognition of the insurance payout and the associated expense; approval and authorization for the City Administrator to enter into a contract with Murphy Mechanical in the amount of \$24,834 to repair the HVAC Roof Unit; and approval and authorization for the City Administrator to enter into a contract with Greg Glandt Roofing in the amount of \$35,247 to repair the roof of the PWF. A roll call vote was taken with the following results: Ayes – DeCampi, Ohley, Mastorakos, McGuinness, Hurt, Flachsbart and Moore. Nays – None. Whereupon Mayor Nation declared the motion passed.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3205 Provides for the approval of a Lot Split Plat for 14390 Olive Blvd. to create a 15,000 square foot tract of land and a 28,298 square foot tract of land, both zoned R2 Residence District and located southwest of the intersection of Olive Blvd. and Oak Creek Meadow Court (16R220215) **(First & Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3205. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3205 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3205. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3205 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3205 with the following results: Ayes – Moore, McGuinness, Ohley, Hurt, DeCampi, Mastorakos and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3205 approved, passed it and it became **ORDINANCE NO. 3011.**

BILL NO. 3206 Authorizes the City Administrator to execute on behalf of the City of Chesterfield, Missouri a contract with St. Louis County, Missouri acting for the St. Louis county emergency communications commission for next generation 9-1-1 service **(First Reading) Public Health and Safety Committee Recommends Approval**

Councilmember DeCampi made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3206. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3206 was read for the first time.

LEGISLATION – PLANNING COMMISSION

BILL NO. 3200 Repeals City of Chesterfield Ordinance 2932 to establish a new “PC” Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing. (P.Z. 02-2018 Summit-Topgolf [Topgolf USA Chesterfield LLC] 17T510063, 17T520105, 17T520116) **(Second Reading) Planning Commission recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3200. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3200 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3200 with the following results: Ayes – Hurt, Mastorakos, Moore, DeCampi, Flachsbart, McGuinness

and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3200 approved, passed it and it became **ORDINANCE NO. 3012.**

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:40 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield
Payment Register
 Checks Over \$5000

From Payment Date: 6/1/2018 - To Payment Date: 6/30/2018

Number	Date	Payee Name	Transaction Amount
42201	06/07/2018	JOURNAL COMMUNICATIONS, INC.	\$6,165.00
42217	06/07/2018	R.L. MUELLER NATIONAL DIST. INC.	\$6,622.00
42228	06/14/2018	BAYS-ET HIGHSPEED	\$5,509.00
42244	06/14/2018	POOL PROS	\$9,800.00
42265	06/21/2018	AMEREN MISSOURI	\$6,663.53
42267	06/21/2018	AMEREN MISSOURI	\$6,477.11
42268	06/21/2018	AMEREN MISSOURI	\$6,862.00
42294	06/21/2018	LIFEGUARDS UNLIMITED	\$21,506.03
42308	06/21/2018	R.L. MUELLER NATIONAL DIST. INC.	\$6,903.40
42314	06/21/2018	ST. LOUIS CIVIC ORCHESTRA	\$7,500.00
42320	06/21/2018	US SILICA COMPANY	\$8,514.10
42335	06/28/2018	ZENITH ELECTRIC, LLC	\$5,785.61
54361	06/07/2018	ARROWHEAD ESTATES HOMEOWNER	\$5,388.00
54372	06/07/2018	Chesterfield Village Townhomes	\$7,720.00
54374	06/07/2018	CLAYMONT DEVELOPMENT, L.L.C.	\$16,500.00
54380	06/07/2018	EAST-WEST GATEWAY	\$5,204.65
54381	06/07/2018	ED ROEHR SAFETY PRODUCTS	\$12,563.53
54396	06/07/2018	J. M. MARSCHUETZ	\$93,598.18
54418	06/07/2018	PRESORT, INC.	\$7,482.05
54429	06/07/2018	THE GRAVILLE LAW FIRM, LLC	\$38,281.25
54430	06/07/2018	THE HERITAGE FOUNDATION OF CHE	\$24,234.91
54432	06/07/2018	TOPE PLUMBING	\$8,545.00
54474	06/14/2018	DELTA DENTAL OF MISSOURI	\$13,340.91
54491	06/14/2018	ST. LOUIS AREA HEALTH INSURANCE	\$184,175.89
54492	06/14/2018	ST. LUKE'S HOSPITAL	\$18,250.00
54494	06/14/2018	THE HARTFORD-PRIORITY ACCOUNT	\$8,496.65
54502	06/21/2018	AMCON MUNICIPAL CONCRETE, LLC	\$207,660.46
54505	06/21/2018	AMEREN MISSOURI	\$18,011.73
54508	06/21/2018	AMERICAN READY MIX CO.	\$7,770.00
54512	06/21/2018	AZTEC CONSTRUCTION SPECIALTIES	\$29,624.57
54515	06/21/2018	COMPASS MINERALS AMERICA INC	\$72,911.10
54518	06/21/2018	DOORACK BRICK CONTRACTING COM	\$6,500.00
54523	06/21/2018	FARINELLA NURSERY LANDSCAPE CC	\$44,050.00
54529	06/21/2018	GAMMA TREE EXPERTS	\$9,856.00
54531	06/21/2018	GERSHENSON CONSTRUCTION	\$195,982.08
54558	06/21/2018	THE GLASS GURU	\$18,295.00
54559	06/21/2018	TIMBERLINE PROFESSIONAL TREE C/	\$16,523.75
54565	06/21/2018	TSI GEOTECHNICAL, INC.	\$5,175.70
54569	06/21/2018	WIRELESS USA	\$5,319.00
54574	06/28/2018	AMERICAN READY MIX CO.	\$7,789.75
54616	06/28/2018	PNC BANK	\$12,338.06
54638	06/28/2018	TREASURER-ST. LOUIS COUNTY	\$16,109.50

AGENDA REVIEW – Monday, 7/16/2018 – 6:15 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15 pm, on Monday July 16, 2018.**

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

UPCOMING MEETINGS/EVENTS

- A. Thursday, July 19, 2018** – Planning and Public Works (5:45 pm)
- B. Monday, July 23, 2018** – Finance and Administration (5:30pm)
- C. Monday, July 23, 2018** – Planning Commission (7 pm)
- D. Monday, August 6, 2018** – Next City Council Meeting (7 pm)

APPOINTMENTS

Appointment of Craig Swartz

Mayor Nation has offered the appointment of Craig Swartz to a vacancy on the Architectural Review Board for a two year term. The appointment requires the consent of City Council. As such, a voice vote is scheduled to confirm the Mayor's appointment of Craig Swartz. Mr. Swartz was interviewed by the Planning and Public Works Committee and his appointment was recommended for approval by a vote of 4 - 0.

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



DATE: July 11, 2018
TO: Michael O. Geisel, City Administrator
FROM: Vickie J. Hass, City Clerk *VJH*
SUBJECT: Statutory Committee Appointment

Mayor Nation intends to nominate the following individual for appointment at the July 16, 2018 City Council meeting (resume attached):

Architectural Review Board

Craig Swartz
1450 Westmeade Drive
Chesterfield, MO 63017
941-504-5346
craigswartz@mac.com
Ward II
New term expires 7/16/20

Please add this appointment to the July 16 City Council agenda.

Craig Swartz

1450 Westmeade Dr.
Chesterfield, MO 63017

941-504-5346
craigswartz@mac.com

30+ Years Experience

Master Planning
Construction Management
Building Code Analysis
Construction Documentation

Multi - Use / Hospitality / Healthcare / Financial
Retail / Education / Religious / Recreation

Architectural Projects

Sarasota, Florida

Hoyt Architects
Senior Project Manager

One Palm Condominium / Aloft Hotel, Sarasota, FL

Lawson Group Inc.
Senior Project Manager
Designer / LEED Admin.

Ringling College of Art Academic Building, Sarasota, FL
Visiting Nurse Assoc. Assisted Living / Memory Care, Stuart, FL
Harvest United Methodist Church, Sarasota, FL

Chicago, Illinois

VOA Associates Inc.
Project Architect
Designer

Brookfield Zoo Discovery Center, IL
Mausoleum of the Archangels, Worth, IL
McCormick Place Convention Center Renovation, Chicago, IL
Cantigny Museum Visitor's Center, Wheaton, IL

St. Louis, Missouri

TR,I Architects
Project Manager

City Place Two, Creve Coeur, MO
Dierbergs Markets Corporate Office, Chesterfield, MO

HBE Corporation
Project Architect
Detailer

Adam's Mark Hotels, FL, MO, NC, PA
Westview & Methodist Hospitals, Indianapolis, IN
First National Bank, Terra Haute, IN
Minneapolis Convention Center Hotel, MN

Sverdrup Facilities Inc.
Senior Project Architect
Programmer

Okaloosa County School District Planning, FL
St. Louis Mayor's Office, Recreational Facilities Study, MO
Minnesota Corn Processors Plant, Columbus, NE

CASCO Corporation
Project Architect

Bass Pro Shops, Foxboro, MA
Christmas Tree Shops, Foxboro, MA
Home Depots, CA
Bed Bath & Beyond, West Los Angeles, CA

Credentials

LEED Administration Continuing Education, 2008
NCARB Certification, 1985
Missouri Architectural Registration, 1984
Bachelor of Environmental Design, University of Kansas, 1977

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Ohley

Vice-Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the July 16, 2018 City Council meeting.

LEGISLATION – PLANNING COMMISSION

Bill No. 3207 - P.Z. 22-2017 Clarkson Center (2264 Clarkson Road)

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20t610716).

(First Reading) Planning Commission recommends approval. Motion to approve, as amended, at the Planning & Public Works Committee failed by a vote of 1-3. Green Sheet Amendments are offered by the PPW.

Bill No. 3208 - P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4)

An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175].

(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.

RECOMMENDATIONS

FSP 54-2018 ExteNet Systems, Inc. (17359 Chesterfield Airport Road)

A request for a new Facilities Siting Permit to install a new wireless telecommunications facility within the right-of-way located adjacent to 17359 Chesterfield Airport Road.

(Voice Vote) Planning & Public Works Committee recommends approval.

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, July 19, 2018 at 5:45 pm.

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

MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 21, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 21, 2018 in Conference Room 101.

In attendance were: **Chair Michelle Ohley** (Ward IV), **Councilmember Barry Flachsbart** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Dan Hurt** (Ward III).

Also in attendance were: Mayor Bob Nation; Councilmember Tom DeCampi (Ward IV); Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; Jessica Henry, Senior Planner; Cassie Harashe, Project Planner; Andrew Stanislav, Project Planner; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:47 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the June 7, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of June 7, 2018. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 3-0 with Councilmember Hurt abstaining.

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. Architectural Review Board Nominee Interview

Chair Ohley introduced Craig Swartz. In response to questions from the Committee, Mr. Swartz stated that he has lived in Chesterfield for approximately two years. He further stated that he is currently working as a part-time consultant and sets his own hours; therefore, he does not foresee a problem attending meetings.

The Committee was impressed Mr. Swartz's qualifications and thanked him for volunteering his services.

Councilmember Hurt made a motion to forward the Architectural Review Board nomination of Craig Swartz to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and **passed by a voice vote of 4-0.**

Councilmember Hurt made a motion to suspend the rules and consider New Business Item D next. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

- D. FSP 54-2018 ExteNet Systems, Inc. (17359 Chesterfield Airport Road):** A request for a new Facilities Siting Permit to install a new wireless telecommunications facility within the right-of-way located adjacent to 17359 Chesterfield Airport Road. (Ward 4)

STAFF REPORT

Jessica Henry, Senior Planner, presented the request to install a new Facilities Siting Permit (FSP) within the right-of-way located adjacent to the Culver's restaurant at 17359 Chesterfield Airport Road. This is a standard wooden utility pole that was purchased from and installed by Ameren. The right-of-way is under St. Louis County's control and the County has issued a Special Use Permit authorizing installation of the Facility. Per standard process, this request must come through this Committee. The proposed installation is compliant with the requirements of Article 6 of the Unified Development Code (UDC) and State law.

In response to Councilmember Hurt's question, Ms. Henry stated the utility pole is 32.5 feet tall which is under the standard height of 34 feet and is also under the allowed height of 35 feet per Article 6 of the UDC.

Councilmember Hurt made a motion to forward FSP 54-2018 ExteNet Systems, Inc. (17359 Chesterfield Airport Road) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 4-0.**

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on FSP 54-2018 ExteNet Systems, Inc. (17359 Chesterfield Airport Road).]

- B. P.Z. 22-2017 Clarkson Center (2264 Clarkson Road):** A request for a zoning map amendment from an "R2" Residence District (15,000 square foot minimum) and "C-8" Planned Commercial to a "PC" Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20T610716). (Ward 4)

Chair Ohley stated that after conferring with the City Attorney, she had decided to allow the public to comment on the petition as she felt it was important for the Committee to hear from interested parties. Councilmember Flachsbart stated that he would be leaving the meeting early and pointed out that no matter what the outcome tonight is, this petition would move forward to City Council where there would be ample time for everyone to speak and review the details of the project.

STAFF REPORT

Cassie Harashe, Project Planner, presented the project request for a zoning map amendment from an "R2" Residential District and "C-8" Planned Commercial to a "PC" Planned Commercial

District for 0.9 acre tract of land located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive.

A public hearing was held on February 12, 2018 at which time five issues were raised regarding: (1) the number of requested uses; (2) tree preservation; (3) size of the parking lot and traffic concerns; (4) noise; and (5) the architecture of the proposed building. At the June 11, 2018 Planning Commission meeting, the size of the building and hours of operation were discussed. The Applicant was amenable to limiting the hours of operation to 7 a.m. to 7 p.m. Monday through Saturday with no hours on Sunday. With regard to the size of the building, the Commission did not reduce the maximum square footage of the building allowing the development constraints of the Unified Development Code (UDC) to dictate the amount of square footage that the applicant could have. The Commission recommended approval of the request by a vote of 8-0 with the above mentioned amendment to the hours of operation.

DISCUSSION

Councilmember Mastorakos asked for clarification on the number of square feet that the Planning Commission approved for the proposed building. Ms. Harashe stated there is a maximum of 12,000 square feet in Attachment A. The building footprint on the preliminary development plan is between 7,200 and 7,500 square feet and any additional square footage would be in a basement area.

In response to Chair Ohley's question, Ms. Harashe confirmed that 67% of the site is zoned residential and 33% is zoned commercial with the commercial abutting the back of existing commercial.

PUBLIC COMMENT

The following individuals then spoke in opposition to P.Z. 22-2017 Clarkson Center (2264 Clarkson Road):

1. **Mr. David Fliesher**, 15911 Heather Glen Drive, Chesterfield MO

Mr. Fliesher stated that aside from the noise and traffic, his main concern is the general aesthetics of the neighborhood as you enter the subdivision. It is very offsetting to have a commercial development with a parking lot for 30+ cars at the front entrance. He attended the Planning Commission meeting and wondered why there was no conversation on a buffer zone between the commercial development and residents. He understands that the City is looking to increase its tax base by allowing a commercial development.

Mr. Fliesher also cited the following concerns:

1. Why has there not been a formal poll taken of all the residents to find out what they think of this development?
2. How will this development affect property values?
3. What effect will this development have on traffic flow? Speaker felt a formal study needed to be conducted on what the proposed traffic will be and not one based on the current traffic flow.

Discussion

Regarding Mr. Fliesher's comment concerning the City looking to increase its tax base, Mayor Nation responded that it is the City's business to provide services and it takes revenue to provide those services. He stated that globally the City is concerned about revenues for any

project. He also pointed out that Chesterfield does not receive any property tax from commercial properties or residential. Unless it is retail, the proposed use would not generate a lot of revenue.

Mr. Fliasher stated that he believes the Planning Commission has a general bias toward development versus non-development. He noted that residents spoke and expressed a desire to leave the site as a green space. He felt there should have been more conversation as to whether the property can it be left as a buffer zone rather than be developed. He is of the general perception that green space was not considered as an acceptable option.

Chair Ohley asked Mr. Fliasher if he had spoken to the trustees regarding conducting a poll to find out what the residents want. Mr. Fliasher stated that he did speak to one trustee. He was told 50 letters were sent in but the developer said that husbands and wives both sent in letters so in reality, it would only be 25 letters and not 50. Chair Ohley stated that a few of the trustees were in attendance tonight and she encouraged Mr. Fliasher to initiate that conversation.

Mr. Fliasher asked whether the vote could be held until a poll was conducted. Chair Ohley stated that this Committee does not make any determinations. The Committee can only make a recommendation for or against this petition, and regardless of the outcome tonight, it will move forward to Council. At the City Council level, there will be two separate readings on two separate meeting dates. The first reading will be on July 16 which should allow enough time to conduct a poll.

In response to Mr. Fliasher's question as to whether public opinion could sway the Council's vote, Chair Ohley stated that she personally reads every letter that is attached to a petition, and she took an oath to uphold the constitution and the law, which is what governs her decisions.

To answer Mr. Fliasher's question as to why the property can't remain open space, Councilmember Flachsbart explained that a property owner could choose to donate land to be used as a park or to keep it as open space. But if a property owner wants the City to consider a rezoning, the owner has every right to do so. The Council then has to decide whether to approve the rezoning, change it, or deny the request based on reasonable, tangible issues. The subject site is a very small tract of land that already has a portion of it zoned commercial and is at the entrance to a subdivision, so there are a number of issues associated with it.

2. **Lester Dennis**, 2143 Woodlet Park Drive, Chesterfield, MO

Mr. Dennis stated he has lived in Chesterfield for 34 years. He does not see any real advantage to the residents to having this property zoned commercial. The turning radius is already very tight and the turn-around in the parking area would make it even tighter. He urged the Committee to turn down the petition.

3. **Paul Bostick**, 2139 Heather Glen Court, Chesterfield, MO

Mr. Bostick has been in Chesterfield for 20 years. They moved into the Clarkson Woods subdivision because of the neighborhood and what they perceived as a great community to live in. He and his wife are strongly opposed to the development of a commercial building. They feel it is a question of what is right for their subdivision. He also expressed concern that the parking would be unsightly facing the street.

4. **Dennis Genahl**, 15979 Woodlet Way Court, Chesterfield, MO

Mr. Genahl stated he and his wife have lived in the subdivision since 2004. He understands that green space might not be possible. A pool was originally planned for this area but the subdivision decided against the idea.

Mr. Genahl complained about due process and due diligence of the Planning Commission. He feels they made decisions based on erroneous information regarding the percentages of the property zoned residential and commercial, which in fact, are 70/30. He suggested that the site could be divided into two 1/3 acre lots on which homes could be built without a need to rezone.

Mr. Genahl recently spoke to a professional developer who stated that the process should have begun with a traffic study. When asked for traffic studies, the City denied having any for this area. Mr. Genahl also felt that Dr. Pernikoff misrepresented MoDOT's position on this matter. He noted that MoDOT's letter states they have no problem with Clarkson Road, which has nothing to do with Clarkson Woods Drive which feeds into Clarkson Road. Residents complain now about having to wait through three lights in order to make a left turn on to Clarkson Road from Clarkson Woods Drive. He also stated that a trustee looked at a commercial building that has 5,500 square feet and 31 parking spaces with 19 to 21 employees and where some days they have to park offsite. He questioned where the overflow parking would be for this site. He believes that the size of the building should be based on traffic flow.

Mr. Genahl stated they would conduct a poll before the next Council meeting to determine what the residents want.

5. **Cindy Barmeier**, 16049 Hunters Way Drive, Chesterfield, MO

Ms. Barmeier has been a resident of Chesterfield for 30 years and purchased her home in Clarkson Woods in 2010. They chose a home in that subdivision because of the way the community looked, the style of houses, etc. They liked the aesthetics of the community. She was aware of the open space at the entrance, but that did not bother her. Her biggest issue is the parking. The parking lot is almost 10 feet away from Clarkson Woods Drive. She asked if the parking could be relocated to the back of the building so it is not visible from the entrance to the subdivision.

If the vet increases his business and adds a doggy daycare, it will considerably increase the traffic flow. Many residents in Clarkson Woods South use Clarkson Woods Drive to come in, cut through on Federal Way and cut over. So it is not just affecting traffic coming into Clarkson Woods Subdivision but also the many residents coming in from Clarkson Woods South. If this project is approved, a traffic study is needed.

Lastly, Ms. Barmeier was concerned about signage at the subdivision entrance questioning as to what is proposed and what will be allowed.

6. **Sarah Hoffman**, 15925 Heather Glen Drive, Chesterfield, MO

Ms. Hoffman was born and raised in Chesterfield. She moved back to the area in 2013 and bought a home in Clarkson Woods. Her biggest concern is how this project will affect property values. She would not have purchased a home in Clarkson Woods if the proposed business was located at the entrance. She is not aware of any other neighborhoods that have a commercial development at their entrance. She didn't even realize that this is something that

could have happened. She asked if any studies had been done regarding the effect of putting a commercial property at the very entrance of a neighborhood. She is also worried about the traffic and the location of the parking lot. She cannot see how this benefits anyone living in this neighborhood.

DISCUSSION

Councilmember Flachsbart noted that the first thing you see when driving in and out on Clarkson Woods Drive is a very peaceful, pretty area. He noted his surprise that the Planning Commission allowed a decrease in the setbacks. He suggested (1) increasing the parking setbacks to mirror the structure setbacks, which would allow for more green space between the development and subdivision entrance and (2) limiting the building size to 7,500 square feet.

Councilmember Flachsbart made a motion to increase the parking setbacks and amend Attachment A, C-Setbacks to read as follows:

- a. 50 feet from the right-of-way of Clarkson Woods Drive**
- d. 50 feet from the right-of-way of Clarkson Road**
- e. 50 feet from the line labeled S 86° 08' 26" E**

The motion was seconded by Councilmember Hurt.

Discussion after the Motion

Councilmember Hurt stated his main concern is related to zoning and not the technical aspect.

Mayor Nation asked if the increase in parking setbacks were specified in the Unified Development Code (UDC). Justin Wyse, Director of Planning & Development Services, stated there is not an explicit parking or building setback but the UDC does require a 30 foot landscape buffer along Clarkson and Clarkson Woods Drive, which was specifically modified in the Planning Commission's approval. The section that their motion amended is not explicitly defined in the UDC. However, there is a minimum requirement for a 30 foot landscape buffer along those two roadways, which has the same impact of a 30 foot parking and building setback.

The above motion passed 4-0.

Councilmember Flachsbart made motion to amend Attachment A, B-Floor Area, Height, Building and Parking Structure Requirements, 1.a. to read as follows:

- 1.a. Total building floor area shall not exceed 7,500 square feet.**

The motion was seconded by Chair Ohley and **passed by a vote of 3-1** with Councilmember Mastorakos voting nay.

Councilmember Flachsbart then made a motion to forward P.Z. 22-2017 Clarkson Center (2264 Clarkson Road), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt.

Discussion after the Motion

Councilmember Hurt stated that his main concern is the zoning issue. It is not the structure nor the Petitioner. The Council has been faced with this type of zoning situation throughout the history of Chesterfield. For example, along Olive Street Road where several residential homes

are surrounded by commercial, a special commercial service procedure was developed to allow an owner to operate a business in a housing structure. The City Code allows for certain operations within residential zoning such as a child care center, school or a church. This protects the zoning and still allows different kinds of uses that may or may not fit in those particular areas. In this case, this particular parcel is completely surrounded by residential except for a small area to the south and had concerns about the proposals impact on the character of the community. He pointed out that zoning stays with the property no matter what happens to the Petitioner.

Councilmember Mastorakos stated that the commercial strip adjacent to this lot is due to St. Louis County's intervention many years ago. This is so contrary to what the City allows in the Comprehensive Plan, homes should not be adjacent to commercial. There should be a buffer between the homes and commercial use. She agrees with Councilmember Hurt that this should have stayed residential. To permit this to go forward is against the City's Code.

Chair Ohley stated that she is a resident of Clarkson Woods and has tried to stay unbiased and allow the process to take place. She agrees with Councilmembers Hurt and Mastorakos in that "St. Louis County did us no favors". She feels that the Committee needs to be cognizant of the fact that the surrounding area is mostly residential and not commercial.

The above motion to approve **failed** by a vote of 1-3 (Councilmembers Ohley, Hurt and Mastorakos voting nay).

Note: One Bill, as recommended by the Planning Commission, will be needed for the July 16, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 22-2017 Clarkson Center (2264 Clarkson Road).]

- C. P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4):** A request for a zoning map amendment from an "R-2" Residence District and "PC" Planned Commercial District to an "R-4" Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Dr. (18S510164, 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175). (Ward 2)

STAFF REPORT

Jessica Henry, Senior Planner, presented the project request for a zoning map amendment from an "R-2" Residence District and "PC" Planned Commercial District to an "R-4" Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. The Applicant intends to develop the subject site into a single-family home development.

A public hearing was held on April 23, 2018 at which time the Planning Commission discussed the compatibility of the request with the existing two residences along Nardin Drive. Following the public hearing, the Applicant amended their request to maintain the "R-2" Residence District zoning on the two future lots that will be located adjacent to the existing residences while the remaining acres would be rezoned "R-4". Landscape buffers were also discussed and the

Applicant provided an exhibit depicting the required 20' landscape buffer between the proposed new development and existing residences. Additionally, there was discussion regarding the feasibility of constructing a pedestrian trail. However, due to the site's difficult topography, the Applicant did not believe that such a trail would be possible to incorporate. The Commission recommended approval of the request on June 11 by a vote of 8-0.

Ms. Henry noted that there have been ongoing discussions regarding the trail.

(Councilmember Flachsbart left the meeting at 6:45 p.m.)

DISCUSSION

In response to Councilmember Mastorakos' question, Ms. Henry clarified that the two lots that will remain "R-2" are the two northernmost lots which will abut the existing residences. She stated that the existing homes are "R-2". The remainder of the lots will be rezoned to "R-4", which requires smaller lot sizes and smaller setbacks.

Councilmember Mastorakos inquired about the existing tree canopy. Ms. Henry stated that the Applicant will be required to reserve 30% overall tree canopy on the site. However, given the topography and the location of the creeks, it is their stated intent to preserve more than that. If the zoning is approved and this moves into the development review phase, the City will receive a tree preservation plan.

Councilmember Hurt stated that he would encourage the Applicant to develop a walkable community. There are several other developments in Chesterfield where pathways meander throughout the homes. Some trails may dead end at the creek but this will allow people to walk in wooded areas without crossing over someone else's property. He believes small pathways are beneficial to any development. Kate Stock, Stock & Associates, stated that the Applicant is amenable to incorporating such a pathway. Councilmember Hurt and Ms. Stock will discuss this possibility further.

In response to Councilmember Mastorakos' question, Ms. Stock confirmed that there will be a 20 foot wide landscape buffer between the two existing homes and the new development.

Councilmember Hurt made a motion to forward P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning Commission, will be needed for the July 16, 2018 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning and Development Services, for additional information on P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4).]

IV. OTHER – None.

V. ADJOURNMENT

The meeting adjourned at 6:54 p.m.

Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning and Development Services

Date: July 6, 2018 See Bill #3207

RE: **P.Z. 22-2017 Clarkson Center (2264 Clarkson Road):** A request for a zoning map amendment from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20T610716).

Summary

Dr. Douglas S. Pernikoff has submitted a request for a zoning map amendment from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District. The request is for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive.

A public hearing was held on February 12, 2018, at which time five (5) issues were raised regarding the number of uses being requested, tree preservation, parking and traffic concerns, noise, and architecture.

This petition was next discussed at the June 11, 2018 Planning Commission meeting. At the meeting, the size of the building and hours of operation were discussed. The Petitioner was amenable to limiting the hours of operation. In regards to the size of the building, the Planning Commission held considerable discussion, ultimately not reducing the maximum square footage, and letting constraints of parking, stormwater quality, landscaping, and open space requirements balance the size of the building. The hours of operation have been included in the Attachment “A”.

The Planning Commission recommended approval of the request with the above mentioned amendment on June 11, 2018 by a vote of 8-0.

At the June 21, 2018 Planning and Public Works Committee meeting, there was considerable discussion regarding the setback and size of the building. The Committee made two motions to amend the Attachment “A” regarding the parking setbacks and the maximum square footage of the building. The first motion was to increase the parking setbacks to 50 feet; this motion passed by a vote of 4-0. The second motion was to limit the maximum square footage to 7,500. This motion passed by a vote of 3-1. The Planning and Public Work Committee then made a motion to approve as amended. This vote failed by a vote of 1-3.

Since the motions to approve the amendments passed, a green sheet has been prepared and is included with the report.

Attached to this report, please find a copy of the green sheet amendments, legislation, Attachment “A”, and Preliminary Development Plan, labeled Attachment “B”.

Attachments: Green sheet Amendments
Legislation
Attachment A
Attachment B (Preliminary Plan)



Figure 1. Aerial Photograph

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: July 6, 2018
CC Date: July 16, 2018

See Bill #3208

RE: **P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4):** A request for a zoning map amendment from an “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road east of its intersection with Chesterfield Ridge Center Dr. (18S510164, 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175).

Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes has submitted a request for a zoning map amendment from an “R-2” Residence District and “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. The Petitioner has stated that they intend to develop the subject site into a single-family residential development.

As a conventional (versus planned) zoning district, the legislation for this request does not include a preliminary plan nor an Attachment A. If the request is approved, these parcels will have to adhere to the permitted uses and district regulations of the “R-4” and “R-2” Residence Districts as well as all other applicable code requirements.

A public hearing was held on April 23, 2018, at which time the Planning Commission discussed the compatibility of the request with the existing two residences along Nardin Drive. Following the Public Hearing, the Petitioner amended their request to maintain “R-2” Residence District zoning on the two future lots that will be located adjacent to the existing residences. Further, an exhibit showing the required 20’ required landscape buffer between the proposed new development and existing residences was provided by the Petitioner. Following this, the Planning Commission recommended approval of the request on June 11, 2018 by a vote of 8-0.

This petition was reviewed by the Planning and Public Works Committee on June 21, 2018. The Committee approved a motion to forward this item to City Council with a recommendation to approve as presented by a vote of 3-0.

Attached to this report, please find a copy of the Property Survey and Tree Stand Delineation Plan.

DESCRIPTION FOR RE-ZONING
FROM R-2 TO R-4

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision; thence along the Southeastern line of said Lot 12 South 75 Degrees, 42 Minutes, 58 Seconds West, a distance of 250.28 feet to the Southwest corner of said Lot 12 being on the Eastern line of Nardin Drive (50 feet wide); thence crossing said Nardin Drive South 76 degrees 07 minutes 31 seconds West, 50.00 feet to the Northeast corner of the Re-Subdivision Plat recorded in Plat Book 64, page 494 of the said St. Louis County records; thence along the Northwestern line of said plat South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the Northwest corner of said plat being a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 48 Minutes, 36 Seconds West, a distance of 85.60 feet; thence North 35 Degrees, 33 Minutes, 08 Seconds West, a distance of 279.12 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 07 Minutes, 02 Seconds West, a distance of 311.12 feet to the western line of said West County Acres Plat 2; thence along said Western line North 10 Degrees, 31 Minutes, 28 Seconds East, a distance of 844.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 378.83 feet to the Western line of Nardin Drive; thence along said western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 383.30 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following: thence South 31 Degrees, 57 Minutes, 51 Seconds East, a distance of 96.61 feet; thence South 87 Degrees, 58 Minutes, 28 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 17 Minutes, 32 Seconds East, a distance of 982.65 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March and April, 2018.

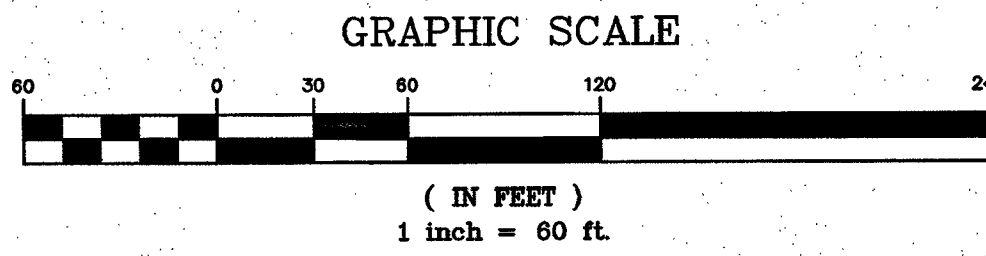
EXCEPTING THEREFROM:

A tract of land being part of Lots 18 and 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

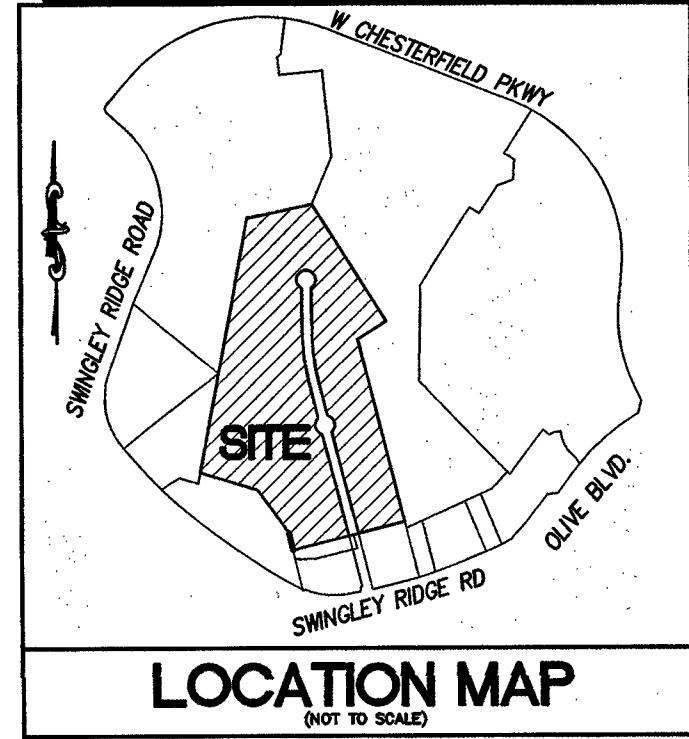
BEGINNING at the Northeast corner of Lot 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records, said point being on the western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the Westerly prolongation of the Northern line of Lot 18 of said West County Acres Plat two; thence along said prolongation and Northern line of Lot 18 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 224.61 feet to a point; thence leaving said line the following: South 00 Degrees, 45 Minutes, 08 Seconds East, a distance of 96.75 feet; thence South 89 Degrees, 35 Minutes, 43 Seconds West, a distance of 199.47 feet to a point in the centerline of Nardin Drive; thence along said Centerline South 00 Degrees, 50 Minutes, 02 Seconds East, a distance of 28.92 feet to a point; thence leaving said centerline South 89 Degrees, 09 Minutes, 58 Seconds West, a distance of 234.00 feet; thence North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 94.70 feet to a point on the Northern line of the aforesaid Lot 24; thence North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 209.00 feet to the POINT OF BEGINNING and containing 42,047 square feet or 0.965 acres, more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during May, 2018.

BOUNDARY PLAT

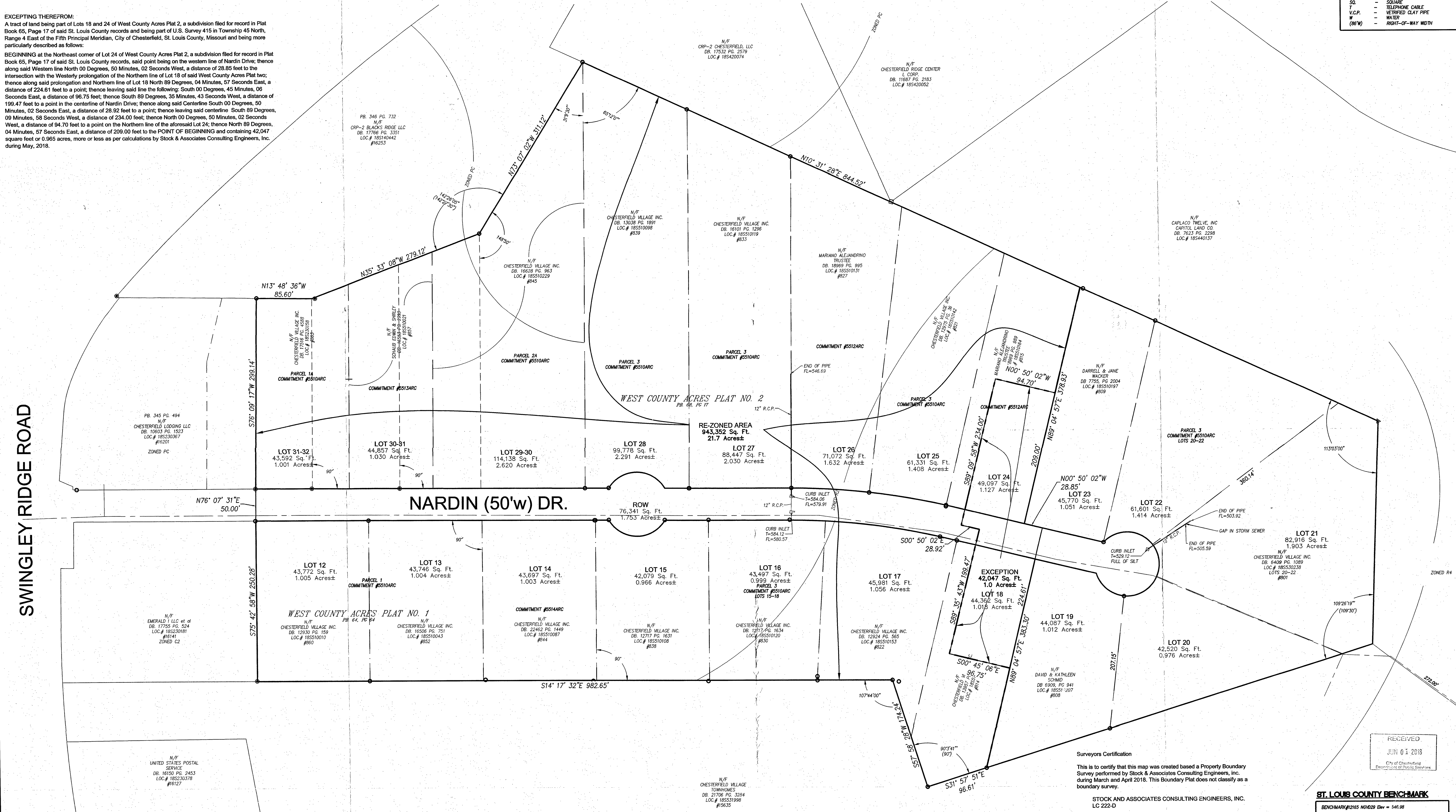
A TRACT OF LAND BEING LOTS 12, 13, 30, 31 and Part of 32 of WEST COUNTY ACRES PLAT ONE
AS RECORDED IN PLAT BOOK 64, PAGE 64 AND LOTS 14 THRU 18 AND 24 THRU 29 OF
WEST COUNTY ACRES PLAT TWO AS RECORDED IN PLAT 65, PAGE 17
LOCATED IN U.S. SURVEY 415, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

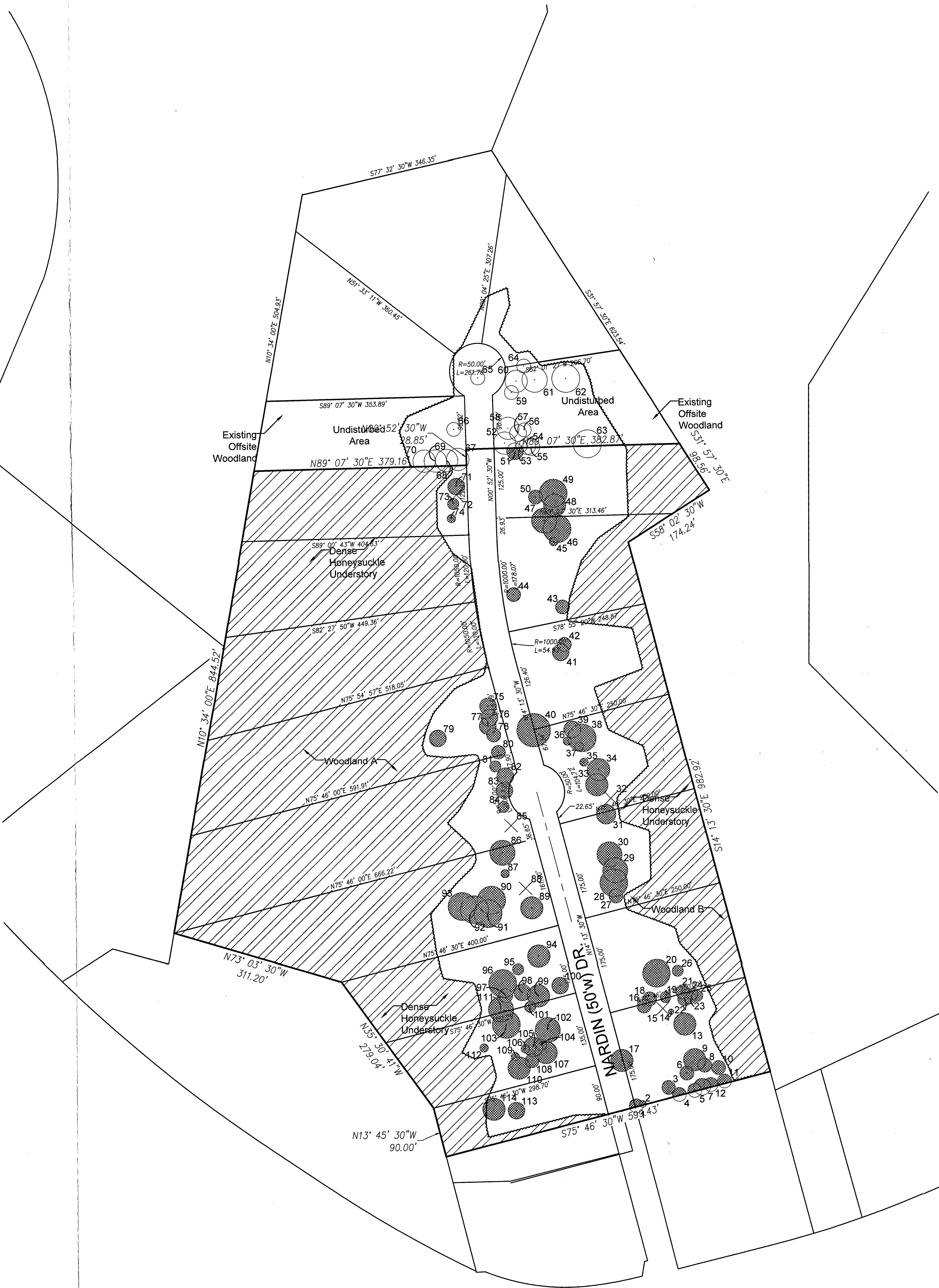


LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRADED MANHOLE
	STORMWATER INLET
	GRADED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



ABBREVIATIONS	
C.O.	- CLEANOUT
D.B.	- DEED BOOK
F.L.	- FLOWLINE
F.T.	- FLOWLINE
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
P.B.L.	- PLAT BOOK
P.C.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.B.	- RADIAL BEARING
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VERTIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH





Tree Stand Delineation

Total Site Area	=	945,432 s.f. (21.7 acres)
Woodland A:	=	437,876 s.f. (10.05 acres)
Woodland B:	=	115,156 s.f. (2.64 acres)
Individual Trees	=	65,253 s.f. (1.5 acres)
Total Existing Canopy	=	618,285 s.f. (14.19 acres)

Tree Stand Delineation Narrative
This project site comprises a total of 21.7 acres and has a total of 12.69 acres of Woodland. The Tree Stand Delineation map was completed by field inspection.

Woodland A: The woodland area is along the Western property line. It is composed primarily of Ash, Elm, Oak, Cherry, Silver Maple, and Sycamore trees with a dense Honeysuckle understory. The trees are in fair to poor condition and vary in size ranging from 12"-18" DBH.

Woodland B: The woodland area is along the Eastern property line. It is composed primarily of Elm, Oak, Silver Maple, Sassafras, and Persimmon with a dense Honeysuckle understory. The trees are in fair condition and vary in size ranging from 10"-16" DBH.

Monarch trees are noted in the tree inventory list. There are no state champion or rare trees found onsite.

- Key:**
- Existing Dead Trees
 - Existing Individual Trees
 - Existing Individual Offsite Trees
 - Existing Woodland Areas
 - Existing Offsite Woodland

ID	Tree Name	DBH	Canopy Diam.	Condition	Comment
1	Mulberry	18	25	1	Power line
2	Cedar	16	12	1	Power line
3	Mimosa	14	25	2	Multi-stem
4	Boxelder	18	25	1	Power line
5	Cherry	14	25	1	Power line
6	Redbud	10	25	2	
7	Mimosa	12	30	2	Power line, Multi-stem
8	Cedar	14	25	2	Double trunk
9	Pine	28	40	0	Dead
10	Persimmon	10	25	3	Double trunk
11	Persimmon	18	25	3	
12	Cherry	12	10	0	Power line; Dead
13	Silver Maple	36	40	1	
14	Arborvitae	8	10	3	x4
15	Silver Maple	18	10	0	Dead
16	Mimosa	8	25	2	
17	Silver Maple	20	40	2	
18	Sassafras	10	25	2	
19	Cedar	8	20	3	
20	Sweetgum	24	50	2	
21	Ash	12	25	3	
22	Sugar Maple	12	25	2	
23	Hackberry	10	20	2	
24	Redbud	12	20	2	
25	Cherry	10	20	2	
26	Ash	6	20	3	
27	Magnolia	12	25	3	
28	Red Oak	30	50	4	Monarch
29	Red Oak	24	45	4	Monarch
30	Red Oak	30	45	3	Monarch
31	Sugar Maple	14	35	2	
32	Dead	18	0	0	Dead
33	Pine	24	40	3	Heavy pruning
34	Sweetgum	26	40	2	
35	Spruce	8	15	2	
36	Spruce	8	15	3	
37	Spruce	8	15	2	
38	Red Oak	30	50	2	
39	Shingle Oak	16	30	3	
40	Cottonwood	36	60	2	
41	Ash	12	30	1	
42	Cherry	12	25	3	
43	Spruce	18	25	3	
44	Cottonwood	28	45	2	
45	Cherry	8	15	1	
46	Oak	18	50	3	
47	Blackgum	14	45	3	
48	Sweetgum	20	40	1	
49	Oak	24	50	1	
50	Ash	18	25	2	
51	Cottonwood	28	30	1	
52	Sycamore	18	40	4	Offsite
53	Pine	12	20	3	Offsite
54	Pine	18	30	3	Offsite
55	Pine	18	30	2	Offsite
56	Pear	12	25	2	Offsite
57	Oak	12	30	3	Offsite
58	Cottonwood	24	40	1	Offsite
59	Ash	18	45	2	Offsite
60	Cottonwood	24	40	1	Offsite
61	Ash	18	45	2	Offsite
62	Tuliptree	24	50	2	Offsite
63	Oak	18	50	2	Offsite
64	Pine	18	25	2	Offsite
65	Oak	12	25	3	Offsite
66	Maple	12	25	3	Offsite
67	Oak	18	40	2	Offsite
68	Pine	18	40	2	Offsite
69	Pine	18	40	1	Offsite
70	Pine	18	40	2	Offsite
71	Cherry	16	30	2	
72	Spruce	0	0	0	Dead
73	Spruce	10	20	2	
74	Spruce	8	15	3	
75	Sweetgum	14	30	2	
76	Sweetgum	14	30	2	
77	Sweetgum	14	30	2	
78	Pine	12	25	2	
79	Tuliptree	16	30	1	
80	Pine	10	25	2	
81	Dogwood	8	20	1	
82	Pine	16	25	2	
83	Pine	14	25	2	
84	Arborvitae	12	20	3	Multi-stem
85	Dead	20	0	0	Dead
86	White Oak	26	45	3	Monarch
87	Spruce	6	15	2	
88	Crabapple	14	40	1	Dead
89	Silver Maple	24	40	1	
90	Sweetgum	24	50	2	
91	Oak	18	50	1	
92	Oak	18	1	1	
93	Silver Maple	20	50	2	
94	Silver Maple	28	40	2	
95	Cedar	10	20	3	
96	Silver Maple	24	50	2	
97	Maple	10	25	2	
98	Pine	14	30	3	
99	Sweetgum	18	40	3	
100	Sweetgum	12	30	3	
101	Holly	8	20	2	
102	Silver Maple	30	45	3	
103	Oak	24	50	3	
104	Cedar	8	20	2	
105	Ash	16	35	3	
106	Maple	14	15	1	
107	Ash	18	40	2	
108	Pine	16	25	2	
109	Maple	14	15	1	
110	Elm	16	40	2	
111	Sweetgum	18	45	3	
112	Pine	8	15	3	
113	Ash	18	30	2	
114	Maple	36	40	1	

Rating:
1 = In Decline
2 = Poor Quality
3 = Average Quality
4 = Good Quality
5 = Excellent Quality

Tree Stand Delineation Prepared under direction of:
Brian Bage
Certified Arborist MW- 5033A

Revisions:

Date	Description	No.
4/6/18	City Comments	1

Drawn: KP
Checked: RS

loomisAssociates

loomisAssociates Inc.
1975 Park 40 Road Drive, Suite 105
Overland Park, Kansas 66205-1050
www.loomisassociates.com
Missouri State Certificate of Authority # LAC #000019

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 3/21/18
Job #: 813.068

STATE OF MISSOURI
JERALD SAUNDERS
LANDSCAPE ARCHITECT
NO. 00100100
EXPIRATION DATE 12/31/2019

Jerald Saunders - Landscape Architect
MO License # LA-00100100

Consultants:

Clarke West Subdivision
Nardin Road, Chesterfield, Missouri

City Council Memorandum

Department of Planning & Development Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: July 6, 2018
CC Date: July 16, 2018

RE: **FSP 54-2018 ExteNet Systems, Inc. (17359 Chesterfield Airport Road)**: A request for a new Facilities Siting Permit to install a new wireless telecommunications facility within the right-of-way located adjacent to 17359 Chesterfield Airport Road.

ExteNet Systems, Inc. has submitted a Facilities Siting Permit (FSP) application to install a new wireless telecommunications facility within the right-of-way located adjacent to the Culver's restaurant at 17359 Chesterfield Airport Road. This right-of-way area is under St. Louis County's control, and the County has issued a Special Use Permit to the applicant authorizing installation of the facility.

The proposed installation consists of a standard wood utility pole that was purchased from and installed by Ameren. Equipment and antennas will be mounted on the pole. The pole is 32'6" in height.

Article 6 of the Unified Development Code was amended in early 2018 to comply with a new State law that severely limited the ability of Missouri municipalities to regulate wireless communication facilities. The proposed installation is compliant with the requirements of Article 6 of the Unified Development Code and State Law.

This petition was reviewed by the Planning and Public Works Committee on June 21, 2018. The Committee approved a motion to forward this item to City Council with a recommendation for approval by a vote of 4-0.

Attached to this report, please find an FSP application packet with information regarding the proposed installation. In accordance with Article 6 of the Unified Development Code, final approval of the installation must be granted by the City Council.

Attachments: FSP Application Packet



- a. The name, address and phone number of the person preparing the report;

Joseph Markus
Site Acquisition Manager
Black & Veatch
16305 Swingley Ridge Rd., Ste. 230
Chesterfield, MO 63017
636-536-5842
MarkusJ@bv.com

- b. Each application shall include a copy of a lease, letter of authorization or other agreement from the property owner evidencing applicant's right to pursue the application;

St. Louis County Special Use Permit 19168

- c. The postal address and tax map parcel number of the property;

This is a ROW on a St. Louis County Rd., so there is no address or parcel no.
Adjacent property is:
17359 Chesterfield Airport Rd.
A.P.N.: 17U330190

- d. Size of the property stated both in square feet and lot line dimensions, and a survey showing the location of all lot lines;

Right-of-Way on North side of Chesterfield Airport Rd. is continuous and owned by St. Louis County. Survey of property is attached.

- e. The location and distance of the nearest residential structure as measured from the base of the proposed tower.

See attached.

- f. An outboundary survey, prepared by a licensed professional Surveyor, licensed to perform surveying within the State of Missouri, with an original seal and signature affixed thereto;

Survey attached.

- g. The location, size and height of all existing and proposed structures on the subject property;

This is a St. Louis County ROW. The only structures in the ROW are utility poles and road signs.

- h. The type, locations and dimensions of all proposed and existing landscaping and fencing/screening requirements;

Installing a standard utility pole. No landscaping, fencing or screening is required.

- i. The size and centerline height location of all proposed and existing antenna on the wireless supporting structure including the number, type and model of the antenna(s) proposed with a copy of the specification sheet;

See attached drawings.

- j. The make, model, type and manufacturer of the wireless support structure tower and design plan stating the wireless support structure's tower's capacity to accommodate multiple users;

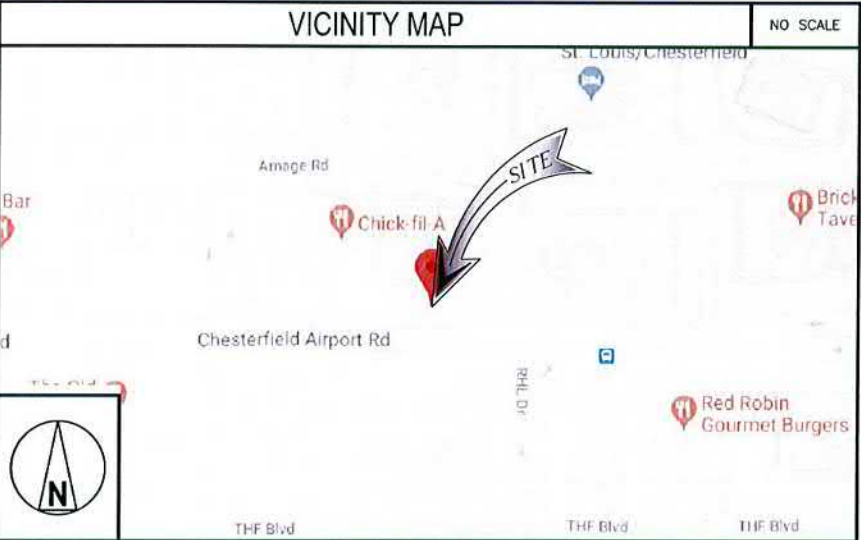
This is a standard wood utility pole purchased from and installed by Ameren. It is capable of multiple users.

- h. A site plan signed and sealed by a registered engineer describing the proposed wireless support structure and antenna(s) and all related fixtures, structures, appurtenances and apparatus, including height above pre-existing grade, materials, color and lighting compliant with this Article as applicable.

Site plan and drawings are attached.

NC-MO-STLCHFDV-VZW
STLCCHFCHESTERFIE02SC

(PROW)
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005



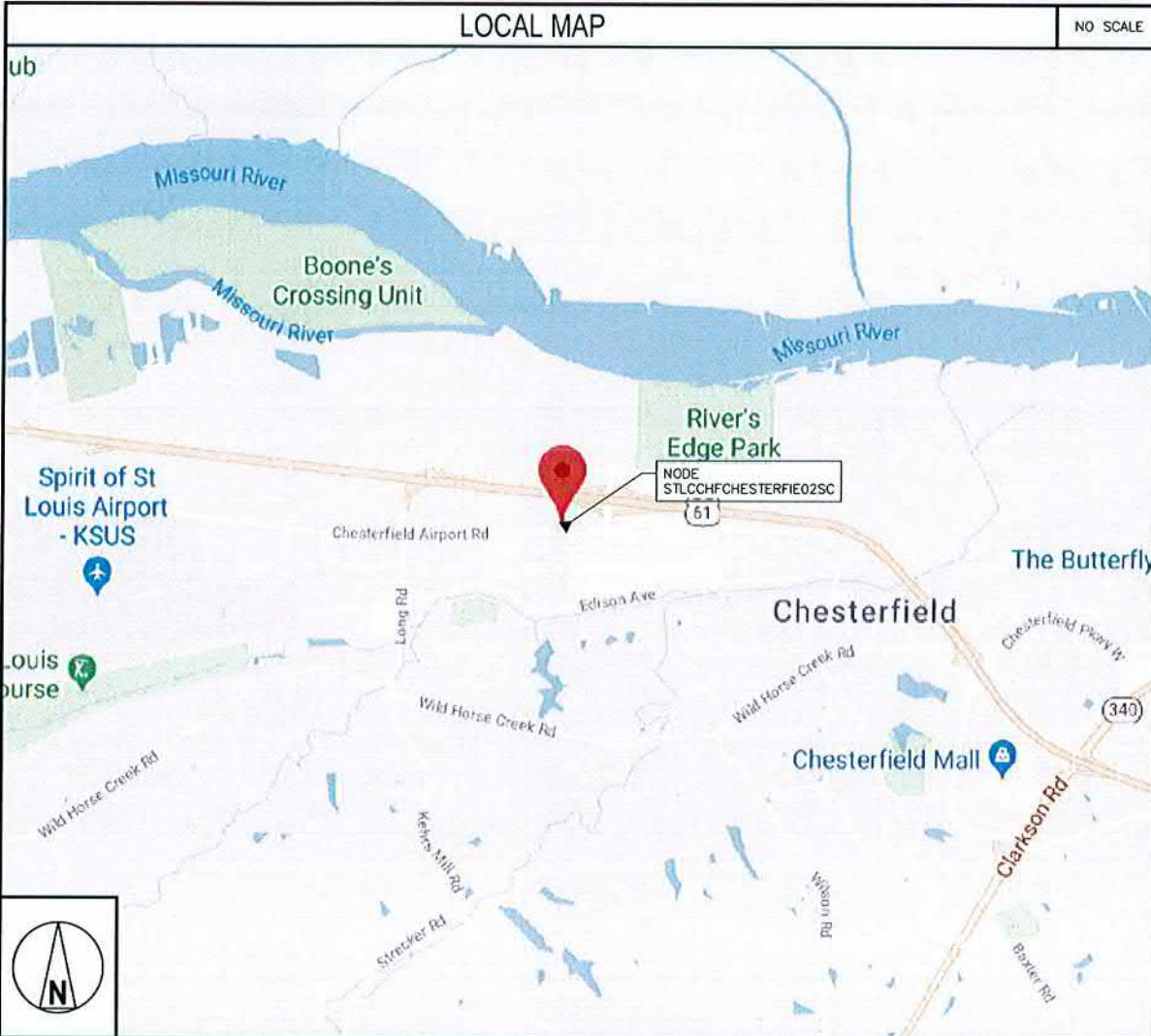
BENCHMARK LOCATION

SHEET INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	POLE ELEVATIONS AND RISER DETAILS
C-3	EQUIPMENT DETAILS
C-4	EQUIPMENT DETAILS
C-5	GROUNDING DETAILS

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



PROJECT INFORMATION

PROPERTY OWNER	APPLICANT	CONSTRUCTION	TELCO / BACKHAUL
COMPANY: AMEREN ADDRESS: P.O. BOX 790352 ST. LOUIS, MO 63179 CONTACT: - PHONE: (800) 552-7583	COMPANY: EXTENET SYSTEMS, INC. ADDRESS: 3030 WARRENVILLE RD. SUITE 340 LISLE, IL 60532 PHONE: (630) 505-3800 FAX: (630) 577-1332	COMPANY: GIBSON TECHNICAL SERVICES, INC. CONTACT: ED HICKMAN, DIRECTOR PHONE: (770) 345-1670 CONTACT: MIKE McDANIELS, CONSTRUCTION MANAGER PHONE: (812) 236-6697	COMPANY: - CONTACT: - PHONE: -

PROJECT MANAGER	REGIONAL DIRECTOR	PROJECT DATA
COMPANY: EXTENET SYSTEMS, INC. CONTACT: MARY ANGELERI-CARVER PHONE: (630) 245-4379 E-MAIL: -	COMPANY: EXTENET SYSTEMS, INC. CONTACT: VIVIAN GOMEZ-McKEON PHONE: (630) 245-2075 E-MAIL: -	LATITUDE: 38.66851° N LONGITUDE: -90.603768° W POLE #: NA ELEVATION: - ZONING JURISDICTION: CITY OF CHESTERFIELD ZONING DISTRICT: PUBLIC RIGHT-OF-WAY (ROW) A.P.N.: 17U330190 OCCUPANCY: U, UNMANNED CONSTRUCTION TYPE: ATTACHMENTS TO A WOOD POLE TITLE 24 REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THIS PROJECT IS EXEMPT.

DESIGNER	ENGINEER
COMPANY: BLACK & VEATCH CORP. CONTACT: - PHONE: - E-MAIL: -	COMPANY: BLACK & VEATCH CORP. CONTACT: LEE WRIGHT PHONE: (913) 458-9793 E-MAIL: WRIGHTL@BV.COM

CODE COMPLIANCE

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

- IBC-2012
- MISSOURI ADMINISTRATIVE REGULATIONS
- ANSI-EIA-222-G LIFE SAFETY CODE NFPA
- BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
- MISSOURI ELECTRICAL CODE NEC-2014
- INTERNATIONAL MECHANICAL CODE (IMC) 2009
- INTERNATIONAL PLUMBING CODE (IPC) 2012
- CITY AND/OR COUNTY ORDINANCES
- 2012 INTERNATIONAL FIRE CODE

PROJECT DESCRIPTION

THESE DRAWINGS DEPICT A PORTION OF A DISTRIBUTED ANTENNA SYSTEM (DAS) TELECOMMUNICATIONS NETWORK, TO BE CONSTRUCTED, OWNED AND OPERATED BY EXTENET SYSTEMS, IN THE PUBLIC RIGHT-OF-WAY/PUBLIC UTILITY EASEMENT PURSUANT TO AUTHORITY GRANTED BY THE MISSOURI PUBLIC UTILITIES COMMISSION.

THE MAIN COMPONENTS OF THIS INSTALLATION ARE:

- ONE (1) OMNI ANTENNA AND MOUNT
- TWO (2) RADIO UNITS AND MOUNT
- ONE (1) PWR CABINET
- ONE (1) RF DISCONNECT
- ONE (1) LOAD CENTER
- ONE (1) METER BASE
- ASSOCIATED ELECTRICAL COMPONENTS AND MOUNTING BRACKETS AS REQUIRED, LOCATED ON A WOOD POLE.

GENERAL PROJECT NOTES

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A EXTENET WIRELESS REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
- NOTIFY EXTENET WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A EXTENET WIRELESS REPRESENTATIVE, AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A EXTENET WIRELESS REPRESENTATIVE.
- CONTRACTOR PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY EXTENET WIRELESS, THE CONTRACTOR SHALL PROVIDE EXTENET WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL FINAL EQUIPMENT WITH A EXTENET WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY EXTENET WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.



811 / 1-800-DIG-RITE
MISSOURI ONE CALL SYSTEM
ALWAYS CALL BEFORE YOU DIG

UNDERGROUND SERVICE ALERT
UTILITIES PROTECTION CENTER, INC.
811
48 HOURS BEFORE YOU DIG

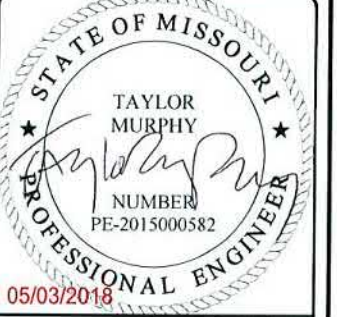
BLACK & VEATCH

BLACK & VEATCH CORPORATION
7760 FRANCE AVENUE SOUTH
SUITE 1200
BLOOMINGTON, MN 55435

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PROJECT NO.	DRAWN BY	CHECKED BY
196954.9107	MSC	LW

REV	DATE	DESCRIPTION
0	05/03/18	ISSUED FOR CONSTRUCTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW
SMALL CELL

SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

TEMPORARY EROSION/SEDIMENT CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- ### SPECIAL NOTES

INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES AND SHALL:

14. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATION AND LOCATE EXISTING FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISION TO PLANS IF REVISION IS NECESSARY BECAUSE OF LOCATION OF EXISTING UTILITIES.
15. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE FROM EXISTING RECORDS AND CORROBORATED, WHERE POSSIBLE, WITH FIELD TIES. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATIONS SHOWN BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION. IF EXISTING LOCATIONS VARY SUBSTANTIALLY FROM THE PLANS, THE ENGINEER SHOULD BE NOTIFIED TO MAKE ANY CONSTRUCTION CHANGES REQUIRED.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A LAND SURVEYOR, A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT.
2. IMPORTANT NOTICE: CALL MISSOURI ONE CALL SYSTEM 811/1-800-DIG-RITE, AT LEAST THREE DAY BEFORE YOU DIG.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE POT HOLE AND LOCATING FO ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE AND MUST MAINTAIN A 1' MINIMUM VERTICAL CLEARANCE.
4. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUIT, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
5. MANHOLES OR COVERS SHALL BE LABELED EXTENET.

R.O.W. GROUND CONSTRUCTION NOTES

1. 120/240 POWER REQUIRED FOR 3-WIRE SERVICE.
2. GC TO REMOVE/CLEAN ALL DEBRIS, NAILS, STAPLES, OR NON-USUED VERTICALS OFF THE POLE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH MUNICIPAL, COUNTY, STATE, AND FEDERAL STANDARDS AND REGULATIONS.
4. CALL 811, 72 HOURS PRIOR TO EXCAVATING AT (800) 344-7483.
5. ALL LANDSCAPING TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
6. ALL EQUIPMENT TO BE BONDED.
7. METERING CABINET REQUIRES 3" CLEARANCE AT DOOR OPENING.
8. CAULK CABINET BASE AT PAD.

STANDARD GROUNDING NOTES

1. GROUND TESTED AT 5 OHMS OR LESS.
2. 5/8"x8' ROD. CAD WELD BELOW GRADE.
3. #6 GROUND AND BOND WIRE.
4. WOOD MOLDING, STAPLED EVERY 3' AND AT EACH END.
5. GROUNDS 3' FROM POLE.
6. PLACE 3 #10GA WIRES FROM BREAKER TO METER BOX.

STANDARD CONDUIT NOTES

1. FOR UNDERGROUND USE SCHEDULE 40.
2. FOR RISERS USE SCHEDULE 80.
3. PLACE 2" GALVANIZED STEEL CONDUIT FOR ANY CONDUIT UNDER 3", STUB UP 10' THEN CONVERT TO SCHEDULE 80.
4. CONVERT 4" CARRIER CONDUIT TO 3" AT BASE OF POLE.
5. GO TO STUB UP POLE 10" W/3" POWER CONDUIT. POWER CO. TO CONVERT FROM 3" SCH. 80 TO 2" SCH. 80 FROM TOP OF STUB UP.
6. ALL CONDUIT WILL BE MAN UPPLIED AND EQUIPPED WITH 3/8" PULL ROPE.

STANDARD TRENCHING NOTES

- ### GENERAL NOTES



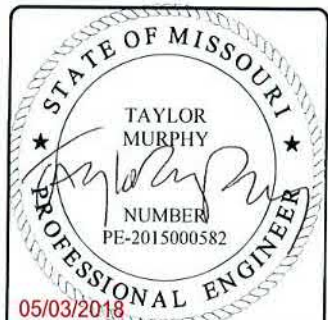
BLACK & VEATCH

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SUITE 1200
BLOOMINGTON, MN 55435

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PROJECT NO.	DRAWN BY	CHECKED BY
196954.9107	MSC	LW

-	-	-
-	-	-
-	-	-
0	05/03/18	ISSUED FOR CONSTRUCTION
REV	DATE	DESCRIPTION



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EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW

SMALL CELL

SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE

GENERAL NOTES AND SCHEDULES

SHEET NUMBER

GN-1

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:

- A. CONTRACTOR: (CONSTRUCTION)
- B. OWNER - SPRINT

26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION OF SPRINT SPECIFICATIONS. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

1. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
6. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
7. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN $\pm 5^\circ$ AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN $\pm 0.5^\circ$ AS DEFINED BY THE RFDS.

1. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
2. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
 - A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
 - B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
3. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM).
4. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM).
5. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
6. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.8 NM).
7. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 - 2.3 NM).

1. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED

2. THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
3. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

1. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
2. CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
3. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
4. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
5. CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
6. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
7. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.
8. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
9. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH SPRINT STANDARDS.

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
2. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR SHALL REFERENCE THE STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
4. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED.
5. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
 - A. TEMPERATURE SHALL BE ABOVE 50° F.
 - B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
 - C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
 - D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
6. ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.
7. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.

1. NO BOLT THREADS TO PROTRUDE MORE THAN 1-1/2" [.038M].
2. FILL ALL HOLES LEFT IN POLE FROM REARRANGEMENT OF CLIMBERS.
3. ALL CLIMB STEPS NEXT TO CONDUIT SHALL HAVE EXTENDED STEPS.
4. CABLE NOT TO IMPEDE 15" [.381M] CLEAR SPACE OFF POLE FACE (12:00).
5. 90 SHORT SWEEPS UNDER ANTENNA ARM. ALL CABLES MUST ONLY TRANSITION ON THE INSIDE OR BOTTOM OF ARMS (NO CABLE ON TOP OF ARMS).
6. USE 90 CONNECTOR AT CABLE CONNECTION TO ANTENNAS.
7. PLACE GPS ON ARM WITH SOUTHERN SKY EXPOSURE AT MINIMUM 6' [1.83] FROM TRANSMIT ANTENNA, WHICH IS 24" [.61M] AWAY FROM CENTER OF POLE.
8. USE 1/2" [.013M] CABLE ON ANTENNAS UNLESS OTHERWISE SPECIFIED.
9. FILL VOID AROUND CABLES AT CONDUIT OPENING WITH FOAM SEALANT TO PREVENT WATER INTRUSION.





AERIAL SITE MAP

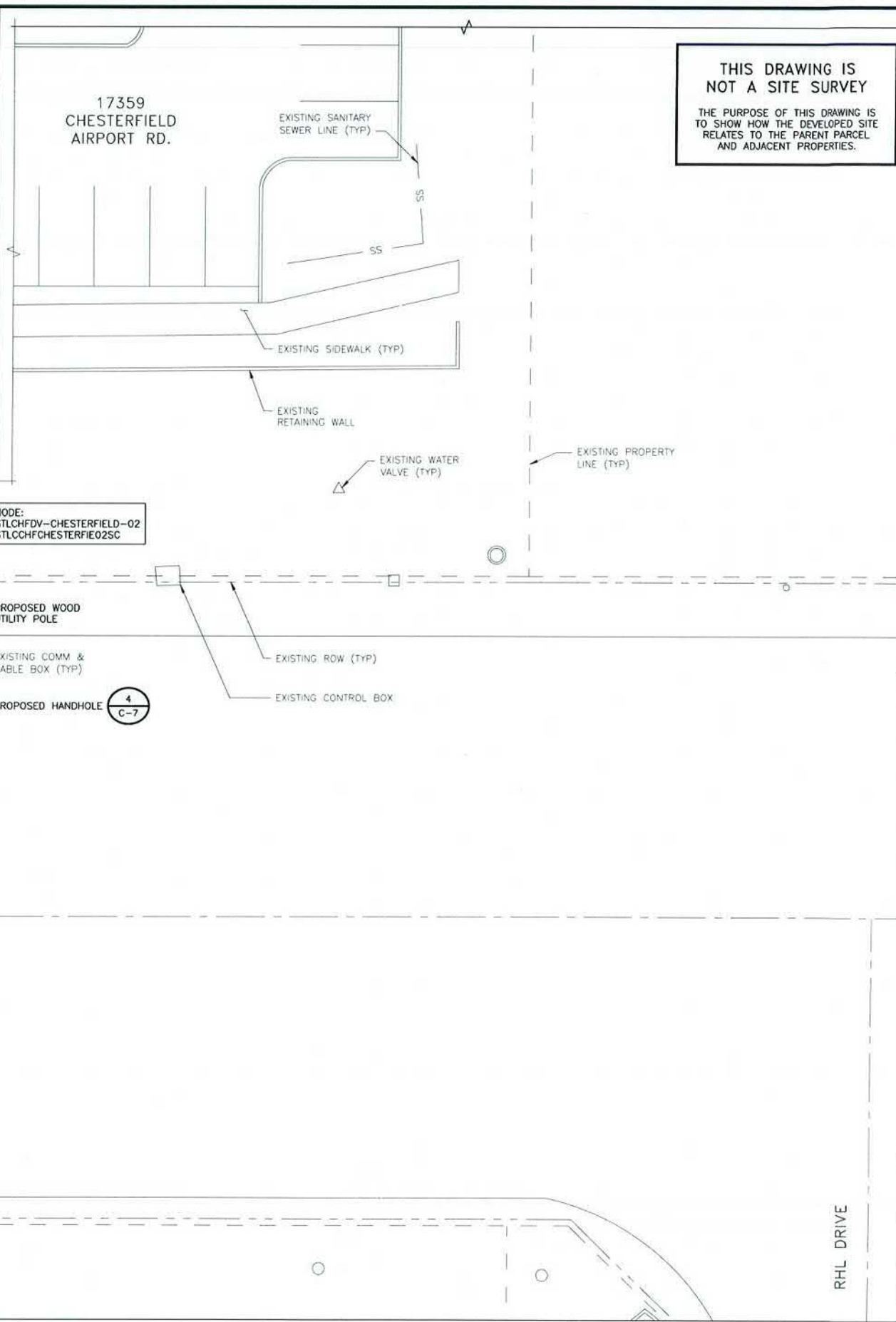
NO SCALE

1



SITE PHOTO

2



THIS DRAWING IS
NOT A SITE SURVEY
THE PURPOSE OF THIS DRAWING IS
TO SHOW HOW THE DEVELOPED SITE
RELATES TO THE PARENT PARCEL
AND ADJACENT PROPERTIES.



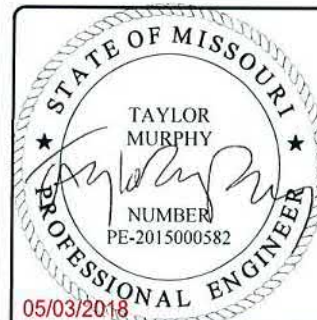
BLACK & VEATCH

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SUITE 1200
BLOOMINGTON, MN 55435

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PROJECT NO.	DRAWN BY	CHECKED BY
196954.9107	MSC	LW

REV	DATE	DESCRIPTION
0	05/03/18	ISSUED FOR CONSTRUCTION



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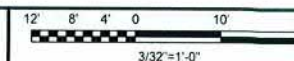
EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW
SMALL CELL

SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1

OVERALL SITE PLAN



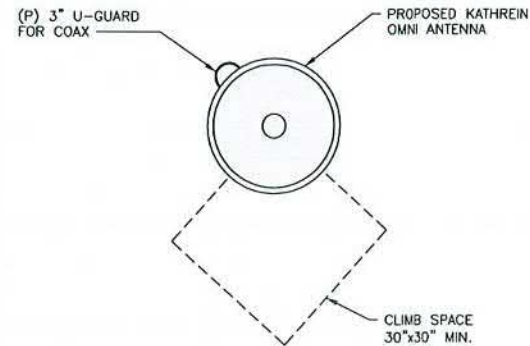
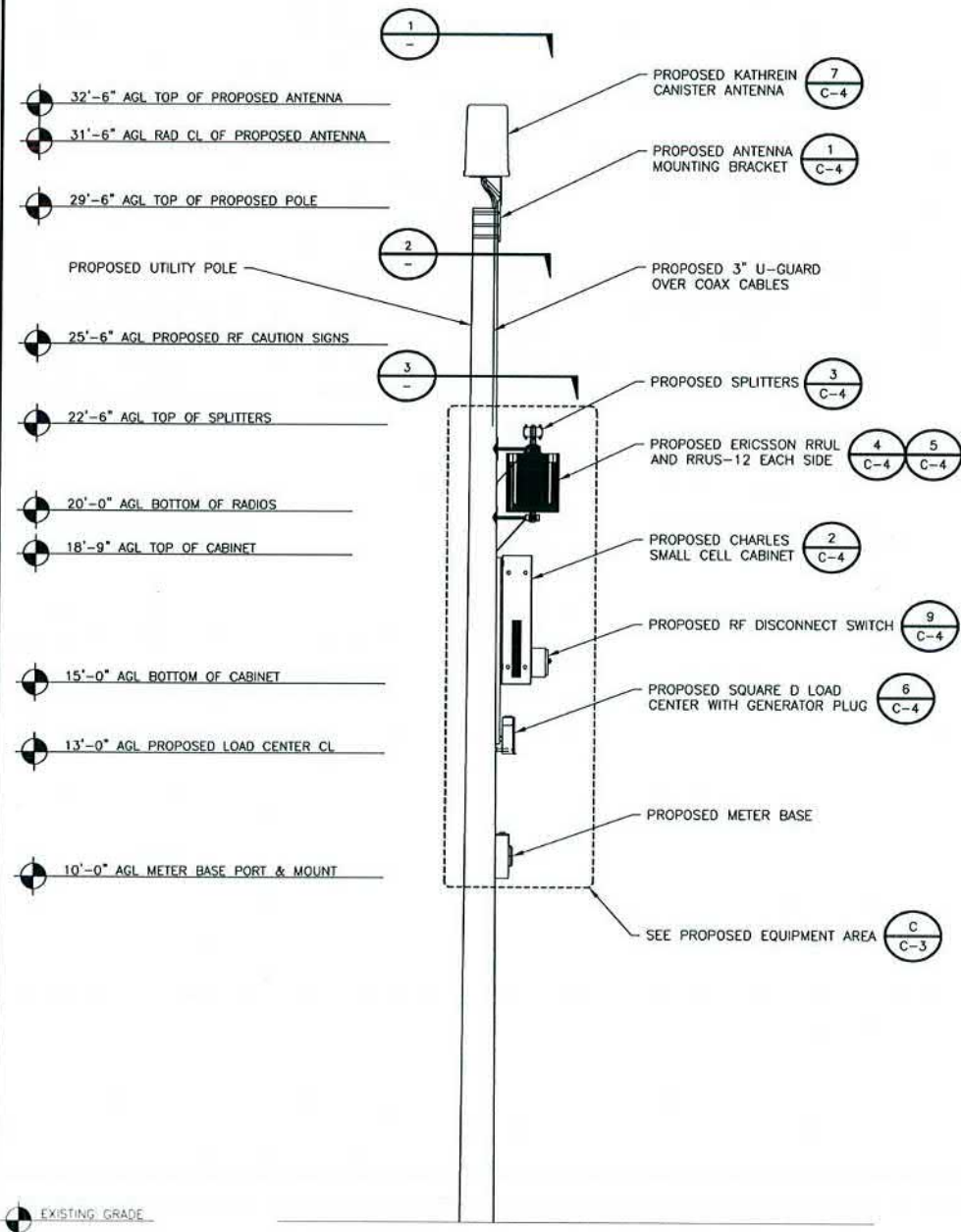
A

NOTE:

THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THAT THE STRUCTURE HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED LOADING. IT IS THE RESPONSIBILITY OF THE POLE OWNER TO CONFIRM THAT THE PROPOSED LOADING IS WITHIN THE ORIGINAL DESIGN CAPACITY OF THE STRUCTURE.

MAKE-READY NOTES:

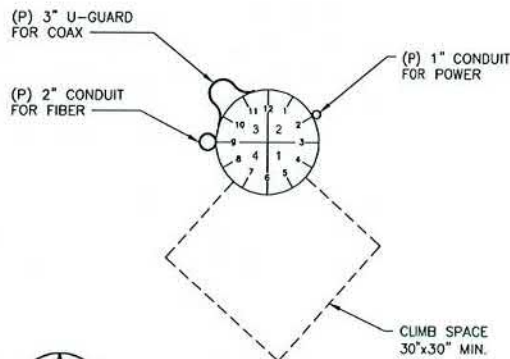
- PLACE NEW 35' CL3 POLE.
- INSTALL (1) OMNI ANTENNA ON POLE TOP.
- INSTALL (12) 1/2" COAX FROM EQUIPMENT SPACE TO ANTENNA AT 10:30 POSITION.
- INSTALL 3" SCH 80 U-GUARD OVER COAX AT 10:30 POSITION.
- INSTALL 2" SCH 80 CONDUIT FOR FIBER AT 9:00 POSITION.
- INSTALL 1" SCH 80 CONDUIT FOR POWER AT 2:00 POSITION.
- PROVIDE 120/240 3-WIRE SINGLE PHASE, 60 AMP SERVICE TO DISCONNECT FROM SECONDARY SOURCE.
- INSTALL CHARLES POWER CABINET, ERICSSON RADIOS AND DISCONNECT AT 12:00 POSITION.



ANTENNA PLAN VIEW

NO SCALE

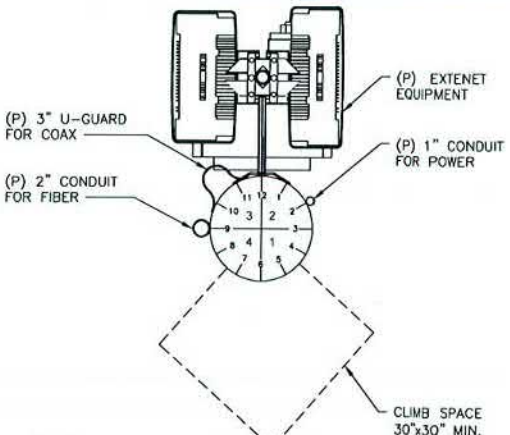
1



RISER PLAN VIEW

NO SCALE

2



EQUIPMENT PLAN VIEW

NO SCALE

3



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EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW
SMALL CELL

SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE
POLE ELEVATIONS
AND RISER DETAILS

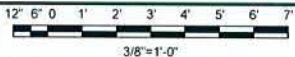
SHEET NUMBER
C-2

NOT USED

NO SCALE

A

PROPOSED SOUTH ELEVATION

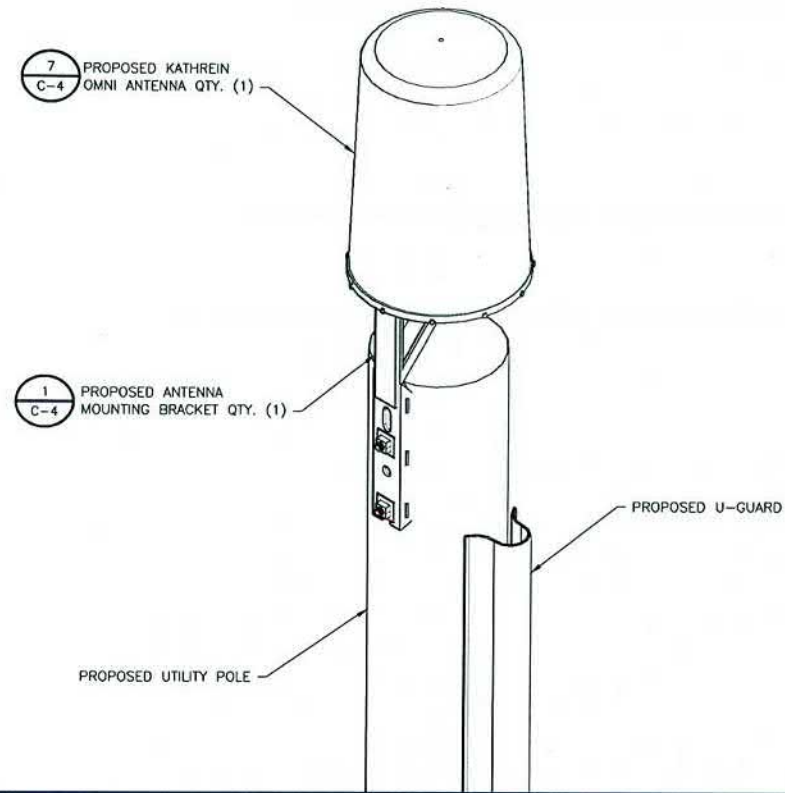


B

EQUIPMENT PLAN VIEW

NO SCALE

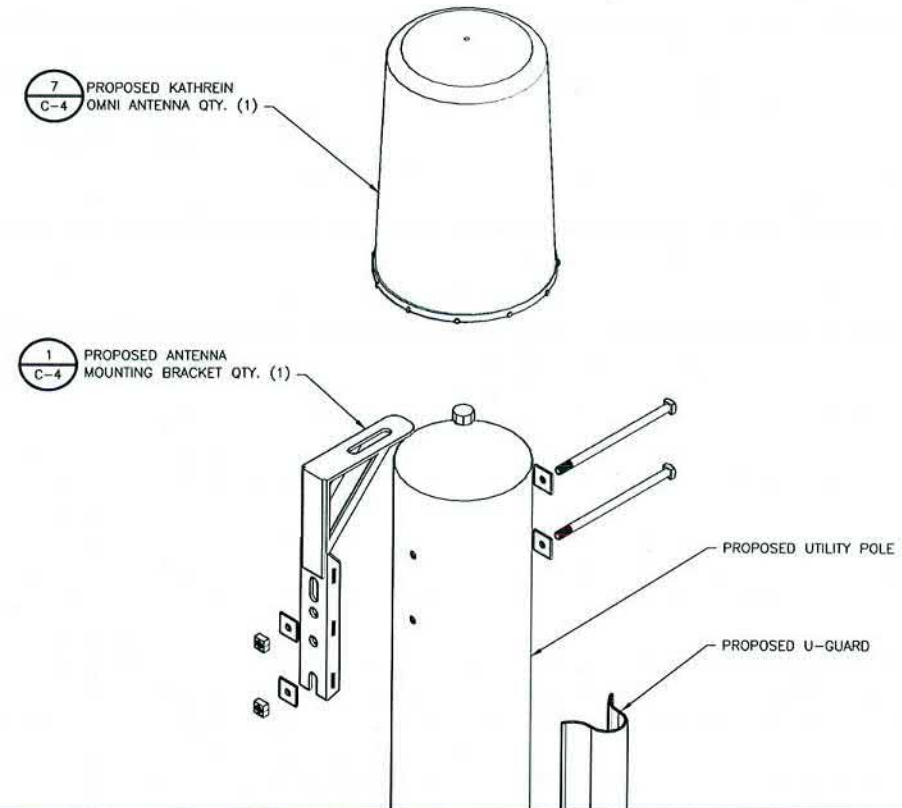
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ANTENNA MOUNT ASSEMBLY DETAIL

NO SCALE

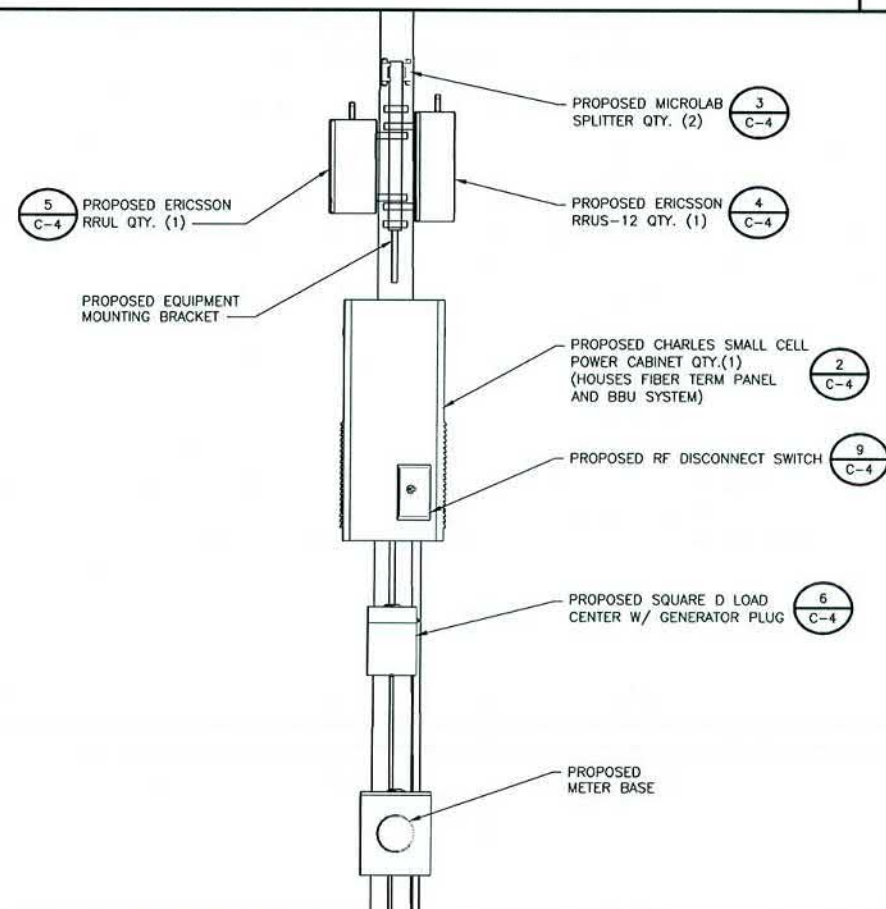
1



ANTENNA MOUNT ASSEMBLY DETAIL

NO SCALE

2



EQUIPMENT CONFIGURATION DETAIL

NO SCALE

3

NOT USED

NO SCALE

4



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EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW

SMALL CELL

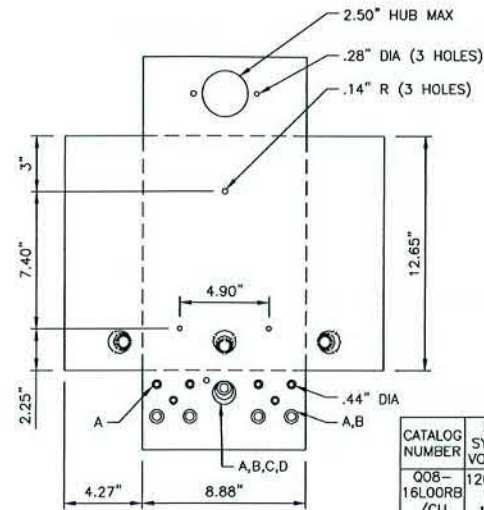
SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER

C-3

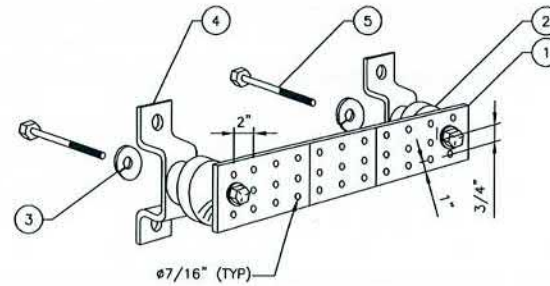
									BLACK & VEATCH BLACK & VEATCH CORPORATION 7760 FRANCE AVENUE SOUTH SUITE 1200 BLOOMINGTON, MN 55435 THESE DRAWINGS ARE COPYRIGHTED AND ARE THE PROPERTY OF BLACK & VEATCH. PRODUCED SOLELY FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DRAWINGS IS PROHIBITED WITHOUT WRITTEN CONSENT BY BLACK & VEATCH. <table><tr><td>PROJECT NO.</td><td>DRAWN BY</td><td>CHECKED BY</td></tr><tr><td>196954.9107</td><td>MSC</td><td>LW</td></tr></table><table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td>0</td><td>05/03/18</td><td>ISSUED FOR CONSTRUCTION</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td></tr></table> STATE OF MISSOURI TAYLOR MURPHY NUMBER PE-2015000582 PROFESSIONAL ENGINEER 05/03/2018 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT. EXTENET SYSTEMS NC-MO-STLCHFDV-VZW SMALL CELL SITE ADDRESS CHESTERFIELD-02 17359 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO 63005 SHEET TITLE EQUIPMENT DETAILS SHEET NUMBER C-4			PROJECT NO.	DRAWN BY	CHECKED BY	196954.9107	MSC	LW																0	05/03/18	ISSUED FOR CONSTRUCTION	REV	DATE	DESCRIPTION
PROJECT NO.	DRAWN BY	CHECKED BY																																				
196954.9107	MSC	LW																																				
0	05/03/18	ISSUED FOR CONSTRUCTION																																				
REV	DATE	DESCRIPTION																																				
ANTENNA MOUNTING BRACKET			NO SCALE			1			CHARLES SMALL CELL POWER CABINET			NO SCALE			2			MICROLAB 3X3 HYBRID COUPLER CM-80DP			NO SCALE			3														
ERICSSON RRUS-12			NO SCALE			4			ERICSSON RRUL			NO SCALE			5			SQUARE D Q08-16L100RB LOAD CENTER			NO SCALE			6														
KATHREIN OMNI ANTENNA			NO SCALE			7			COOPER B-LINE B802D-12 MOUNTING BRACKETS			NO SCALE			8			PTS3010 REMOTE ACCESS RF-DISCONNECT			NO SCALE			9														



KNOCKOUTS				
SYMBOL	A	B	C	D
IN	.50	.75	1.0	1.25
MM	13	19	25	32

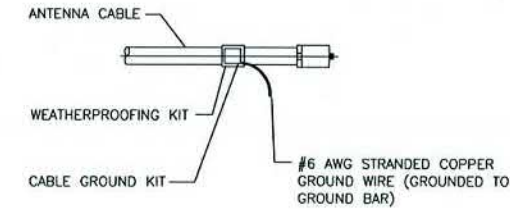


CATALOG NUMBER	MAX SYSTEM VOLTAGE	MAINS AMPERE RATING	SPACES	MAX # OF SINGLE POLE CIRCUITS	MAIN WIRE SIZE AWG AL/CU
Q08-16L100RB/CU	120/240 VAC 1Ø3W	100	6	12	#8-1



LEGEND

1. COPPER TINNED GROUND BAR HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2. INSULATORS
3. 5/8" LOCKWASHERS
4. WALL MOUNTING BRACKETS
5. 5/8"-11 X 1" H.C.S. BOLTS



SQUARE D Q08-16L100RB LOAD CENTER

NO SCALE

1

POLE MOUNTED GROUND BAR DETAIL (TYP)

NO SCALE

2

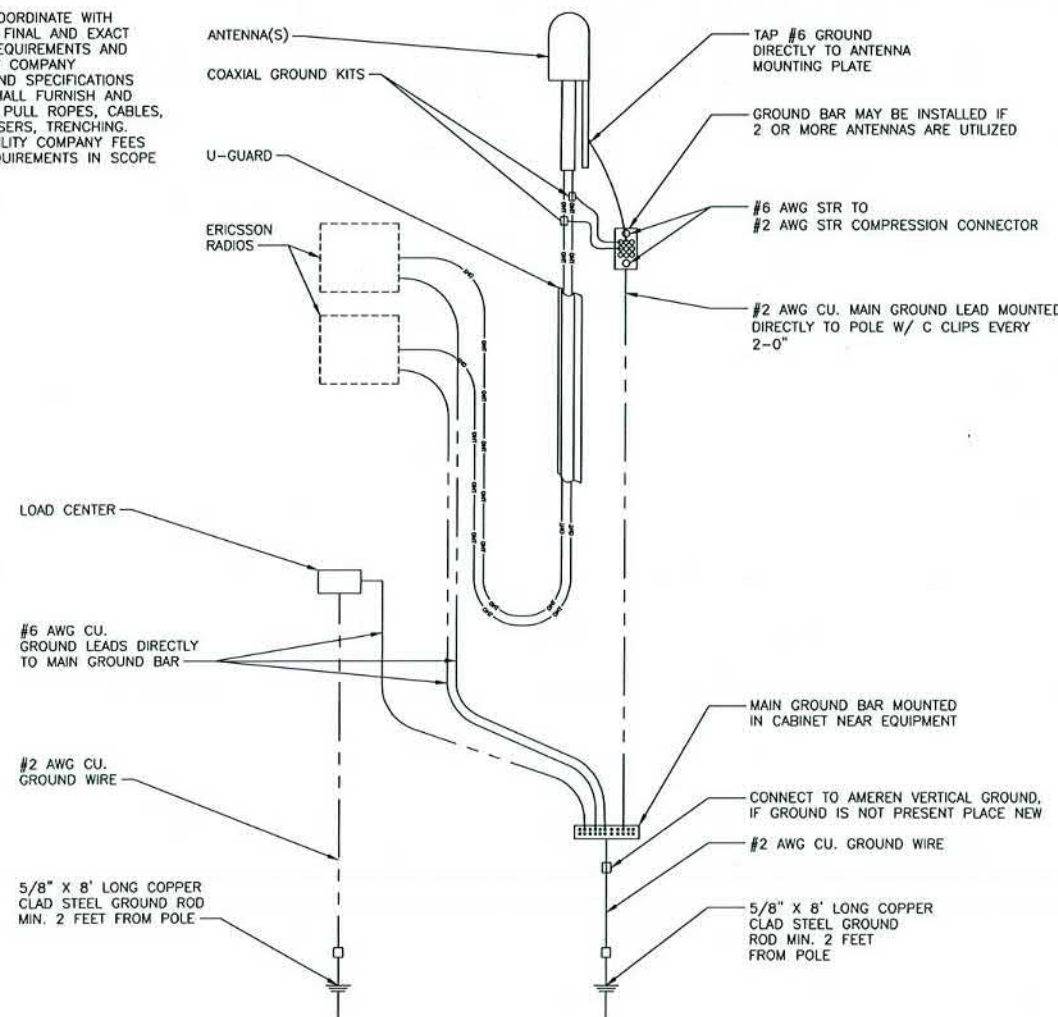
ANTENNA CABLE GROUND KIT

NO SCALE

3

UTILITY GENERAL NOTES

1. UTILITY POINTS OF SERVICE AND WORK / MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.



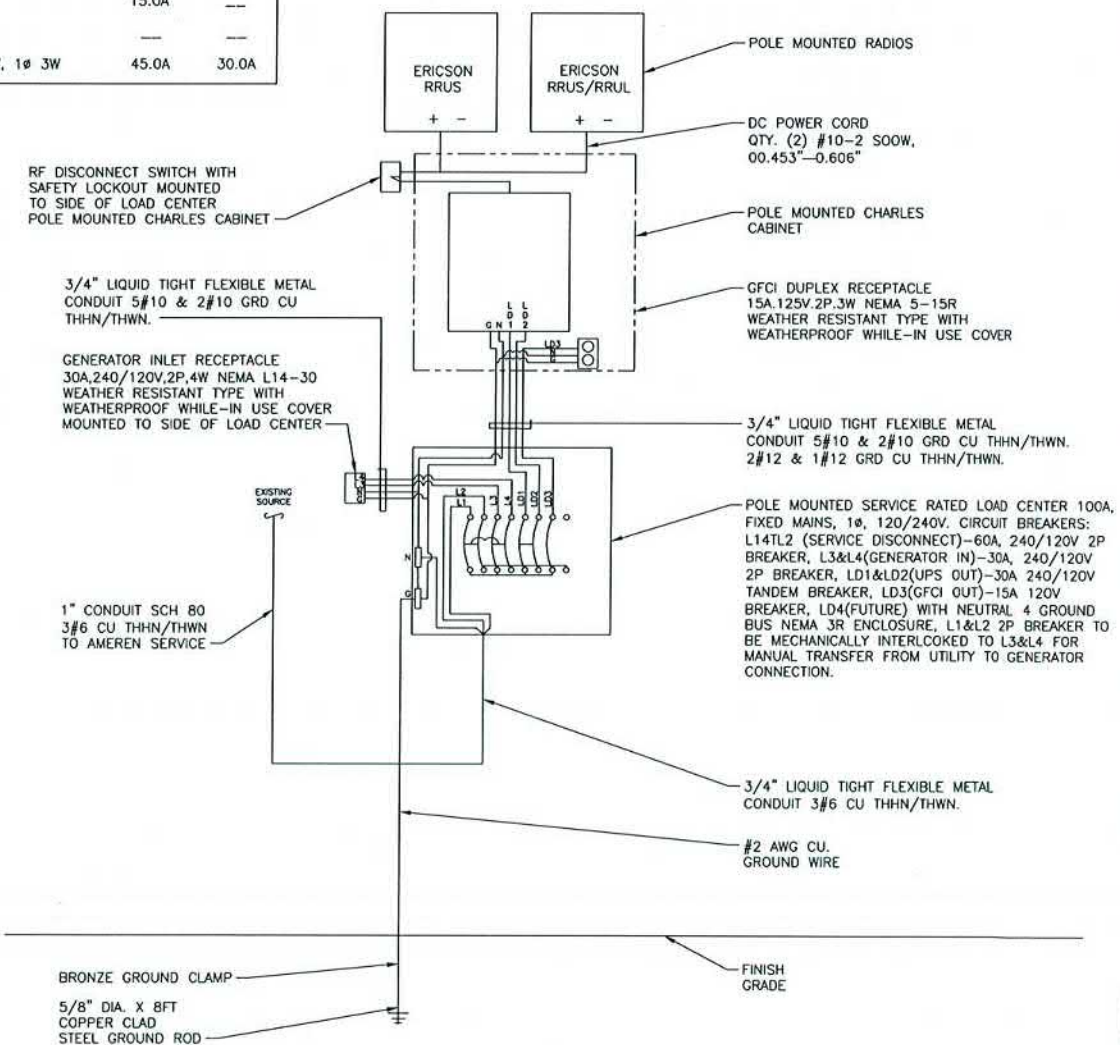
GROUNDING SCHEMATIC

NO SCALE

4

LOAD SUMMARY

	L1	L2
ELTEK DC-UPS		
GFCI	30.0A	30.0A
FUTURE	15.0A	---
TOTAL	---	---
SERVICE: 120/240V, 1Ø 3W	45.0A	30.0A



SINGLE LINE DIAGRAM OVERHEAD SERVICE

NO SCALE

5



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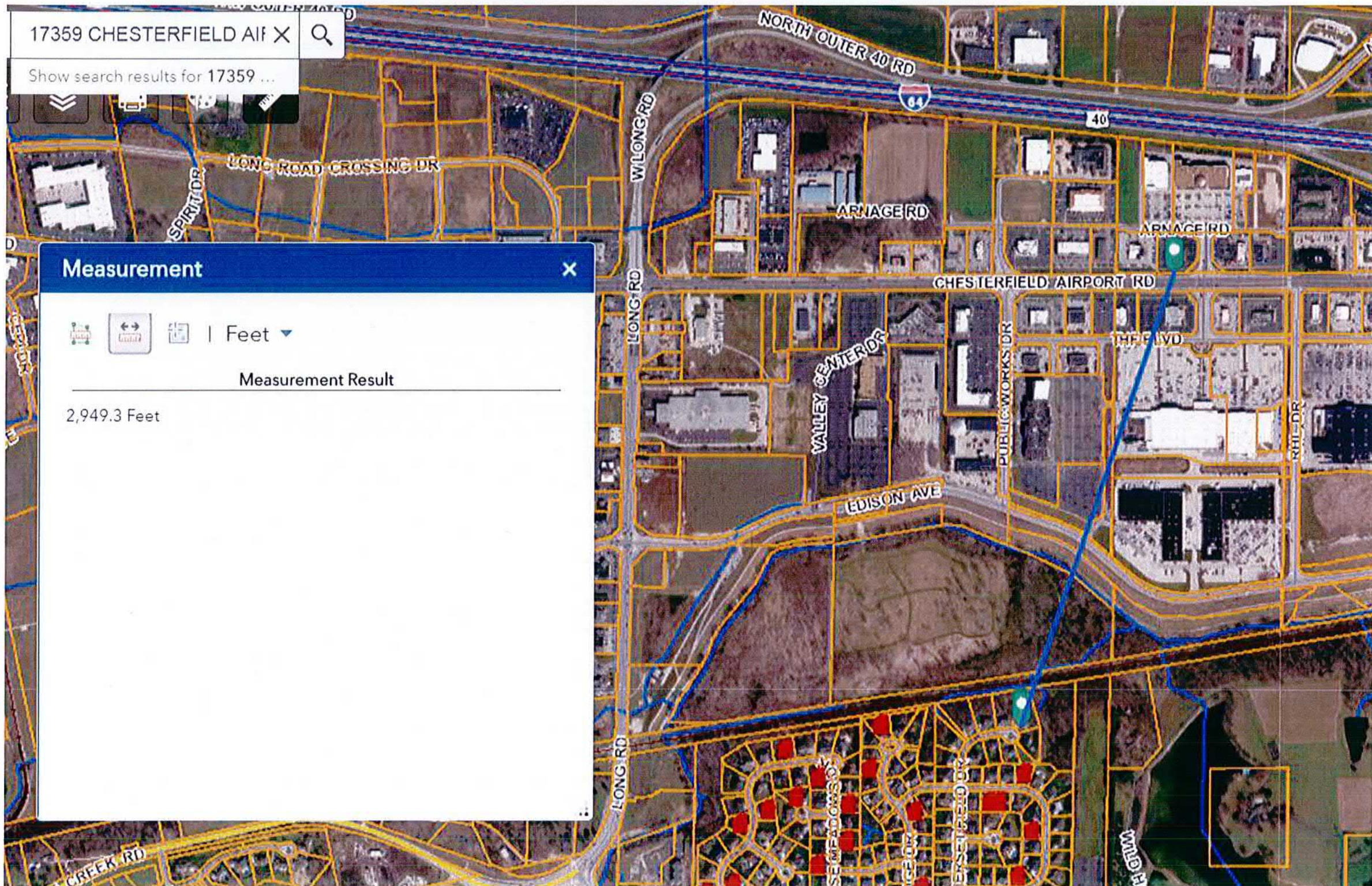
EXTENET SYSTEMS
NC-MO-STLCHFDV-VZW

SMALL CELL

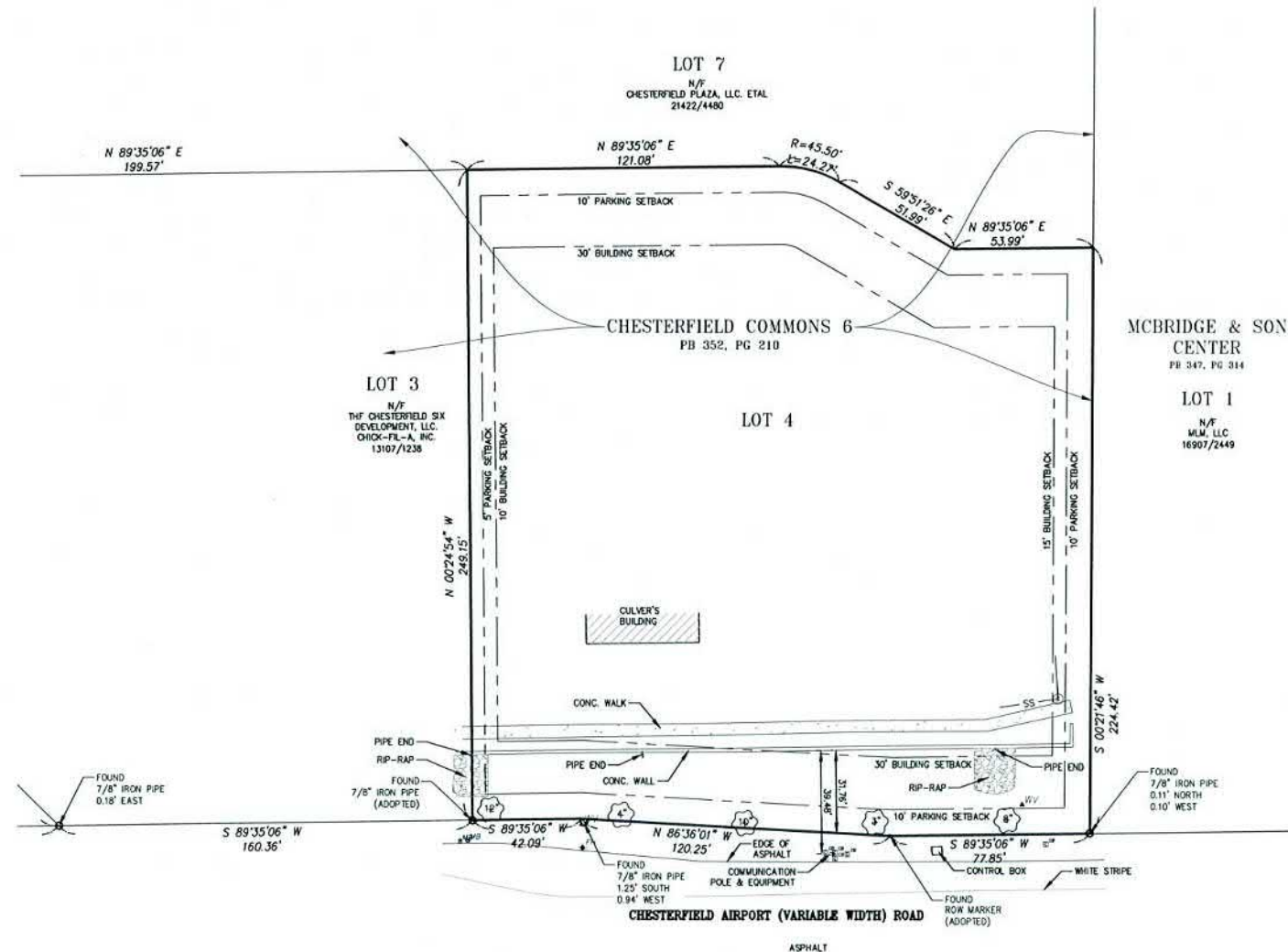
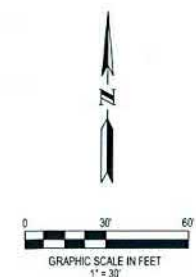
SITE ADDRESS
CHESTERFIELD-02
17359 CHESTERFIELD AIRPORT RD
CHESTERFIELD, MO 63005

SHEET TITLE
GROUNDING DETAILS

SHEET NUMBER
C-5



Distance to the nearest residential structure.



ABBREVIATIONS

AC	ACRES
ASPH	ASPHALT
BK	BOOK
BLDG	BUILDING
BM	BENCH MARK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DB	DEED BOOK
E	EAST
EMH	ELECTRIC MANHOLE
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
L	LENGTH
MH	MANHOLE
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
PVC	POLYVINYL CHLORIDE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PWT	PAVEMENT
R	RADIUS
RCP	REINFORCED CONC. PIPE
REC	RECORD
RR	RAILROAD TIE WALL
R/W	RIGHT OF WAY
S	SOUTH
SA	SANITARY
SBM	SITE BENCHMARK
SF	SQUARE FEET
ST	STORM
SUR	SURVEY
SW	SOUTHWEST
TRANS	TRANSFORMER
VCP	VITRIFIED CLAY PIPE
W	WEST
WMH	WATER MANHOLE
W/	DENOTES WITH

LEGEND

PP	POWER POLE W/DUTY WIRE
PP	POWER POLE
SS	STREET SIGN
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
WWS	WATER FAUCET OR SPRINKLER
CO	CLEAN OUT
ER	ELECTRIC RISER
YD	YARD DRAIN
EB/EM	ELECTRIC BOX OR METER
MB	MAIL BOX
TCB	TELEPHONE OR CABLE BOX
LS	LIGHT STANDARD
FH	FIRE HYDRANT
TS	TRAFFIC SIGNAL
YL	YARD LIGHT
CM	COIN METER
TH	TEST HOLE
FP	FLAGPOLE
BOLLARD	BOLLARD
UL	OVERHEAD UTILITY LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER LINE
ST	STORM SEWER
FENCE	FENCE
UT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC
TL	TREE LINE
ST	SEPTIC TANK
W/SIZE	TREE W/SIZE
SGI	STORM GRATE INLET
SI	STORM INLET
ET	ELECTRIC TRANSFORMER
SMH	SANITARY MANHOLE
UMH	UTILITY MANHOLE
BW/D	BUSH W/ DIAMETER
EPB	ELEC. PULL BOX

PROPERTY DESCRIPTION:

A tract of land being Lot 4 of Chesterfield Commons Six, as per the plat thereof recorded in Plat Book 352, page 210 of the St. Louis County Records.

SURVEYOR'S NOTES:

BASIS OF BEARINGS: The bearing system used has been adopted from the record plat of Chesterfield Commons Six, recorded in Plat Book 352, page 210 of the St. Louis County Records.

FLOOD PLAIN INFORMATION: Subject Tract is within 'Zone X', areas determined to be outside the 0.2% annual chance floodplain, as shown on the FEMA FIRM (Flood Insurance Rate Map) 29189C0214K, Dated February 4, 2015.

UTILITIES have been field located based on field observations.

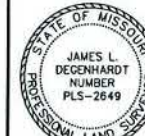
SURVEYOR'S CERTIFICATE

This is to certify that we, Gateway Land Services, Inc., at the request of Black & Veatch have during the month of May, 2017, executed a Partial Property Boundary & Improvement Survey in accordance with the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, and Professional Land Surveyors and Landscape Architects, and the Department of Agriculture, Division of Land Survey on a Tract of Land as shown hereon and that the results of said survey are represented upon this plat. The subject property is an URBAN property as defined in said Standards. The bearing reference system and easements unless referenced otherwise are taken from the record plat.

Gateway Land Services (Agent)
(Agent) *James L. Degenhardt*
James L. Degenhardt - PLS 2649



Gateway Land Services, Inc.
6078 Olive Blvd.
St. Louis, MO 63122
Office: 314.881.9558
www.glsurvey.com
Land Surveying Service No.
LS-2009014482



James L. Degenhardt, PLS
License No. PLS-2649

PROJECT REVISION:

NO.	DATE	DESCRIPTION

SITE NAME: STITCHED
17359 W. CHESTERFIELD
AIRPORT RD
CHESTERFIELD, MO 63005
ST. LOUIS COUNTY

PARTIAL BOUNDARY & IMPROVEMENT SURVEY



Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.

CALL MISSOURY ONE-CALL 1-800-DIG-RITE.

DATE: 5/31/17
BOOK NO.: BOOK NO.
DRAFTED BY: LLW
APPROVED BY: JLD
FILE NAME:
17-109.DWG

SHEET TITLE:

SURVEY

SHEET NUMBER

SUV-1

SHEET NO: 1 OF 1
PROJECT NO: 17-109

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

Proposed Policy – City Council Policy #8 Executive Session (Voice Vote)

As you may recall, the City Council previously referred the City Council policy related to executive session back to the F&A Committee for review and revision, specifically as it related to the release of materials that had previously been considered privileged and confidential during executive session. Revisions were incorporated into the policy to ensure full statutory compliance and consistency with Resolution #303. The Finance and Administration Committee recommends approval.

Proposed Resolution – Approving Organizational Structure (Voice Vote)

As directed by City Council, I as City Administrator reviewed the current organizational structure and proposed necessary revisions required due to recent personnel actions, and to reduce costs, improve efficiency and to improve accountability. **No new positions are proposed** and no increases to current compensation is proposed with this recommendation. The Finance and Administration Committee voted unanimously, 3 – 0 to recommend approval.

If you have any questions, please contact Director of Finance Chris DesPlanques or me prior to Monday's meeting.



Finance and Administration Committee Record of Proceeding June 18, 2018

The Finance and Administration Committee met on Monday, June 18, 2018. Those in attendance included: Chairperson Barbara McGuinness, Ward I; Council Committee Member Michael Moore, Ward III; Council Committee Member Tom DeCampi, Ward IV; Finance Director Chris DesPlanques and City Administrator Mike Geisel. Those also in attendance included: Mayor Bob Nation; Councilmember Michelle Ohley, Director of Public Works Jim Eckrich, Deputy City Clerk Amanda Miller and John Hoffmann. Council Committee Member Ben Keathley, Ward II, was absent from this meeting.

Chairperson Barbara McGuinness called the meeting to order at 5:01 p.m.

At the commencement of the meeting Chairperson McGuinness requested larger font and bolder type on the Finance and Administration Committee Agenda's going forward.

Selection of Vice Chair

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi to nominate committee member Michael Moore as the Finance and Administration Committee Vice Chairperson. A voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

Selection of Liaison to Finance and Administration Citizen Advisory Committee

Councilmember McGuinness made a motion, seconded by Councilmember Moore to nominate committee member Michael Moore to be the liaison to the Finance and Administration Citizens Advisory Committee. A voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

Organizational Structure Update

City Administrator Mike Geisel advised the committee that the meeting packet included a copy of the present approved organizational chart, as approved by Council resolution. He reminded Council that per city code, the council retained an advise and consent for Department Head positions and that the City Administrator was responsible for the day to day management and hiring of all other budgeted positions. For multiple reasons, including employee actions, and as a result of the City Administrator's goal and objectives established by City Council, he has developed a revised organization chart that

re-assigns the employee supervision of the Court, establishes the Information Technologies Group at the Department level under his direct supervision, and redefines the scope of the Assistant City Administrator and reduces the associated compensation. There are no additional employees proposed and the re-organization proposal will reduce annual employee costs by roughly \$60,000 annually.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to recommend approval of the organizational structure as proposed by City Administrator Geisel. A voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

American Promises Proposed Resolution

Finance Director Chris DesPlanques described the American Promise's Proposed Resolution. This Resolution states "to propose and send to the states for ratification a constitutional amendment to restore constitutional rights and fair elections to the people".

Councilmember DeCampi made a motion, seconded by Councilmember Moore to postpone action relative to the request of America's Promise indefinitely. A voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

Financial Report

Finance Director Chris DesPlanques presented the Financial Report for June 2018.

Pending Policies

Councilmember McGuinness made a motion, seconded by Councilmember Moore to approve City Council Policy #7- First & Second Reading of Proposed Legislation. Councilmember DeCampi stated that normal practice is to require a super-majority to suspend an organizations rules. City Administrator Geisel advised that the current enumerated City Council rules of procedure, as provided in the City Code, only requires a majority of those Council members present to suspend the rules of procedure. He further indicated that if Council desired to change this standing rule to require a super-majority, it would necessitate passage of an ordinance to change this specific provision in the City Code, which would also be subsequently reflected in the policy document which currently requires a simple majority of the Council present to suspend the rules allowing for two readings of a bill in one evening. Councilmember DeCampi motioned to postpone further discussion on the proposed revision until the next meeting. The motion was seconded by Councilmember Moore, a voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

Councilmember DeCampi made a motion to approve the proposed revisions to Council Policy #8 as they relate to Executive Session and release of closed session minutes. The motion was seconded by Councilmember Moore and a voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

Potential Revenue Alternatives

Finance Director Chris DesPlanques described the various revenue alternatives to be considered by the city. The Revenue options for Chesterfield include: Property Tax, Use Tax, Utility Tax, Hotel Tax, and Business Licenses.

Councilmember DeCampi made a motion, seconded by Councilmember Moore to postpone the Potential Revenue Alternatives until the next Finance and Administration Meeting. A voice vote was taken with a unanimous affirmative result (3-0) and the motion was declared passed.

City Administrator Geisel inquired as to whether there would be substantial interest in scheduling a "Finance 102" briefing, similar but abbreviated to the Finance 101 worksession in 2016. The members of the Committee expressed their interest in scheduling of the Finance 102 worksession as proposed by staff.

Adjournment

The meeting was adjourned at 5:57 p.m.

Respectfully submitted:

Chris DesPlanques
Finance Director

Amanda Miller
Deputy City Clerk

Approved: _____

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

No. XX

SUBJECT: EXECUTIVE SESSION

INDEX: CC

DATE ISSUED: 9/22/14

DATE

REVISED: XX/XX/18

Executive (closed) Session Meetings shall only be scheduled at the City Council level. There shall be no Executive Sessions scheduled or conducted at the standing committee level.

Reference Finance and Administration Committee meeting minutes, 9/22/2014.

Executive Session Procedures:

- Agendas for the Executive Session of Council shall describe the topic to be discussed as clearly as possible.
- Whenever possible and not detrimental to the City, Council will vote on ordinances in open session.

Executive Session Minutes:

- Minutes of the Executive Session proceedings shall be maintained by the Custodian of Records for the City in accordance with Missouri Sunshine Law and City Resolution #303.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable) Date

APPROVED BY:

City Administrator Date

City Council (if applicable) Date

DATE: December 22, 2017
TO: Chris DesPlanques, Finance Director
CC: Michael O. Geisel, City Administrator
FROM: Vickie Hass, City Clerk *ryh*
SUBJECT: City Council Policies



We are completing the process of reviewing all City Council policies to ensure they are current and accurate. Upon endorsement by the F&A Committee, these policies will be presented to City Council for its approval.

Recommend Revisions:

- CC #1 **Membership - Non-Statutory Committees:** Revise as noted, combine with new City Council Policy No. 8 and new City Council Policy Re: Composition of Management Information Systems Citizens Advisory Committee (MISCAC). In an effort to be more efficient, this will eliminate CC #8 and the new policy re: Composition of MISCAC.
- CC #22 **First/Second Readings of Legislation:** Minor revisions to clarify language as noted.
- CC #24 **Statutory Committee Nominees - Interviews:** Revise as noted, combine with City Council Policy No. 33. This will eliminate CC #33.
- CC #29 **Executive Session:** Revise as noted, combine with Finance & Administration Policy No. 38. This will eliminate FA #38.

Action Recommended

These policies should be presented to the Finance and Administration Committee for consideration. Should F&A concur with Staff's recommendation, it should vote to authorize Staff to submit these policies to City Council for approval.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

CITY COUNCIL

NO. 8

SUBJECT Executive Session

INDEX: CC

DATE 9/22/2014
ISSUED

DATE
REVISED

POLICY

**Executive (closed) Session Meetings shall only be scheduled at the City Council level.
There shall be no Executive Sessions scheduled or conducted at the Committee level.**

Reference Finance and Administration Committee meeting minutes, 9/22/2014.

RECOMMENDED BY:

Finance and Administration Committee

9/22/2014

Department Head/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

City Council (if applicable)

Date

Date

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF CHESTERFIELD, MISSOURI, APPROVING
CITY ORGANIZATIONAL STRUCTURE**

WHEREAS, the City of Chesterfield, Missouri (the “City”), has adopted a City Administrator form of government, pursuant to §77.042 RSMo and Chapter 2, Article III of the City’s Municipal Code; and,

WHEREAS, §2-74(1)(c) and §2-74(4)(a) of the City’s Municipal Code impose a duty on Michael Geisel, in his role as City Administrator, to develop and promote the organizational structure of the City, subject to the approval of the Mayor and City Council; and,

WHEREAS, the City Administrator was directed to review the City’s organizational structure and propose a revised City organizational structure that promotes the highest level of efficiency and competence amongst City employees; and,

WHEREAS, at their June 18, 2018 meeting, the Finance and Administration Committee reviewed the recommendations proposed by the City Administrator and recommended that the City Council approve the organizational changes as proposed.

WHEREAS, the Mayor and City Council desire to formalize the proposed City organizational structure in this resolution so that City personnel changes are transparent to the general public.

NOW THEREFORE, BE IT RESOLVED, that the proposed City organizational structure, which is attached hereto and incorporated herein by this reference, shall be immediately implemented by the City Administrator.

BE IT FURTHER RESOLVED, that the City Administrator is further empowered, by State Statute, City Code and Resolution to take all steps necessary to carry out and implement the City structure as set forth in the attachment.

**PASSED BY THE CITY COUNCIL OF CHESTERFIELD THIS SIXTEENTH
DAY OF JULY, 2018**

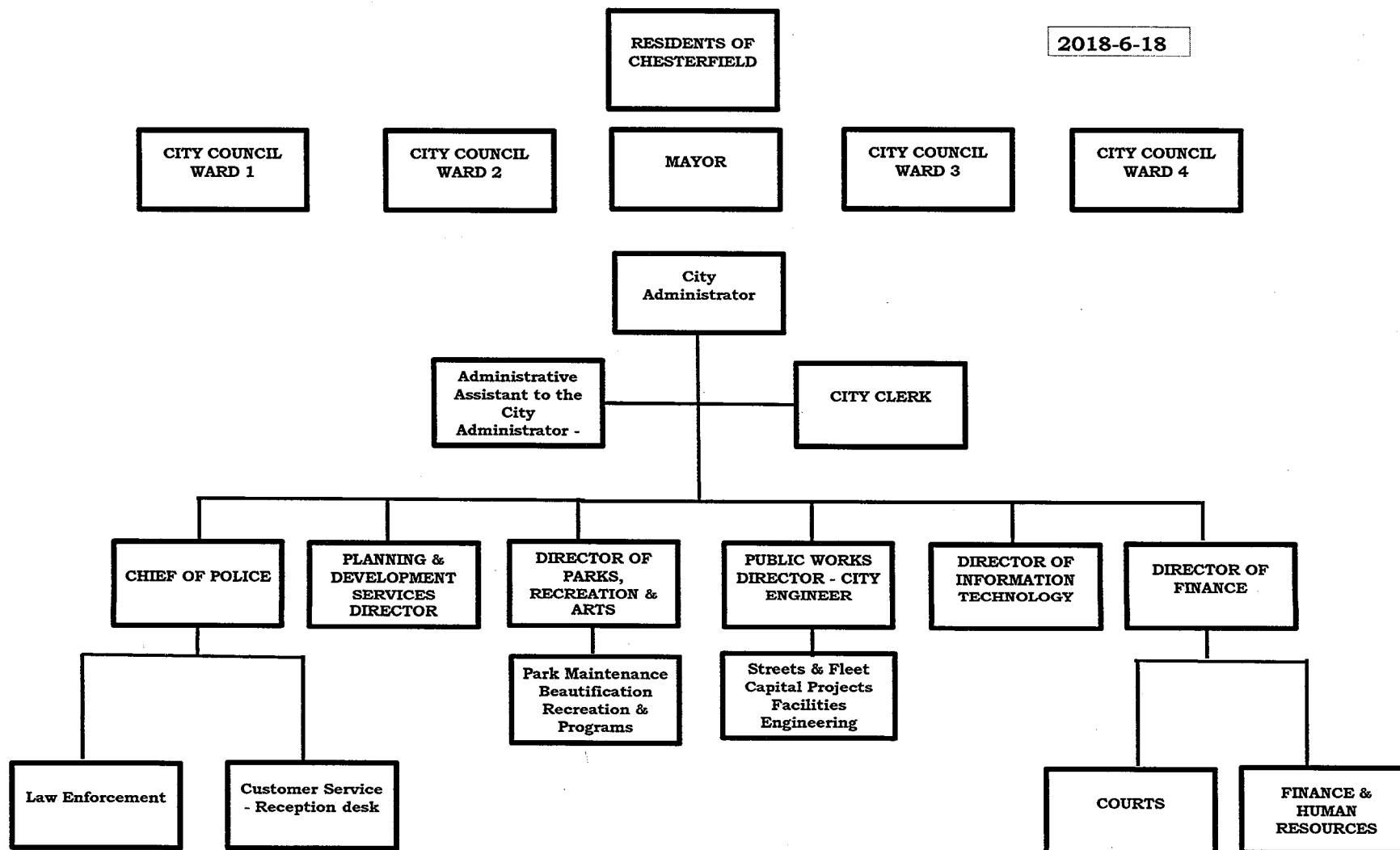
Respectfully Submitted,

PRESIDING OFFICER

BOB NATION, MAYOR

ATTEST:

AMANDA MILLER, DEPUTY CITY CLERK



Memorandum

Office of the City Administrator

TO: F&A Committee
FROM: *me* Mike Geisel, City Administrator
DATE: May 21, 2018
RE: Organizational Structure



City Council established, as one of my 2018 performance goals, to identify proposed revisions to the organizational structure. Minor revisions are necessary due to recent personnel actions, to reduce costs, to improve efficiency and to improve accountability. **No new positions are proposed** and no increases to current compensation is proposed with this recommendation. In fact, **if approved, this organizational structure immediately reduces the current budgeted annual personnel expenditures by roughly \$60,000.**

As you are aware, in December of 2017, the prior Assistant City Administrator\Economic Development separated from employment and I have not yet filled that vacancy. At that point in time, I advised Council that I intended **to re-structure the position such that the Assistant City Administrator position would be redefined and situated lower in the organization chart and at a lesser compensation grade commensurate with the reduced responsibilities.** Under the prior organizational structure, in addition to other areas, the Assistant City Administrator was a senior management position responsible for Information Technologies, Courts, Communications, Economic Development and supervision of multiple employees. In this proposed restructuring of the position, it has been redefined as a non-supervisory professional technical support position. The economic development function within the City has been significantly reduced. While that function is important, it is a luxury that we simply do not have the capacity to fund at this juncture and its elimination dictates that we rely on other organizations in this capacity.

The elimination of the supervisory responsibilities of the Assistant City Administrator creates a need to re-assign management of the Court personnel, Communications, and the Information Technology (IT) functions. Information Technologies has become so ingrained and critically important to our operation, as was illustrated in the technology presentation to City Council, that I propose to establish Information Technologies as an independent

department. Our Information Technologies group has effectively functioned as a department for the last several years and recognizing it as such is merely a formality. Acknowledging our Director of Information Technology as a Department Head will not impact his current compensation, nor will any additional benefits be afforded to that position as a result of this restructuring. The end result is that the City will identify six individual departments: Police, Planning & Development Services, Public Works, Parks, Finance, and Information Technologies. Each Department Head reports directly to the City Administrator and each civilian Department Head is classified in the same compensation grade. As you likely remember, the Police Chief is compensated differently, as the law enforcement group maintains a separate compensation classification plan.

The court administration functions independently and is well managed by our Court Administrator, Nancy Morr. The day to day personnel management of the Court employees will be assigned to the Finance Department, With Ms. Morr reporting directly to the Director of Finance, Chris DesPlanques.

It should be clear, that the City Administrator continues to require assistance in specific areas. At present, the administrative and clerical needs are provided by the Assistant to the City Administrator\Deputy City Clerk, who also performs other administrative duties. This existing position is primarily a clerical and administrative position. It was not established as a professional administrator's position and does not have the capacity to assist in those areas. The unmet need and void to be filled by the re-defined Assistant City Administrator involves project research in the areas of finance, communication, public policy development, human resources, legislative advocacy, economic and community development, performance management, and assists in the management of public relations and communications. The Assistant City Administrator is necessary to provide consistent and extended attention to projects and analytics in each of these areas as necessary.

There exists a seemingly unending number of projects, oversight, research and interest areas that require consistent and long term attention that I, as City Administrator am physically unable to address due to the day to day management of City Hall. Off-loading some of these tasks permits a more comprehensive and consistent level of attention to important but not necessary urgent issues that would otherwise be neglected. It is critically important, however, to re-state that this position is not intended to have supervisory responsibility and does not act in the capacity of the City Administrator during absences. I have attached a proposed job description for your convenience. The hiring of an Assistant City Administrator to attend to all of the afore-described duties is obviously important. **However, given the current**

environment; Chesterfield Mall redevelopment, legislative intrusions into municipal authority, sales tax litigation, revenue concerns, labor issues, communications and performance management, makes this function critically important at this point in time.

I've developed a revised organizational chart (attached) that re-assigns the employee supervision of the Court, establishes the Information Technologies Group at the Department level under my direct supervision, redefines the scope of the Assistant City Administrator and reduces the associated compensation. As proposed, the Assistant City Administrator position is designed as a non-supervisory professional position, at a compensation grade L \$64,420 - \$83,746. This is a substantial decrease from the existing compensation grade P4 \$91,149 - \$127,608. This is not a clerical or administrative position, but one that requires substantial knowledge and interest in municipal governance, public policy initiatives, and performance analytics. **The position title as Assistant City Administrator is quite important as it identifies the pool of candidates from which we will recruit.** This position is intentionally established below the department head level and is not intended to create any expectation of succession to the City Administrator position. The individual selected to be the Assistant City Administrator should possess the education and aptitude of a career City Administrator. It is anticipated that it would be an individual at the early onset of their career, with limited experience on an upward trajectory gaining valuable experience with a City. At the opposite end of the spectrum, it could also be filled by an experienced administrator who may be looking for a reduced role at the sunset of their career.

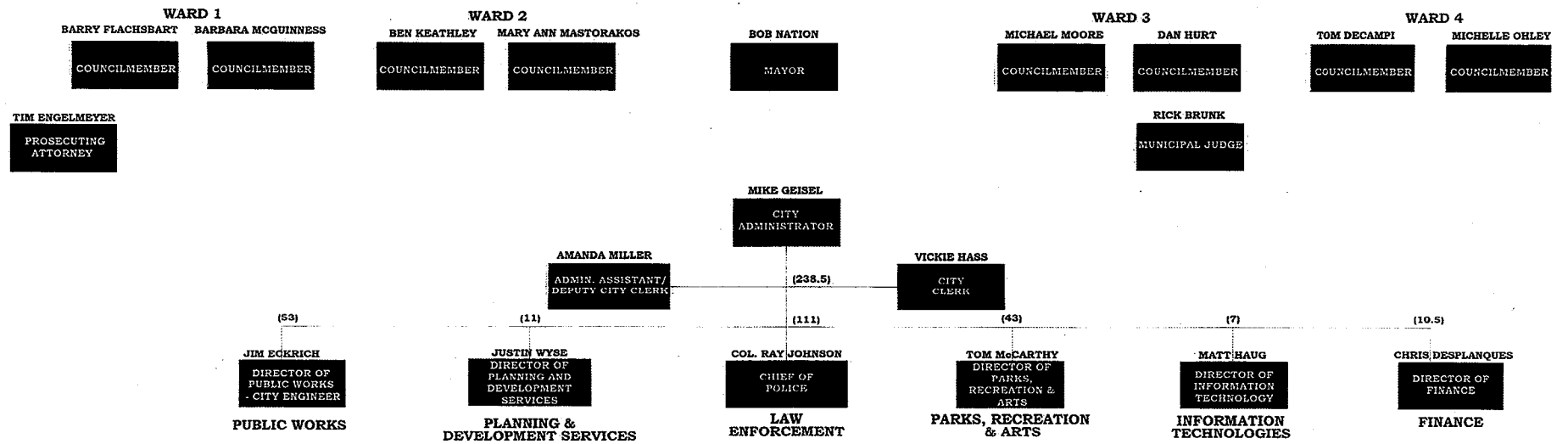
As stated above, the net impact of this minor re-structuring is the identification of Information Technologies as an independent department reporting to the City Administrator and a reduction in compensation classification for the Assistant City Administrator. It also moves the day to day employee supervision of the Court to the Finance Department.

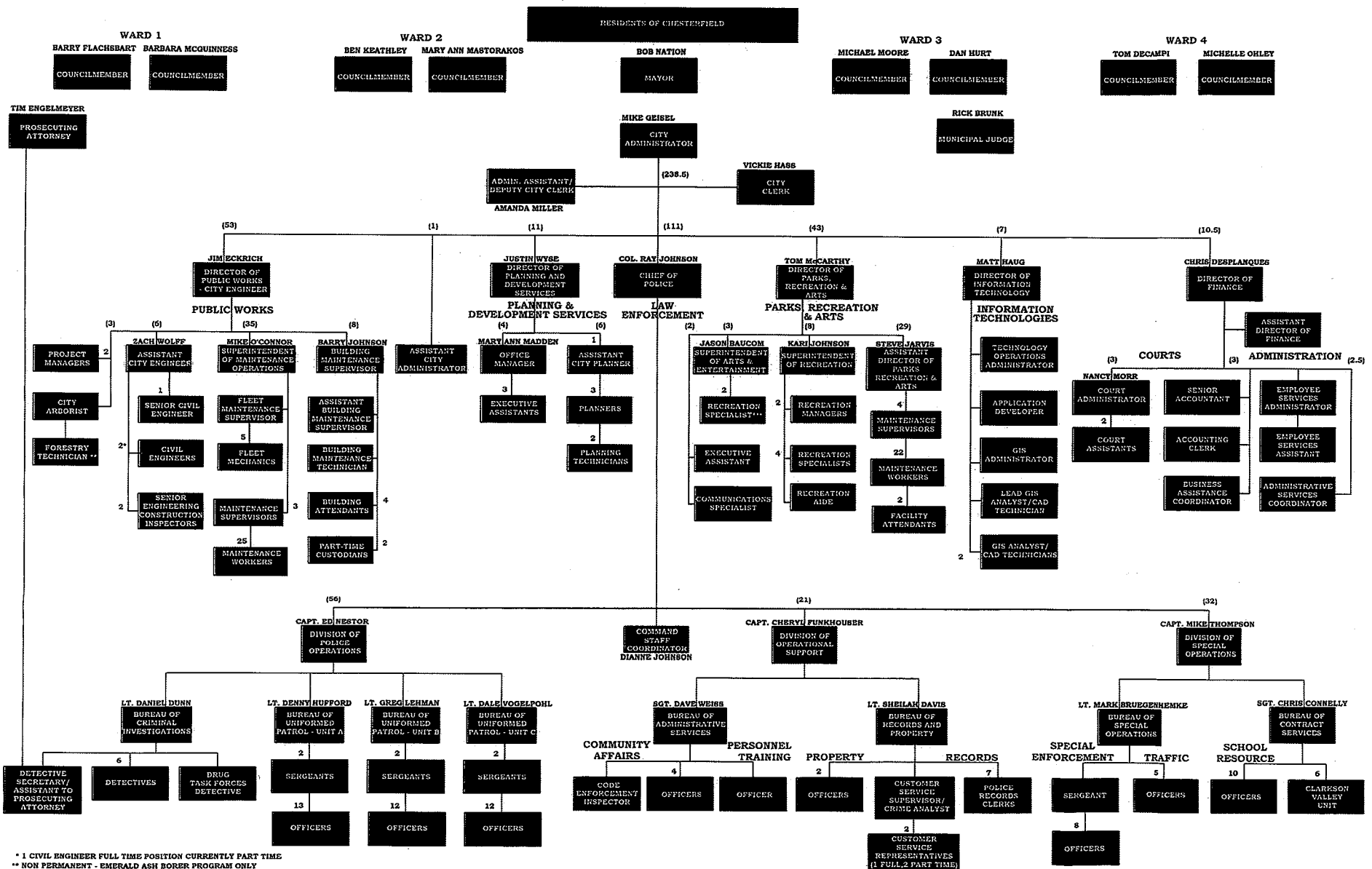
I look forward to discussing this recommendation at the F&A Committee.

attachments

Cc Mayor Nation & City Council

RESIDENTS OF CHESTERFIELD





* 1 CIVIL ENGINEER FULL TIME POSITION CURRENTLY PART TIME

** NON PERMANENT - EMERALD ASH BORER PROGRAM ONLY

*** 1 FULL TIME EMPLOYEE AND 2 PART TIME EMPLOYEES FILLING OTHER FULL TIME POSITION

RESOLUTION NO. 426

**A RESOLUTION OF THE CITY OF CHESTERFIELD, MISSOURI,
APPROVING CITY ORGANIZATIONAL STRUCTURE**

WHEREAS, the City of Chesterfield, Missouri (the "City"), has adopted a City Administrator form of government, pursuant to §77.042 RSMo and Chapter 2, Article III of the City's Municipal Code; and,

WHEREAS, §2-74(1)(c) and §2-74(4)(a) of the City's Municipal Code impose a duty on Michael Geisel, in his role as City Administrator, to develop and promote the organizational structure of the City, subject to the approval of the Mayor and City Council; and,

WHEREAS, the City Administrator has proposed a revised City organizational structure that promotes the highest level of efficiency and competence amongst City employees; and,

WHEREAS, the Mayor and City Council desire to formalize the proposed City organizational structure in this resolution so that City personnel changes are transparent to the general public.

NOW THEREFORE, BE IT RESOLVED, that the proposed City organizational structure, which is attached hereto and incorporated herein by this reference, shall be immediately implemented by the City Administrator.

BE IT FURTHER RESOLVED, that the City Administrator is further empowered, by State Statute, City Code and Resolution to take all steps necessary to carry out and implement the City structure as set forth in the attachment.

**PASSED BY THE CITY COUNCIL OF CHESTERFIELD THIS
NINETEENTH DAY OF OCTOBER, 2016.**

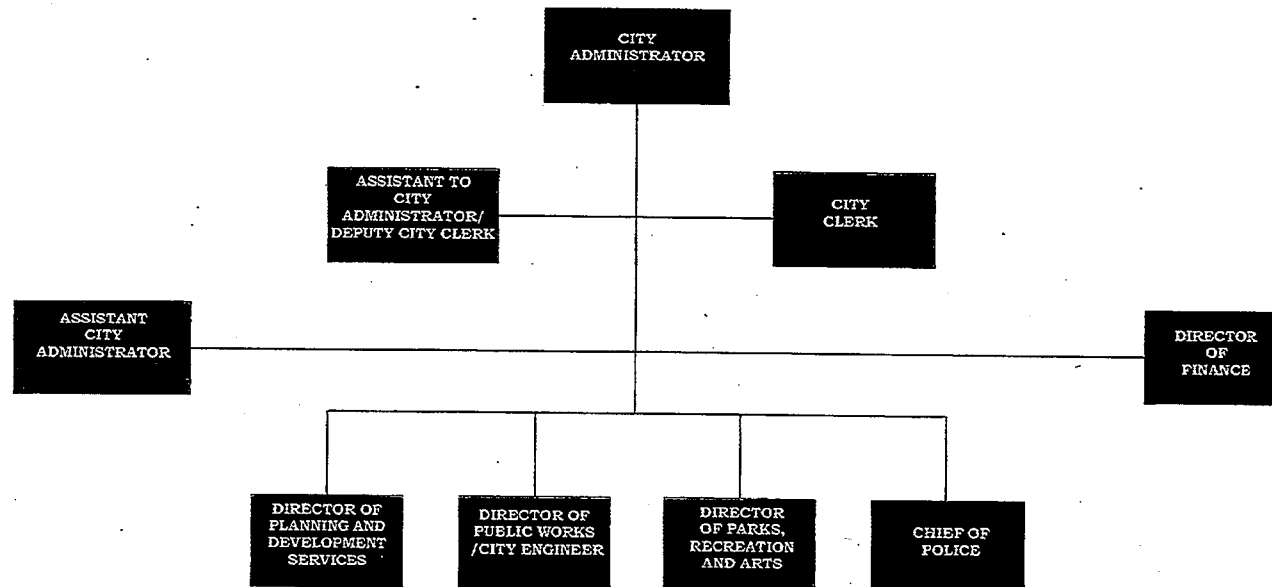
Respectfully Submitted,

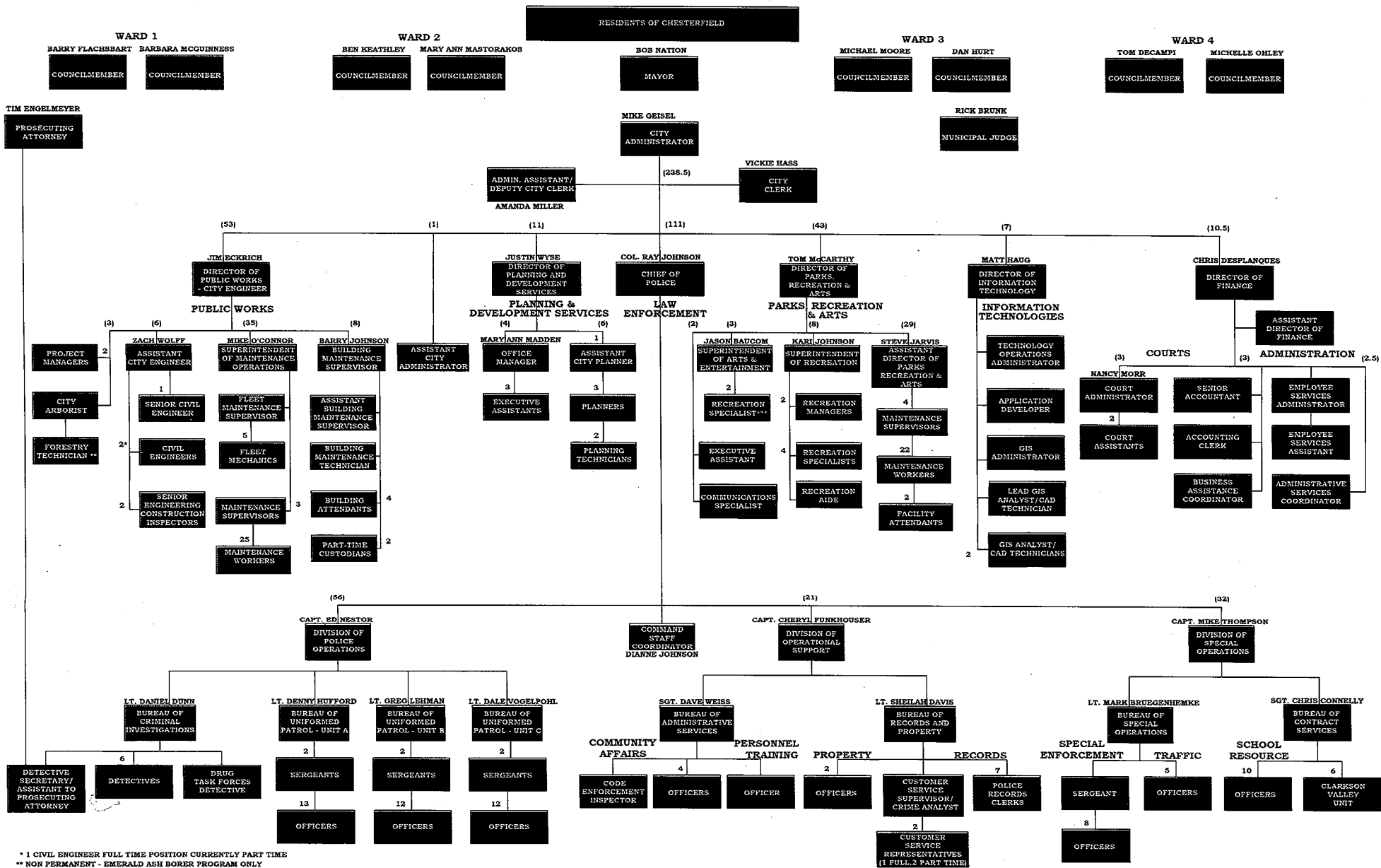
Bob Nation
Presiding Officer

Bob Nation
Bob Nation, Mayor

Attest:

Vickie Hass
Vickie Hass, City Clerk





* 1 CIVIL ENGINEER FULL TIME POSITION CURRENTLY PART TIME

** NON PERMANENT - EMERALD ASH BORER PROGRAM ONLY

*** 1 FULL TIME EMPLOYEE AND 2 PART TIME EMPLOYEES FILLING OTHER FULL TIME POSITION

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

Proposed Resolution – Municipal Parks Grant Project submission

At the meeting on July 10th, the Parks, Recreation and Arts Committee reviewed staff's recommendation to apply for a Municipal Parks Grant to construct pavilion(s) at site of "The Awakening". A resolution is required for the grant application and if ultimately awarded the grant, Council will be requested to authorize execution of the grant and appropriate funds for the local financial match. The Parks Recreation and Arts Committee unanimously recommends approval.

Proposed budget amendment - Parks Waste Reduction Grant

As previously authorized by the City Council, staff applied for a waste reduction grant in the amount of \$24,800 for additional recycling bins at the Chesterfield Valley Athletic Complex and to purchase composting bins. The City was awarded the grant and as such, a budget amendment is required to reflect the additional matching revenue and expenses in the amount of \$24,800. There is no net impact on the 2018 budget. The Parks Recreation and Arts Committee unanimously recommends approval.

If you have any questions or require additional information, please contact Director of Parks, Recreation and Arts, Tom McCarthy or me prior to Monday's meeting.



✓
7-11-18

PARKS, RECREATION AND ARTS COMMITTEE MEETING RESULTS

A meeting of the Parks, Recreation and Arts Committee of Council took place on Tuesday, July 10, 2018 at 5:30 PM. Those in attendance included Councilmember Barbara McGuinness, Ward 1; Councilmember Mary Ann Mastorakos, Ward 2; Council Member Chairperson Dan Hurt, Ward 3 and Councilmember Michelle Ohley, Ward 4. Also in attendance were Mayor Bob Nation; Director of Parks, Recreation and Arts Tom McCarthy and Executive Assistant Ann-Marie Stagoski.

Chairperson Hurt called the meeting to order at 5:32 pm.

Agenda Item #1: Approval of Minutes

The May 7, 2018 meeting summary was discussed and a few issues were brought to the attention of the Council for correction. A motion was made by Councilmember Ohley and seconded by Councilmember Mastorakos to amend the minutes by changing the meeting end time to 6:15 and correcting Agenda item #4 to read "Once we get the Grant we will put the information in the City newsletter . . . " A voice vote was taken and the amendments were approved 3 to 1.

Councilmember McGuinness brought an additional error to the attention of the committee and suggested correcting the agenda item #3 to reflect Councilmember McGuinness as the member who nominated Councilmember Mastorakos as the Council Liaison. A voice vote was taken and the amendment was approved 4 to 0.

Agenda Item #2: Discussion of Municipal Parks Grant project

Director McCarthy gave an overview of the proposed project for the Municipal Parks Grant submission and the project was discussed. The ownership of the property should be transferred to the City in the near future. Aerial photos of the site were distributed. Grading, water (needed for drinking fountain, maintenance and irrigation) and electric would be necessary to complete the building of the pavilions. The pavilions would mimic the design of the pavilion across the street and include barbecue pits, partial fencing and steps off the side. The projected cost was estimated at \$450,000 - \$500,000. A potential grant from the Municipal Parks Grant Commission could fund up to \$525,000.

There was discussion on whether two larger pavilions could be built to help meet the demand for pavilion rental sites and how parking would be affected by two additional pavilions. Locations of the pavilions in relation to the sightline of the Awakening Statue were discussed. The average pavilion rental group is 40-65 people. The pavilion across the street can accommodate up to 100 but 75 is recommended. Pavilions are usually rented by the organizer when larger events take place so there wouldn't be a competition for parking space during those events.

Councilmembers agreed there was a consensus on the need to run the utilities across the street, that at least two, independent pavilions were preferred, and that the new pavilions can accommodate 40-100 people.

Director McCarthy discussed closing Veterans Place Drive to all through traffic and turning it into a plaza for the park in the future. Mayor Nation suggested building a pavilion smaller than the current one. Councilmember Mastorakos voiced concern over the aesthetics of the property. Councilmember Hurt suggested angling pavilions toward the amphitheater. Councilmember Ohley suggests putting a pavilion parallel to street parking and inquired as to the feasibility of two larger pavilions. Councilmember McGuinness suggested park benches or more seating. Councilmember Mastorakos suggested picnic tables. Councilmember Ohley suggested adding trees, landscaping and shrubs to help direct the flow of visitors. Councilmember McGuinness asked about closing the road to traffic completely. Director McCarthy added that the wood mulch at the base of the Awakening would need to be replaced with engineered fiber. Rubberized surface similar to playgrounds was also discussed.

Councilmember McGuinness moved and Councilmember Ohley seconded that a resolution authorizing the City of Chesterfield to apply for a Municipal Parks Grant for the procurement and installation of a pavilion on the one acre piece of property to be acquired from Sachs Property at 16032 Main Circle Drive go to the full City Council. The voice vote was taken and approved 4 to 0. This item will be forwarded to City Council for consideration at the July 16, 2018 meeting.

Agenda Item #3: Discussion of St. Louis County Public Health Waste Reduction Grant

Director of Parks, Recreation and Arts Tom McCarthy advised that the City was successful in obtaining the waste reduction grant in the amount of \$24,800.

1st part of the Grant – Parks intends to add 24 recycle bins at the F Quad at the Sports Complex - \$11,500.00

2nd part of the Grant – Will provide funding for composting units. Parks intends to purchase 150 – 200 composting units and sell to the Chesterfield residents. 20 bins will be set aside for use by schools.

There was discussion on the increase in recycling at the amphitheater after recycling bins were made available. Prior to the addition of recycling bins the City collected 395 pounds of recycling at an event attended by 4,500 people. After the addition of recycling bins the City collected 1,873 pounds at an event (June 16, 2018) attended by 2,000 people. The increase is credited to the addition of 26 recycle bins and education of the public.

A motion was made by Councilmember McGuinness and seconded by Councilmember Ohley to move the Waste Reduction proposal forward to Council. A voice vote was taken and approved 4 to 0. This item will be forwarded to City Council for consideration at the July 16, 2018 meeting.

Agenda Item #4: Update on the Park Master Plan

Director McCarthy gave an overview on the status of the Master Plan. Consultants are still meeting with key thought leaders. A survey is on the City website. There will be a statistical survey in about 4 weeks. The consulting firm will provide a comparison of Chesterfield to others. A demographic analysis will be done.

Councilmember Hurt inquired about the sample size of the surveys and how they cross section.

There was an inquiry on the cons of the amphitheater. Director McCarthy commented that parking was an issue, there are no showers in the green room and storage for sound equipment and tables are limited.

Adding tents for VIP type “boxes” at the top of the amphitheater was discussed.

Councilmember McGuinness inquired about the estimated time of completion of the Master Plan. Director McCarthy stated that they started in March of 2018 and it was estimated to take one year.

Councilmember Hurt discussed the possibility of a parking garage built in cooperation with the YMCA.

Agenda Item #5: Old Business

No old business was discussed.

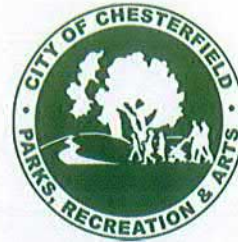
Agenda Item #6: New Business

Councilmember Hurt brought up the need for member emeritus and suggested guidelines be developed. Councilmember McGuinness suggested that an emeritus person cannot be an officer. This emeritus status for committees will be forwarded to the Finance and Administrative committee and once they complete a review and make recommendations for an emeritus program we can bring it back to committee for further action.

Meeting ended at 6:31 PM on July 10, 2018

Memorandum

To: Mr. Geisel City Administrator
From: Tom McCarthy, CPRP
Date: 7/12/2018
Re: Municipal Parks Grant Round 19



It's that time of year again and we are looking forward to applying for a St. Louis County Municipal Parks Grant. The City of Chesterfield has received eleven grants over the years in the amount of \$2,557,137. The past few years we have received grants for the playground surface upgrades at Central Park, the CVAC, River's Edge Trail, pavilion and boat dock installation, the pool splash pad at the Aquatic Center and most recently the Veterans Honor Park.

Attached is a resolution authorizing our submission of the 2018-2019 grant application for round 19 of the Municipal Parks Grant Commission, to construct one or two pavilions on the property at 16032 Main Circle Drive in Central Park. The attached resolution authorizes you, as City Administrator to sign the grant application and is required for application acceptance by the Commission.

This opportunity to submit for the Municipal Parks Grant was discussed at length on June 10 at our Parks, Recreation and Arts Committee of Council meeting, and after discussion Councilmember McGuinness moved and Councilmember Ohley seconded that a resolution authorizing the City of Chesterfield to apply for a Municipal Parks Grant for the procurement and installation of a pavilion project on the one acre piece of property to be acquired from Sachs Property at 16032 Main Circle Drive go to the full City Council. A voice vote was taken and approved 4 to 0.

As is normally the case, if Chesterfield is successful and awarded the requested Grant funds, we would return to City Council for project authorization and funding.

The grant application deadline is August 31, 2018. Therefore, I request and recommend that this information be forwarded to City Council for action at the regular meeting of City Council scheduled for July 16, 2018 for consideration and passage.

If you have any additional questions or require additional information please, please let me know at your earliest convenience.

Attachments
Resolution

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF CHESTERFIELD TO APPLY FOR A MUNICIPAL PARKS GRANT FOR THE PROCUREMENT AND INSTALLATION OF A PAVILION ON THE ONE ACRE PIECE OF PROPERTY RECENTLY ACQUIRED FROM SACHS PROPERTY AT 16032 MAIN CIRCLE DRIVE.

WHEREAS, *the City is an expanding municipality in the growing County of St. Louis; and,*

WHEREAS, *the City Council deems it necessary to improve its public parks, recreation and arts to serve its citizens, as well as the traveling public; and,*

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

Section 1. *An application be made to the Municipal Parks Grant Program in the County of St. Louis for a grant-in aid for the cost of a pavilion along with park upgrades on the newly acquired one acre tract of land at 16032 Main Circle Drive, reimbursable upon completion by the Commission.*

Section 2. *That a project proposal be prepared and submitted to the Municipal Parks Grant Commission.*

Section 3. *The City Council hereby authorizes the City Administrator to sign and execute the necessary documents for forwarding the project proposal application for a grant-in-aid under the Municipal Parks Grant Commission.*

Section 4. *If a grant is awarded, the City of Chesterfield will enter into an agreement or contract with the Commission regarding said grant.*

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

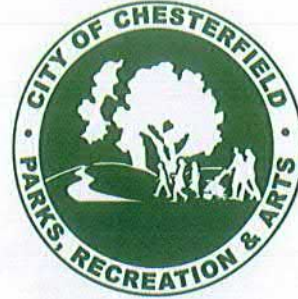
ATTEST:

Amanda Miller, DEPUTY CITY CLERK

Memorandum

#3

To: Mike Geisel, City Administrator
From:  Tom McCarthy
Director of Parks, Recreation and Arts
Date: 7/03/18
Re: St. Louis County Waste Reduction Grant



We received confirmation on June 15, 2018 that we will be receiving the St. Louis County Waste reduction grant for this year from the St. Louis County Health Department. The grant consists of twenty four recycle units and signage for the F quad at the CVAC, and 220 composting units that we will sell for around \$25-\$30 each. We will set aside 20 units for local school environmental programs to be included as an outreach portion of the grant. The grant from the County covers 100% of the cost. We will need to purchase the units and supplies upfront and we will be reimbursed after we submit completed payment records to St. Louis County. I am requesting the funds come from the Parks Fund Fund reserve account in the amount of \$24,802.21. Our balance in the Parks Fund Fund reserve account as of June 5, 2018 from Finance Director Chris DesPlanques is right at \$2,600,000

I would like to request the Parks, Recreation and Arts Committee of Council approve and forward the recommendation on to the Full Council for approval.

Attached is the grant request that was submitted and the e-mail from Sarah Staebell, Environmental Specialist from the St. Louis County Department of Public Health.

*Forward to PR & A
mcs 7/5/2018*

Thomas McCarthy

From: Thomas McCarthy
Sent: Friday, June 15, 2018 4:05 PM
To: Darcey Capstick; Su Gosh; Jeanne Tevlin; Paul Travers; Terry grogan; Donna Pecherski; Jeanne Clauson; Ram Kurapati; Gary Sriperumbudoor; Laura Houck (l.j. houck@hotmail.com)
Subject: FW: 2018 grant

Have a wonderful weekend. I thought I would share the good news with everyone.

From: Staebell, Sarah
Sent: Friday, June 15, 2018 11:11 AM
To: Thomas McCarthy <TMcCarthy@chesterfield.mo.us>
Subject: 2018 grant

Good afternoon!

Your 2018 grant application has been approved for funding!

You have been awarded \$24,800.

Your grant liaison will be contacting you within the next couple weeks to go over your contract, get signatures, and meet with you to go over your project and expectations if you choose to accept this grant funding.

We wanted to share this good news to make Friday extra sweet for you, and will be in touch with more details soon!

Sarah Staebell
Environmental Specialist
Saint Louis County Department of Public Health
Waste Management Program
6121 N. Hanley Road
Berkeley, Missouri 63134



2018 Municipal Waste Reduction Grant Program Application

Please refer to the sample application in the grant instructions for guidance.
Complete all sections or indicate N/A. Please limit text to the spaces provided.

Program Administrator (Contact Person):	
Name: Tom McCarthy	Phone: 636-812-9503
Title: Director of Parks, Recreation and Arts	Fax:
Municipality: Chesterfield	E-mail: tmccarthy@chesterfield.mo.us
Address: 690 Chesterfield Parkway West, Chesterfield MO	
Zip Code: 63017-0760	
Grant Funding Requested: \$ 24,802.21 Please estimate total amount of grant funding requested and complete the attached budget page outlining projected costs. Staff will meet with applicant to determine recommendation for final funding award amount).	
Municipal Population: 48,784	Total Number of One-and Two-Family Households: Single HH 23,682, Duplex/Townhomes 32
Waste Hauler: Republic Services	Total Number of Multi-Family Households: *3,229
Who Pays? ***** City Resident	Is weekly yard waste included? Yes No (optional service)
Tons of Trash Collected in 2017: 11,418.52	Tons of Recycling Collected in 2017: 4,796.74

Eligible Projects: Select one of the following for this grant application.

- ☒ Organics Management
- ☐ Electronic Education and Recovery
- ☒ Public Space Recycling
- ☐ Special Event Recycling
- ☐ Increase Commercial/Multi-family Recycling
- ☐ Other

Project Description: What are you going to do? Include what is targeted, who is targeted and target area if applicable. Identify partnerships and attach commitment letters from each partner identified in the project.

We have two parts to our grant proposal for this round. Part one (1) is to expand our public recycling in our Parks by putting in an additional 24 recycle bins at the Athletic Complex in quad F with signage on the recycle bins and signage on the current 24 trash/Landfill containers. We will also do a promotional piece in our City news letter when we roll out the new recycle units plus signage around the complex about recycling. Similar to last years grant for the Amphitheater. Along with regular updates and recycling tips in our City News letter, and in our Friends of the Park e-blast.

Part two (2) is to offer composting units to the first 220 residents that would like to start composting at their residence here in Chesterfield. The 220 composting units would also include and Orbis Compost turner and food scrape bucket. With the composting grant we will have an education component and a option for the composting participants to come to a class to learn best practices for back yard composting along with a composting articles and frequent tips on composting in our City News Letter. We would also do a survey and follow up story on some of our stellar composters.

How are you going to do it?

Resources- List everything needed for the project, not just grant funded resources including:

Who (subcontractor, city staff, volunteers, hauler, service providers); Awareness (graphic design, printing, mailing, web design, bins, advertising, workshops); Procurement (signage, dumpster enclosures, containers, service contract

Project 1. Recycle bins at the Athletic Complex, F Quad. We will need the following * (24) 32-gallon recycle receptacles, Diamond Pattern, color blue with 32 gallon round top lids, 32 gallon liner inserts, cable attachments. Copy of quote attached by custom Property Solutions * Two different styles of signs 18" x 16" full color digital, laminated on 040 aluminum, holes in corners for mounting. (24) for recycle bins, (24) for trash bins plus hardware to attach them to the containers. Copy of quote attached by Landmark signs. *Our hauler contract for trash and recycles is through the City with Republic Services, so there is no additional cost here or a charge for weighing. * Staff, Parks Director, Park Maintenance staff, Communication Specialist. *Volunteers from the CCE to help educate users at the Athletic complex on the weekends that we introduce the new recycle units. * Project 2. Backyard Composting Bins (220) Orbis 80-gallon Earth Machine Composter units, (230) Orbis Compost Turners, (230) kitchen scrap buckets to collect scraps daily for the composter unit. (260) 8 1/2" x 11" laminated, double sided, full color 'composting made easy' cards. *We will develop these in house with our Communications Specialist and with input from the CCE Committee (Citizens Committee for the Environment). These will be professionally printed by a local vendor. Quote attached. Staff needed: Director of Parks, Recreation and Arts to over see, Recreation Superintendent, class set up and distribution day at Recycle drive of units, Recreation Specialist to Assist in composting classes and distribution day. Communication Specialist to develop marketing campaign, write stories and put survey results together along with social media push and composting made easy card. Park Maintenance men to assist unloading units at delivery and distributing to Recycle event for distribution. Chesterfield Citizens for the Environment Committee members to assist in distribution of units at recycle day and to follow up on users to gather data for project results and assist the Communication Specialist on writing article for City Newsletter.

Major Activities- List actions needed to implement the project including who, how, when and where and addressing: Planning; Outreach Strategies; Implement Service

Project 1. Recycle units. City Staff involved in the project will be Tom McCarthy, Dir. of Parks, Recreation and Arts, Kari Johnson, Superintendent of Recreation, Courtney O'Donnell, Communication Specialist, Ashley Weidner, Recreation Specialist and Park maintenance Staff. Tom will oversee the project with assistance from Kari and Ashley. Courtney will put together the articles and promotional material for the Athletic complex. Park maintenance guys will put the bins together and empty the units. We will get a recycle dumpster so we can measure the overall recycling tonnage prior to installing the new recycle bins for one month and then we will measure the tonnage for one month after we install the recycle units to calculate the increase in recycling. We will work closely with Republic on this. *Volunteers from the Citizens Committee for the Environment (CCE) to assist with education at the Complex on what to put in the recycle bins and the trash bins during the first few weeks of the new recycle units going in at the F quad.

Project 2. Composting bins. Tom McCarthy will coordinate overall program with the assistance of Kari Johnson, Recreation Superintendent. Tom will work with CCE to set up free classes for resident composter's and distribution of the bins, kitchen pots, and turners on a special compost pickup event and through our parks office if residents can't make the big pick up day. Kari will also work with our Administrative Assistant to set up and reserve units and collect the nominal fee of \$25 per unit package (composting bin, turner and a kitchen scrap collector bucket). With the \$25 fee per composting kit, we will re-invest the \$5,500 and purchase an additional 80 plus units for the residents. Tom and Kari will coordinate disbursement of the units. Steve Jarvis, Parks Superintendent, and Parks Maintenance workers will coordinate delivery, unloading and storage of units, turners and scrap buckets. Courtney O'Donnell, Communication Specialist, will write three articles on the project and promote it through our City newsletter for our residents along with the composting made easy cards. CCE will assist with running composting classes, promoting the bins and working with Courtney on the articles on composting for the City Newsletter. They will also promote the composting bins at Earth day in April of 2019, our fall recycle event on November 3, 2019 and at two additional Amphitheater events. Event one will be during one of our free Saturday night concerts where we traditionally have 4000-5000 people show up. The second event we will promote the composting bins will be at a family movie night where we have between 2000-4000 people show up. CCE will put together a survey for the people who get the composters and do a follow up on the use. Courtney will also do an indepth story on a family that has really taken the composting to the next level with their composter for a large City newsletter article. For the composting bin distribution there will be articles in the City Newsletter to promote the program and an education piece explaining the process to get a composting kit. An application will be made available for the residents to apply for the Composting kit and the \$25 will be due at the time of signing up. The bins will be awarded on a first come first serve basis and we will continue to promote the program until we are out of bins. An Application will be developed in hard copy and on line so we can reach the most residents possible and make things as easy as possible for them to sign up for their composting Kit. With the application we will require proof of residency, name and address, phone number and e-mail information so we can later send out the surveys. I am envisioning two or three surveys at least. One a month or two after distribution. One six months in and maybe a third to see if they are continuing with the use of the composter. We may also look at asking the Composter recipients if they are not using their composter would they be willing to let someone else adopt it so it goes to good use. Recycling the composter to another family.

Results- If you have the resources and do the activities, what are your results that will be reported i.e.:

Number of Events; Participation; Outreach and Awareness; Pre-and/or Post Survey; Tons/Pounds Recovered

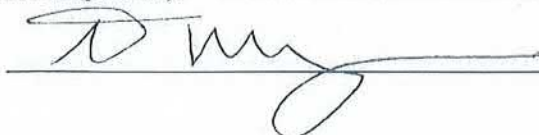
Project 1. Recycle Units. If the recycle bins get funded, we can work with Republic Services and do a similar weighing of recycle and trash coming out of the F Quad. Similar concept to what we did at the Amphitheater. We will accomplish this by putting in a separate trash and recycle dumpster for (4) weekends before the units go in at the F quad, so we have a base weight. Then weighing at four events after we put the units in to see how the recycle tonnage goes up and the trash tonnage goes down. We will also do an ad campaign in our City Newsletter, posters at the complex, signage on the bins like we did at the Amphitheater, fliers and information to the sports groups that participate on the F Quad. CCE will also do a campaign to help the users of the sports complex understand what can go in the bins and a survey on the education of the recycle bins and what can go in the trash bins. If the results come back positive, we will look at expanding the recycle units throughout the other (13) baseball softball fields, (16) multi-sport fields, and (6) volleyball courts. Project 2. Composting Units. If the composting bins get funded we will keep track of the number of participants that sign up for the classes and we will have CCE do a survey that will be sent to all residents that get the units. We can then publish an article on how the project went over and what the average composting weight saved from going into the dump per household was based on the data we get back from the survey results. We will also have an educational outreach program that the CCE Committee and Park, Recreation and Arts staff will develop to offer composting bins to the Chesterfield Schools at no cost along with a presentation and start up program so the kids at school can see the benefits of using a composting unit. Many of the school currently have pollinator gardens, native areas and some have vegetables gardens the compost could be used at.

A. Subcontractor Costs:	
a. NO SUBCONTRACTING COST	\$0
b.	
c.	
Total Subcontractor Costs (\$) = \$0	
B. Direct Costs:	
a. 24 blue recycle bins, with liners and lids	\$ 9,953.44
b. 26 recycle signs, 26 landfill signs (2 spares each for d)	\$ 721.97
c. 220. compost bins. 240 Comp Turners. 240 Kitcen bur	\$13,863.80
d. 260 composting made easv laminated cards	\$ 263.00
Total Direct Costs (\$) =	Total \$ 24,802.21
C. Other:	
a. We will cover all staff cost in house with	
b. See attached sheet for breakdown of staff cost	
c. 1. Recycle project	
d. 2. Compost program	
Total Other Costs (\$) = \$4,863.49 (Staff cost covered in house)	
Total Project Costs	\$24,802.21

This grant application will be included in the final grant contract agreement, should a grant award be made for this project. Signature indicates that applicant understands the following commitments and that all information that is provided in this application is accurate to the best of their knowledge.

- Commit to submitting a Resolution supporting the grant passed by their governing body. The Resolution can be attached to the application or submitted during the contract process.
- Commit to provide participation rate, quantities of recyclables recovered, refuse generated per household, and/or other pertinent information depending on the type of project in order to measure success of grant project.
- Commit to gaining cooperation and input from residents, hauler(s), and others.

Authorized Official (printed): Tom McCarthy Date: 5-17-18

Signature: 

Custom Property Solutions



253 Chestnut Hill Dr.
Ofallon, MO 63368
636-293-8764 Fax 636-561-0226
ron@custompropmo.com

BILL TO:
Chesterfield Parks

SHIP TO:
Chesterfield Parks

QUOTE Project 1

QUOTE: 4 25 18 TRASH REC
DATE: 4/25/2018

P.O. NUMBER	SHIPPED VIA	F.O.B. POINT	TERMS

Item #	QTY	DESCRIPTION	List price	Unit Price	TOTAL
TEX-32	24	32 Gallon Trash Receptacles, Diamond Pattern, Blue		240.00	5,760.00
RT-32	24	32 Gallon Round Top Lid - Blue		92.60	2,222.40
PL-32	24	32 Gallon Liner -Black		42.56	1,021.44
Cable	24	Cable Attachment		22.90	549.60
			SUBTOTAL		9,553.44
			SALES TAX		
			SHIPPING & HANDLING		400.00
			TOTAL DUE		9,953.44

Make all checks payable to Custom Property Solutions

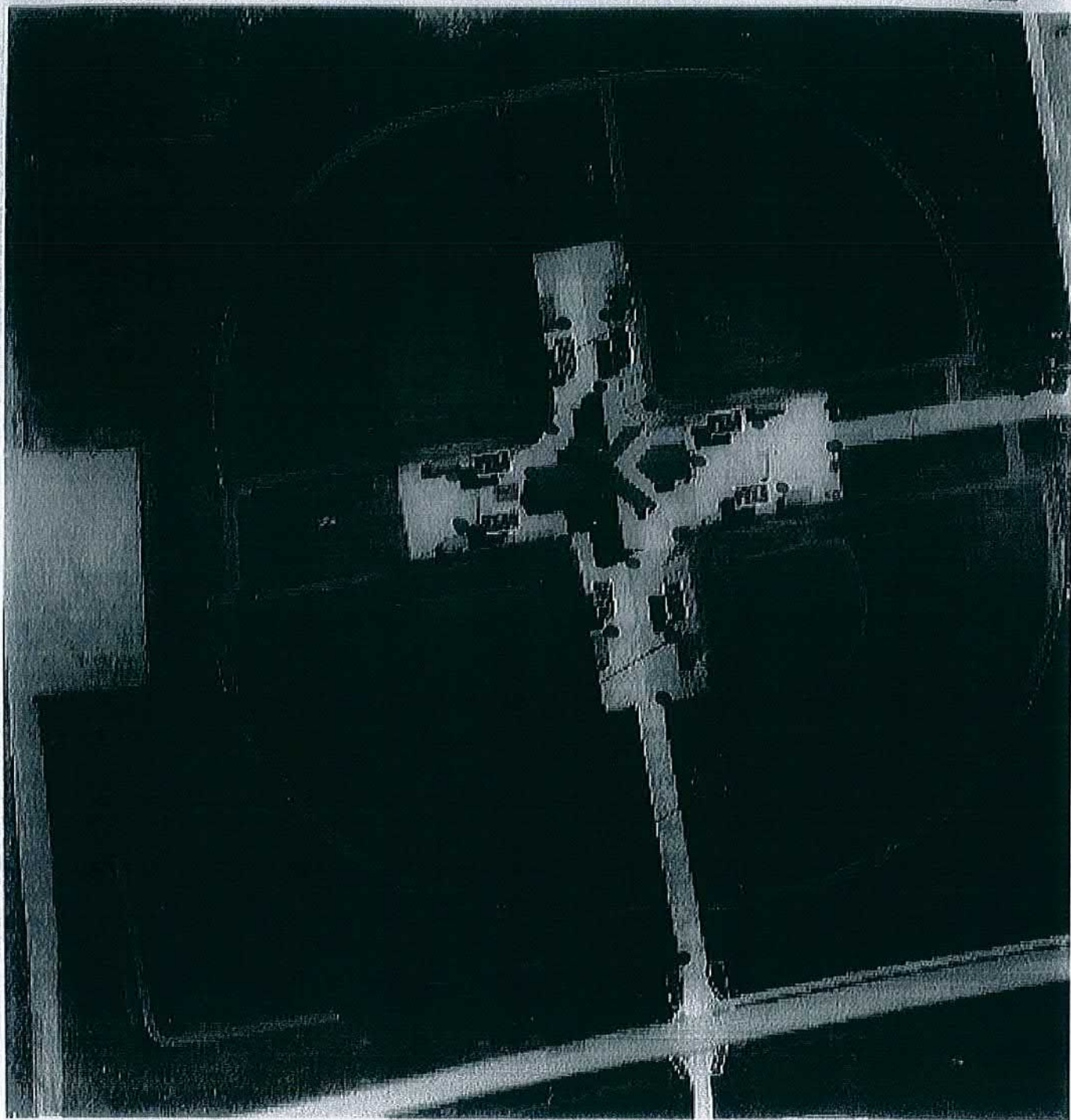
Payment terms: Net 30 days

If you have any questions concerning this invoice, contact Ron Gable 636-293-8764 or Ron@Custompropmo.com

Thank you for your business!

Sample of
the containers.
Blue ones are
the ones we
will purchase
for recycling





F Guard
24 units (Red)
- 1.1

**Landmark Sign Company**

175 Chesterfield Industrial Blvd.
Chesterfield, MO 63005
Ph: (636) 536-0400
FAX: (636) 536-0400 call first
Email: info@landmarksignusa.com
Web: www.landmarksignusa.com

Project #1**Estimate #: 8283**

Page 1 of 1

Created Date:	4/26/2018 3:06:33PM	Prepared For:	City of Chesterfield - Parks
Salesperson:	House Account	Contact:	Tom McCarthy
Email:	info@landmarksignusa.com	Office Phone:	(636) 812-9503
Not Specified:	(636) 536-0400	Office Fax:	(636) -
Fax:	N/A	Email:	
Entered by:	Mike Butler	Address:	Chesterfield, MO

Description: Reorder: Landfill Signs

		Quantity	Unit Price	Subtotal
1	Product: Digital Print Description: landfill signs 26 - 18" x 16" full color digital laminated applied to 040 aluminum holes in corners for mounting	26	\$27.77	\$721.97

sample signs
attached

Subtotal: \$721.97
Total: \$721.97

Client Reply Request

- ☐ Estimate Accepted "As Is". Please proceed with Order.
☐ Changes required, please contact me.

☐ Other: _____
SIGN: _____ **Date:** / /

Print Date: 4/26/2018 3:06:40PM

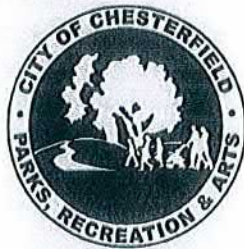
SYSTEM\Estimate_Estimate01

"Your image. Done right."

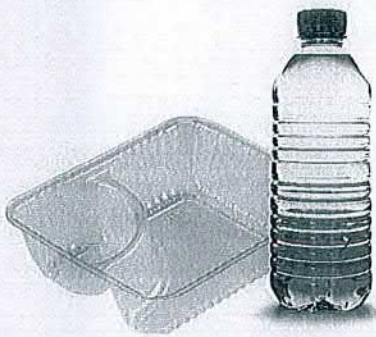
TRASH ONLY

NO PLASTIC, PAPER OR CANS,
PLEASE.

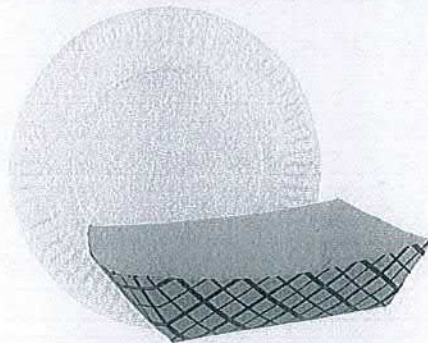
Saint Louis
COUNTY
PUBLIC HEALTH
REDUCE • REUSE • RECYCLE
GO GREEN!



RECYCLING



PLASTIC



PAPER



CANS

CONTAINERS MUST BE EMPTY
TO BE RECYCLABLE.
NO TRASH, PLEASE.



Saint Louis
COUNTY
PUBLIC HEALTH
REDUCE • REUSE • RECYCLE
GO GREEN!





12976 Saint Charles Rock Road, Bridgeton, MO 63044
o. 636-947-5959 f. 314-739-4911 republicservices.com

May 15, 2018

Tom McCarthy
Parks, Recreation and Arts Director
City of Chesterfield Missouri

RE: Hauler Commitment of Services

Republic Services, with our commitment to the City of Chesterfield, will monitor and weigh the recycling pickups in the month of July 2018 with the current recycle units and then again in July of 2019 to track the difference of tonnage collected with the roll out of the twenty-four (24) new recycle units placed in the F quad at the Chesterfield Athletic Complex.

We will assist as needed to aid the City on their efforts to improve recycling at the Chesterfield Athletic Complex. This material will be taken to our Material Recovery facility in Hazelwood Missouri.

Republic Services is a nationwide waste and recycling company. In the St. Louis area, we operate out of Bridgeton, Missouri. Republic Services owns and operates two material recovery facilities and one landfill in the area. We will also assist in the second portion of their grant project on composting with educational material and additional articles for publication in their City Newsletter.

Stephen Herring
Marketing/Residential Sales
Republic Services
12976 St. Charles Rock Road
Bridgeton MO 63044



Powered by Menasha Corporation

1055 Corporate Center Drive
Oconomowoc, WI 53066-0389
Ph: 800-999-8683 Fax: 800-999-4211
www.orbiscorporation.com

QUOTATION

OUR QUOTE NUMBER	QUOTE DATE
255658.3	05/15/2018
PLEASE REFER TO ABOVE QUOTE NUMBER ON ANY INQUIRIES OR CORRESPONDENCE	

Prices guaranteed for orders placed by: 06/02/2018

THIS QUOTE PROVIDED FOR:	SHIPPING INFO:	PURCHASING TERMS:
CITY OF CHESTERFIELD 690 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017-0760, US Thomas McCarthy tmccarthy@chesterfield.mo.us	CITY OF CHESTERFIELD 17891 NORTH OUTER FORTY CHESTERFIELD, MO 63005, US	Payment Terms: TERMS PENDING APPROVAL Freight Terms: DDP Destination City (Duty Paid) Currency: USD Importer of Record: ORBIS
SALES CONTACT	TO ORDER	
Art McKenzie P: (416) 745-6980 F: (416) 745-4478 art.mckenzie@orbiscorporation.com	By Email: art.mckenzie@orbiscorporation.com Questions? Contact Customer Support at 800-558-9563 (USA) or +52-472-135-0400 (Mexico) Please provide your email address to receive an order acknowledgement and shipping details. ** Contact Sales or Customer Support for current lead times **	

QUOTE DESCRIPTION: CITY OF CHESTERFIELD - EARTH MACHINE COMPOSTERS (VARIOUS QUANTITIES)

Line	Product/Description	Shipping Point	UOM	Qty	Net	Extd
1	1102733 ENVIRONMENTAL - 80 GALLON EARTH MACHINE - COMPOSTER - ASSEMBLY, NPL300 Color 1: BLACK Material: POLYETHYLENE-Z Features 1: PACK: 20/WOOD PALLET Features 2: TRILINGUAL MANUAL 15 SKIDS 5476#	REXDALE, ON M9V 3Y6 DELGRP #: 1	EA	220	\$42.29	\$9,303.80
2	1102189 ENVIRONMENTAL - COMPOST TURNER - COMPOSTER - , COMPOST TURNER Material: STEEL Features 1: STANDARD	REXDALE, ON M9V 3Y6 DELGRP #: 1	EA	240	\$15.00	\$3,600.00
3	1106943 ENVIRONMENTAL - ORGANICS - KITCHEN COLLECTOR - ASSEMBLED, NPL390 Color 1: BEIGE/WHITE Material: POLYETHYLENE Features 1: SOLID LID Features 2: W/ BAG HOOKS	REXDALE, ON M9V 3Y6 DELGRP #: 1	EA	240	\$4.00	\$960.00

Total: \$13,863.80

Quote Comments:

Freight charges resulting from customer requested product consolidation at a single ORBIS facility are the responsibility of the customer.

This transaction will be governed exclusively by ORBIS' Terms and Conditions of Sale located at: <http://www.orbiscorporation.com/Terms-and-Conditions-of-Sale>, which are incorporated herein by reference.

IMPORTANT!!!! ISPM15 (wood packaging requirements) regulations may apply - refer to T&C for further details.

Due to the volatility of raw material, prices are subject to change at any time. ORBIS reserves the right to re-negotiate prices on all accepted purchase orders that remain open for more than thirty (30) days.

ORBIS Corporation reserves the right to change product specifications without notice. All dimensions and specifications are approximate and may vary. Performance characteristics vary with application. Please work with your ORBIS Sales Representative to evaluate your operation and planned usage.

Performance characteristics for Bulk products are based on uniform static loads and may be affected by distribution of load, handling methods, number and type of access doors and temperatures beyond the range of 0 F to 120 F.

In an effort to expedite the processing of your purchase order, please include the following information: Ship-to address, Freight terms and preferred carrier, Sales tax status, Payment terms, Payment currency, Product color, Option information (for example): Hot stamp - color, location, text, Label - color, location, text, Cardholder - size, location, Placard - size, location, ID Plate - size, location, text.

Customer purchase orders that are not in same format as the corresponding quotation or missing critical data may result in delay in order processing. THIS INCLUDES QUANTITY, PRICE AND PRODUCT.

For custom protective dunnage products, ORBIS will hold die(s) for 18 months after last product run. Beyond this time period, the die(s) will become obsolete and disposed of, unless ORBIS receives written notification directing ORBIS where to ship the die(s).

This quote does not include sales tax. If ORBIS does not have a valid state sales tax exemption certificate on file, sales tax may be applied to your order based on the ship to location on your purchase order. Please review your order confirmation to see if sales tax has been applied.

Sample of a composting bins that we will make available for residents on a first come first serve bases if we get the second part of the grant funded.

The Earth Machine™

Project #2

Specifications & Features



HOW TO PURCHASE

The Earth Machine™ has several features that make it superior to other compost bins on the market:

ORBIS has led the market in backyard composting initiatives in North America and the United Kingdom for the past 15 years. The Earth Machine™ is the most successful product of its type in the world. Since its introduction, more than 2,500,000 Earth Machine™ backyard composters are in use in over 3,500 communities.

SIMPLICITY OF USE

For the **active** composting person
Easy Access through the large lid opening, easy turning and aerating, no corners for material to get stuck in, design allows for easy batching and good quality compost.

SIMPLICITY OF USE

For the **passive** composting person
("Dump & Run")

The Earth Machine™ is designed for easy, passive composting -- just start filling the bin, water, and occasionally stir or poke. The finished compost is ready in 4 to 6 months.

TWIST LOCKING LID

The lid is the most utilized part of any compost bin. The Earth Machine™ lid is easy to use, functional, durable and secure.

RODENT RESISTANCE

The Earth Machine™ secures to the ground with sturdy "Twist Pegs" with securable access door, twist locking lid, air vents too small to allow rodent entry, and securable harvest door all add to the rodent resistancy of the bin.

RECYCLED CONTENT

High-density injection-molded polyethylene made with a minimum 50% post-consumer recycled materials.

EASE OF TRANSPORTATION

The Earth Machine™ will fit into any automobile for easy transportation. It comes in two halves (no corrugated cardboard packaging) which nest inside each other.

360 DEGREE ACCESS TO THE PILE

Because of its round and conical shape, The Earth Machine™ can be turned to access the pile from any direction.

VENTILATION

The Earth Machine™ combines both horizontal and vertical columnar convection ventilation that is controlled through the lid.

AESTHETIC APPEARANCE

The Earth Machine™, with its gently conical shape, is designed to allow adequate ventilation throughout the unit, to promote aerobic decomposition of organic materials, plus controllable ventilation built into the exclusive lid.

EASE OF ASSEMBLY

Basic two piece assembly that snaps together in seconds without the use of any tools. The unit will not sit around in garages, sheds, etc. because of assembly complications.

DURABILITY

The Earth Machine™ is made of tough high-density polyethylene with UV stabilizers for all season strength and weatherability.

WARRANTY

The Earth Machine™ has a ten (10) year warranty against cracking, deterioration, warping, or any other defect that would diminish the effectiveness or appearance of the compost bin.

EDUCATIONAL MATERIAL

Every Earth Machine™ compost bin is packaged with assembly/replacement instructions and a comprehensive 20 page "Home Composting Handbook".

ADDITIONAL INFORMATION

Unit dimensions when assembled: 33" diameter by 33" high.
Weight: 15 lbs
Volume: 10.5 cubic feet (80 Imperial gallons or 300 litres)

Testimonials

... about composting

"Studies have shown that home composting can divert an average of 700 lbs. of organic waste per year."
Massachusetts Department of Environmental Protection

"...backyard composting is an especially appropriate method for dealing with food / garden and leaf wastes."
Pennsylvania Department of Environmental Protection

"Respondents estimate that the amount of food scraps they composted would fill 3.3 one pound coffee cans a week (171.16 lbs/year)."
The Gilmore Research Group for Portland METRO

"Decision makers should actively encourage backyard composting as a source reduction method."
United States Environmental Protection Agency

... about The Earth Machine™

"It's the best compost bin I have ever used in a lifetime of gardening."
Mildred Preston, Belleville Ontario Resident

97% would recommend the Earth Machine™ to a friend.
Trans Alta Survey

88% of residents are still using their Earth Machine™ after 3 years.
Portland Metro Survey

93.24% of residents are currently using their Earth Machine™ Compost Bin.
Wapakineta Mini Committee Survey

91% rated the Earth Machine™ effective or very effective in diverting waste.
City of Thunder Bay



Compost Turner

HW0059

General Description

Now from ORBIS (Formerly Norseman Environmental). Long Handled turner designed to aerate compost in the Earth Machine

Sturdy, aluminum design with easy-grip handle. Easy to clean. Slender design make for easy storage.

- * Designed for use with the Earth Machine
- * Long handle for easy aerating
- * Comfort grip handle

Nominal Dimensions

Length	6.0'
Width	6.0'
Height	37.0"
Weight	1.1 lbs / 0.49 kg
Warranty	Compost Turner is warranted for a period of five (5) years after date of delivery.



SUSTAINABLE SOLUTIONS

Norseman Environmental Products
An ORBIS Corporation Brand
Corporate Headquarters
1055 Corporate Center Drive
Oconomowoc, WI 53066 USA

Phone 262-560-5000
Fax 262-560-5841
www.norsemanenvironmental.com





Powered by Menasha Corporation

Convenient, Mess-Free Food Scrap Collection

NPL 390 Kitchen Collector

The ORBIS Kitchen Collector is designed for convenient kitchen food scrap collection. The contemporary designs fits in any décor, and is a mess-free, odor-free, and easy-to-use scrap pail that is easily transported from the counter to your outdoor compost pile or curbside container.

MESS-FREE, ODOR-FREE

- Smooth interior walls for ease of cleaning
- Wide opening for convenient, no-mess food disposal
- Wide base creates stable surface for bin
- Bag clip for disposable bin liners
- Snap latch lid with double rim seal eliminates odors
- Solid lid option keeps food odors in the container
- One-hand dumping using the bottom finger grip and handle
- Takes apart easily for cleaning

EASY-TO-USE

- Easy-tilt handle for easy one-hand transport
- Compact design fits in cabinet, under sink or on counter top
- Hinged lid facilitates easy opening
- Dishwasher safe
- 90 degree lid stop for easy loading



Wide container opening

Vented lid option

Lid Stop

OTHER FEATURES

- Vented lid option promotes moisture evaporation
- Color options available



Pictured: Solid Lid Option

Product ID:	NPL390
L x W x H with Handle	12.9" x 8.0" x 9.32" 32.8cm x 20.4cm x 23.7cm
L x W x H without Handle	12.3" x 8.0" x 9.32" 31.3cm x 20.4cm x 23.7cm
Capacity:	1.85 gallons 7 liters
Weight:	1.16 pounds/0.526 kg
Durability:	To minus 20°C
Hot Stamp size:	4" W x 3" H 10.1cm x 7.6cm
Shipping configuration:	26 per carton 13,520 per 53' trailer
Material:	Manufactured in HDPE
Warranty:	5 years



ORBIS Corporation
(Formerly Norseman Environmental)
Corporate Headquarters
1055 Corporate Center Drive
Oconomowoc, WI 53066 USA

Phone 262-560-5000
Fax 262-560-5841
www.orbiscorporation.com



SUSTAINABLE SOLUTIONS

Project # 2



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A Graphic Resource Inc.

QUOTE CONFIRMATION

DATE: 5/8/2018

QUOTE NO:

SUBMITTED BY: Marv Schaefer

JOB NO:

FOR: City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO 63017

SHIP TO: Same

ATTN: Courtney O'Donnell 636.812.9502

AGR is pleased to submit this quotation based on the following specifications:

Terms: Net 30 / Upon Approved Credit

Description: Laminated Flyers

Quantity: 260

Size: 8.5" x 11"

Stock: 100# Gloss Cover

Artwork: PDF files ready for direct download. Files should be furnished prepress ready for RIP to AGR specifications. Additional artwork at \$70.00 / hour

Proofs: PDF

Presswork: 4 color process + 1.7 mil. lamination / 2 sides / with bleeds

Bindery: Trim to size (laminated flush cuts with paper). Carton pack

Price: \$263.00

By signing below Customer confirms that this Quote constitutes CUSTOMER'S OFFER to enter into an agreement with AGR to fill this order based upon the terms stated herein including those on the reverse side. **NO AGREEMENT WILL BE BINDING UPON THE PARTIES UNLESS AGR SIGNS BELOW EVIDENCING ITS ACCEPTANCE. AGR'S ACCEPTANCE IS EXPRESSLY LIMITED TO THE TERMS HEREIN.**

OFFER BY CUSTOMER:

ACCEPTANCE BY AGR:

By: _____
Authorized Representative and Title

By: _____
Authorized Representative and Title

Date of Offer: _____

Date of Acceptance: _____

Staffing in kind Cost and Volunteers Sheet

(These are the fees we have associated with the grant, but we are not expecting the grant to cover these cost we will absorb them in house.)

Project 1. 24 Recycle bins installed at the Chesterfield Athletic Complex in the F Quad.

1. Director of Parks, Recreation and Arts- General oversight of coordinating the grant, working with staff and making sure things are completed in a timely manner and the reports are filled out.
 - 8 hours x \$60 per hour= \$480
2. Communication Specialist- time in preparing social media, posters, news releases, marketing, flyers and stories on the recycling effort at the Athletic complex.
 - 15 hours at \$32.54= \$488.10
3. Park Maintenance workers- Two employees will put the units together, add the signage to the new and old units and deliver them to the Athletic Complex along with emptying them for an entire month after the units are installed. They will also empty the current units in the F quad for a month to get a starting weight on recycle tonnage prior to the 24 new units being installed.
 - 4 hours to put bins together and signage on- 4 x \$28 = \$112
 - 2 hours unloading in yard and transporting to F quad- 2 x \$28= \$56
 - 36 hours to set weight prior to new units installed to get starting metrics- 4 weeks x 9hours a week =36 hours over the 4 weeks x \$28 dollars per hour= \$1,008
 - 36 hours to measure weight after the 24 new recycle units are installed to get metrics on tonnage going to recycle center - 4 weeks x 9hours a week =36 hours over the 4 weeks x \$28 dollars per hour= \$1,008
 - Volunteer's hours from CCE for story development, social media assistance and educating the public down at the Athletic complex after new units are installed in the F quad at the Chesterfield Valley Athletic Complex. 20 hours priceless.

Total Project 1 staff cost \$3,152.00

Project 2. 220 Backyard Composting Units

1. Director of Parks, Recreation and Arts- General oversight and coordinating the grant, working with staff and making sure things are completed in a timely manner and the reports are filled out.
 - 10 hours x \$60= \$600
2. Recreation Superintendent- Will work on distribution at the recycles day, evaluation and number gathering and setting up composting classes and logistics for participants that can't get their bin on recycles day.
 - 8 hours x \$42.21= \$337.69
3. Recreation Specialist- Program compost classes and work the day of distribution.
 - 6 hours x \$20.50= \$123.00
4. Communication Specialist- Social media articles about the program, write up and program articles in the City Newsletter, survey reports and work with the CCE Chesterfield Citizens Committee for the Environment on stories and developing the composting cards.
 - 20 hours x \$32.54= \$650.80

Total for Project 2 \$1,711.49

Combined total in kind staff cost \$4,863.49

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

Bill No. 3206 – Next Generation 9-1-1 contract (Second Reading, PH&S recommends approval) This new system will provide enhanced 9-1-1 calls allowing the pin-pointing of addresses (latitude and longitude) of 9-1-1 calls from cell phones as well as providing for the transmission of video, text messaging, and enhanced location routing of calls. There are no new additional costs to the City. The ordinance and the accompanying contract are necessary to bring the Police Department into compliance with ECC requirements. The Public Health and Safety Committee recommended approval of this Bill.

Bill No. 3209 – MoDOT Work Zone Enforcement Program (First Reading, PH&S recommends approval) This ordinance authorizes the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. The Public Health and Safety Committee recommends approval of this Bill.

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

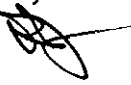


Chesterfield Police Memorandum



Date: July 5, 2018

To: Michael O. Geisel, City Administrator

From: Chief Ray Johnson 

RE: Proposed Ordinance - MoDOT Work Zone Enforcement Program

Mr. Geisel:

In November, 2015, the Chesterfield Police Department entered into an agreement with the Missouri Department of Transportation to provide passive enforcement in designated work zones within the City of Chesterfield. Officers work this assignment on an overtime basis, with all funds being reimbursed by MoDOT. At that time, it was necessary for the City to enact an ordinance authorizing the City Administrator to enter into this agreement with MoDOT. The original ordinance (Ordinance #2871) expires at the end of the 2018 fiscal year. Therefore, to continue with this grant, it is necessary to pass a new ordinance.

I have attached an ordinance to be reviewed and approved by the City Council. It is identical in wording to the original ordinance with the exception of the years in which the ordinance is in effect. This ordinance will allow the City Administrator to enter into a five (5) year agreement with MoDOT beginning October 1, 2018 (State's fiscal year) through September 30, 2018 the end of fiscal year 2022.

Once approved by the City Council, please return a copy of the ordinance to me, for forwarding to MoDOT. Thank you for your consideration. If you should have any questions or need additional information, please advise.

CITY ADMINISTRATOR'S REPORT

I have no additional action items for Monday's meeting.

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

UNFINISHED BUSINESS

There are no unfinished action items on the agenda for this meeting.

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

NEW BUSINESS

I am unaware of any New Business items for this meeting's agenda.

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

LEGISLATION

- A. Bill No. 3206** – An ordinance authorizing the City Administrator to execute on behalf of the City of Chesterfield, Missouri a contract with St. Louis County, Missouri acting for the St. Louis County Emergency Communications Commission for next generation 9-1-1 service. **(Second Reading) Public Health and Safety Committee Recommends Approval.**
- B. Bill No. 3209** – An ordinance authorizing the City Administrator to enter in to an on call work zone enforcement agreement with the Missouri Department of Transportation (MoDOT) to allow cooperation between the Chesterfield Police Department and MoDOT for the on call work zone enforcement program. **(First Reading) Public Health and Safety Committee Recommends Approval.**

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ON BEHALF OF THE CITY OF CHESTERFIELD, MISSOURI A CONTRACT WITH ST. LOUIS COUNTY, MISSOURI ACTING FOR THE ST. LOUIS COUNTY EMERGENCY COMMUNICATIONS COMMISSION FOR NEXT GENERATION 9-1-1 SERVICE.

WHEREAS, Next Generation 9-1-1 (“NG9-1-1”) services move beyond the current Enhanced 9-1-1 service, which only provides an address (or latitude and longitude for wireless phones) and call back phone number. NG9-1-1 service is capable of handling additional data such as video, text messaging, and enhanced locational routing of calls; and

WHEREAS, the sharing of 9-1-1 components such as networks, servers, address databases, call handling and voice recording equipment, along with the ability to transfer and handle voice calls more efficiently over a redundant network, are all improvements over the existing system; and

WHEREAS, NG9-1-1 migration is supported by the FCC, DOT , and other agencies as it will provide superior service for both end users and the Public Safety community; and

WHEREAS, the ECC is securing services that interact with the system as-a-whole and thus agreements, negotiations, installations and implementations are conducted on a county-wide basis. The ECC will act on behalf of all Public Safety Answering Points to acquire the necessary circuits, hardware, software and services to operate the NG9-1-1 service; and

WHEREAS, the existing agreements between St. Louis County and governmental entities participating in the Emergency 9-1-1 System require amendment to include the many features now available with the NG9-1-1 System and to include mandatory components currently provided but not within the original agreements; and

WHEREAS, the City Council desires to and finds it in the best interests of the City to enter into a Contract with St. Louis County, Missouri acting for the ECC for Next Generation 9-1-1 Service.

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

Section 1. The City Council hereby authorizes the City Administrator to execute on behalf of the City a Contract with St. Louis County, Missouri acting for the ECC in substantially the form of Exhibit A incorporated herein by

reference (the “Contract”), including all documents specified in the Contract as being part of the Contract.

Section 2. This Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Amanda Miller, DEPUTY CITY CLERK

FIRST READING HELD _____

BILL NO. 3209

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN ON CALL WORK ZONE ENFORCEMENT AGREEMENT WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MoDOT) TO ALLOW COOPERATION BETWEEN THE CHESTERFIELD POLICE DEPARTMENT AND MoDOT FOR THE ON CALL WORK ZONE ENFORCEMENT PROGRAM.

WHEREAS, funding has become available through the Missouri Department of Transportation to be used to support Statewide Transportation Improvement Program (STIP) and to provide support to law enforcement work zone activities; and,

WHEREAS, the Missouri Department of Transportation has offered to award monetary grants to the City of Chesterfield Police Department beginning in fiscal year 2018 through the end of fiscal year 2022; and,

WHEREAS, the Chesterfield Police Department will be participating with MoDOT to enforce work zone safety and control traffic and lane closures in designated MoDOT work zones within 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 Council of the City of Chesterfield hereby authorizes the City Administrator to apply for and accept grants from the Missouri Department of Transportation beginning in the fiscal year 2018 through the end of fiscal year 2022 to enforce work zone safety in designated MoDOT work zones.

Section 2. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER
ATTEST:

Bob Nation, MAYOR

Vickie Hass, CITY CLERK

FIRST READING HELD:

LEGISLATION – PLANNING COMMISSION

- A. Bill No. 3207** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial to a “PC” Planned Commercial District for 0.9 acres located on the southern corner of the intersection of Clarkson Road and Clarkson Woods Drive. (20T610716) **(First Reading) Planning Commission recommends approval. Motion to approve, as amended, at the Planning & Public Works Committee failed by a vote of 1-3. Green Sheet Amendments**
- B. Bill No. 3208** – An ordinance amending the Unified Development Code of the City Of Chesterfield by changing the boundaries of the “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive. [P.Z. 04-2018 West County Acres, Nardin Drive (R-2, PC to R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175]. **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

BILL NO. 3207

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN EXISTING “R2” RESIDENCE DISTRICT (15,000 SQUARE FOOT MINIMUM) AND “C-8” PLANNED COMMERCIAL TO A “PC” PLANNED COMMERCIAL DISTRICT FOR 0.9 ACRES LOCATED ON THE SOUTHERN CORNER OF THE INTERSECTION OF CLARKSON ROAD AND CLARKSON WOODS DRIVE. (20T610716).

WHEREAS, the petitioner, Dr. Douglas S. Pernikoff, has requested a change in zoning from a “R2” Residence District (15,000 square foot minimum) and “C-8” Planned Commercial District to a “PC” Planned Commercial District for 0.9 acres of land at 2264 Clarkson Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 12, 2018; and,

WHEREAS, the Planning Commission having considered said request, recommended approval of the change of zoning with amendments by a vote of 8-0; and

WHEREAS, the Planning and Public Works Committee, having considered said request on June 21, 2018 did not recommend approval of the change of zoning with amendments; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 0.9 acres south of Clarkson Wood Drive and east of Clarkson Road and as described as follows:

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST AND WEST CENTERLINE OF SAID SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST; SAID POINT BEING DISTANT EASTWARDLY ALONG SAID EAST AND WEST CENTERLINE NORTH 89 DEGREES 48 MINUTES 58 SECONDS EAST 420.80 FEET FROM THE INTERSECTION OF SAID EAST AND WEST CENTERLINE WITH THE EAST LINE OF CLARKSON ROAD, 60 FEET WIDE; THENCE NORTH 27 DEGREES 44 MINUTES 50 SECONDS EAST 422.45 TO A REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 50 DEGREES 01 MINUTES 12

SECONDS WEST A DISTANCE OF 368.01 FEET TO A CUT CROSS ON THE SOUTHERN RIGHT OF WAY LINE OF CLARKSON AVENUE (60 FEET WIDE); THENCE ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1402.69 FEET AND A LENGTH OF 50.40 FEET WITH A CHORD BEARING NORTH 44 DEGREES 09 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 50.40 FEET TO A CUT CROSS; THENCE SOUTH 88 DEGREES 08 MINUTES 28 SECONDS EAST A DISTANCE OF 104.31 FEET TO A REBAR BEING ON THE SOUTHERN LINE OF CLARKSON WOODS DRIVE (60' W); THENCE SOUTH 59 DEGREES 53 MINUTES 27 SECONDS EAST A DISTANCE OF 137.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.00 FEET AND A LENGTH OF 151.44 FEET WITH A CHORD BEARING SOUTH 69 DEGREES 01 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 150.79 FEET TO A CUT CROSS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A LENGTH OF 29.60 FEET WITH A CHORD BEARING SOUTH 60 DEGREES 21 MINUTES 38 SECONDS WEST AND A CHORD LENGTH OF 26.95 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 52 MINUTES 42 SECONDS WEST A DISTANCE OF 149.62 FEET TO AN IRON PIPE; THENCE SOUTH 27 DEGREES 44 MINUTES 50 SECONDS WEST A DISTANCE OF 12.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,231.5 SQUARE FEET OR 0.9 ACRES MORE OR LESS

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

Section 3. The City Council, pursuant to the petition filed by Dr. Douglas S. Pernikoff in P.Z. 22-2017, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 12th day of February 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 7/16/2018

GREEN SHEET AMENDMENTS

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3-1:

AMENDMENT 1:

Section I. Specific Criteria, B. Floor Area, Height, Building and Parking Structure Requirements, page 1. Revise the following language:

1. Floor Area

- a. Total building floor area shall not exceed ~~12,000~~ 7,500 square feet.

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

AMENDMENT 2:

Section I. Specific Criteria, C. Setbacks, page 2. Revise the following language:

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. ~~10-50~~ feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. ~~15-50~~ feet from the right-of-way of Clarkson Road.
- e. ~~10-50~~ feet from the line labeled S 86° 08' 26" E.

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this Planned Commercial “PC” District shall be:
 - a. Office-Dental
 - b. Office-General
 - c. Office-Medical
 - d. Veterinary Clinic
2. Hours of Operation.
 - a. Hours of operation for this “PC” District shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. No Sunday hours are permitted.
3. 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. Floor Area
 - a. Total building floor area shall not exceed 12,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed 30 feet.
3. Building Requirements
 - a. A minimum of 35% openspace is required for each lot within this development.

C. SETBACKS**1. Structure Setbacks**

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

- a. 50 feet from the right-of-way of Clarkson Woods Drive.
- b. 50 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 75 feet from the right-of-way of Clarkson Road.
- e. 50 feet from the line labeled S 86° 08' 26" E.

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. 10 feet from the right-of-way of Clarkson Woods Drive.
- b. 10 feet from the western edge of the ingress/egress easement containing Clarkson Wilson Center.
- c. 10 feet from the southern boundary of the "PC" District.
- d. 15 feet from the right-of-way of Clarkson Road.
- e. 10 feet from the line labeled S 86° 08' 26" E.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

The following Landscape buffers shall apply:

- a. 10 feet along the right-of-way of Clarkson Woods Drive.
- b. 15 feet along the right-of-way of Clarkson Road.
- c. 10 feet along the line labeled S 86° 08' 26" E.

F. SIGN REQUIREMENTS

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

G. LIGHT REQUIREMENTS

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 as shown on the Preliminary Site Plan and adequate sight distance shall be provided, as directed by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance.

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 Transportation and the Missouri Department of Transportation. 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 a minimum 5 foot wide sidewalk, conforming to ADA standards, along the entire Clarkson Woods Drive frontage. The sidewalk shall connect to the existing sidewalks on Clarkson Road and Clarkson Woods Drive. The sidewalk may be located within public right-of-way or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.
4. Provide ADA compliant pedestrian access to the site from the adjacent public sidewalks (existing or proposed).

K. TRAFFIC STUDY

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

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, 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 MSD and 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.

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. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.
9. Detention will be required on the new development if the result of the survey work and downstream investigation would indicate that it is a contributory to an existing detention facility.

N. SANITARY SEWER

1. The existing storm and sanitary sewer systems within Clarkson-Wilson Center are private. The storm sewer system was permitted and constructed prior to Metropolitan St. Louis Sewer District's stormwater jurisdiction in the area, and does not appear on Metropolitan St. Louis Sewer District's mapping records. With connections proposed into those systems, those existing sewers will need to be dedicated to Metropolitan St. Louis Sewer District as public sewers under the permitting scope for the development. As part of the dedication process, the receiving storm and sanitary sewer systems will need to be inspected and surveyed by the developer to their points of connection to Metropolitan St. Louis Sewer District's public system or natural outfall. Metropolitan St. Louis Sewer District will review the inspection and survey work. Defects that are found in those sewers will need to be corrected under the permit for this development prior to Metropolitan St. Louis Sewer District accepting them for dedication.

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

O. GEOTECHNICAL REPORT

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

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Prior to release of occupancy permit, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.

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

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

22. Compliance with Sky Exposure Plane.

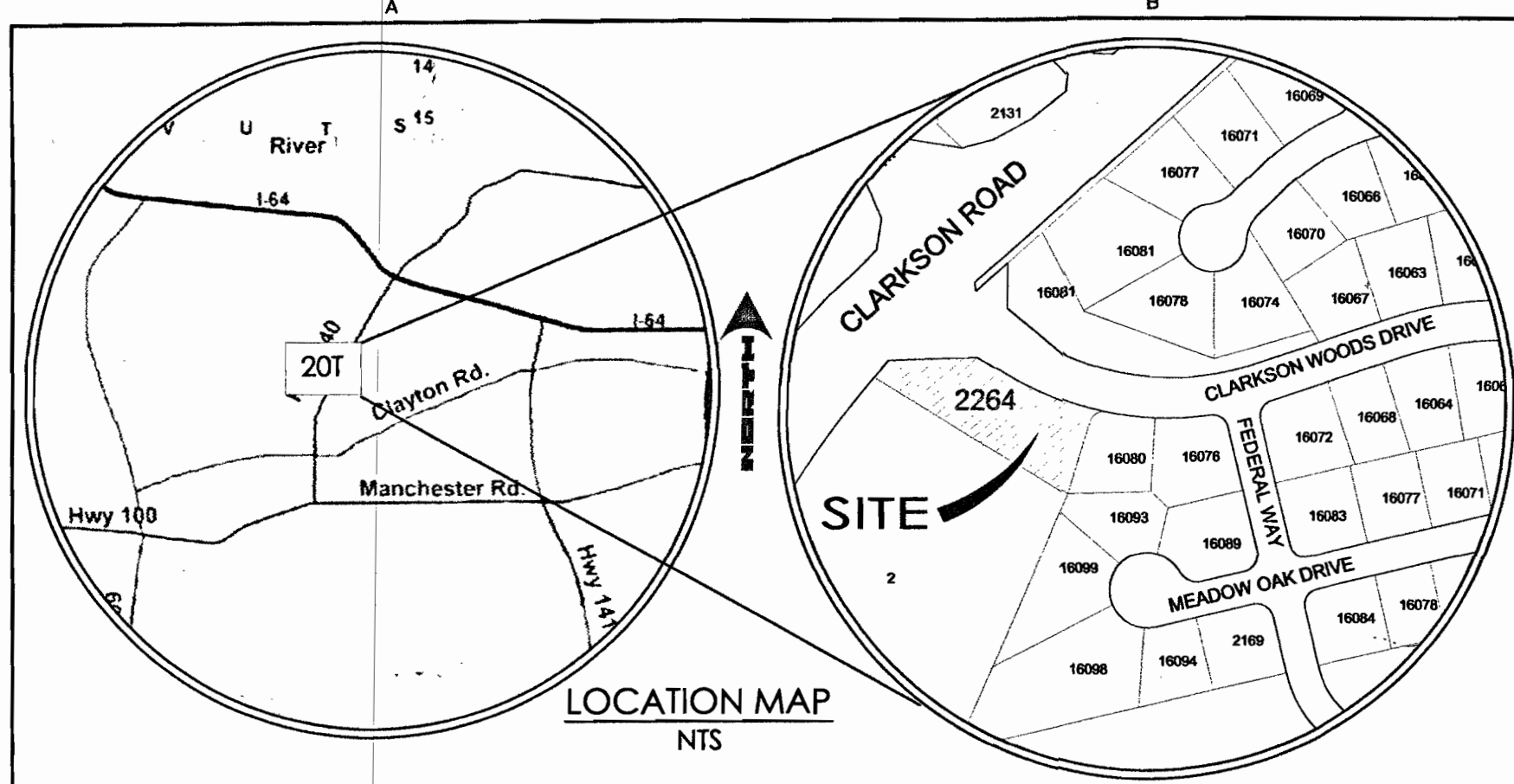
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. 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.

VI. 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.



PRELIMINARY SITE DEVELOPMENT PLANS

FOR A

NEW OFFICE BUILDING

PROPOSED AT

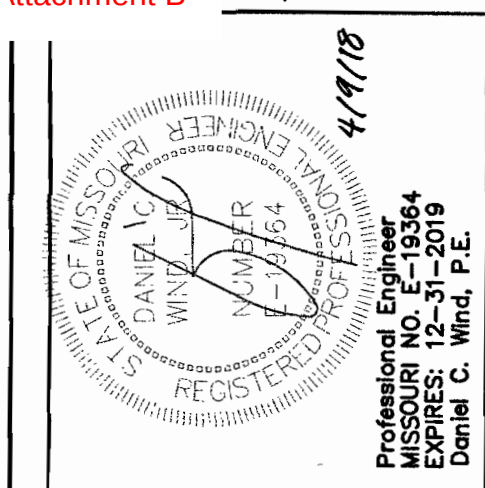
2264 CLARKSON ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MO
63017

PERTINENT DATA

TOTAL AREA OF TRACT : 0.9 AC
LOCATOR NUMBER : 20710716
SITE ADDRESS : 2264 CLARKSON RD
ZIP CODE : 63017
WUNNENBERG : FF21-32
FIRE DISTRICT : MONARCH
SCHOOL DISTRICT : ROCKWOOD
MUNICIPALITY : CHESTERFIELD
SEWER DISTRICT : MSD
RECORD OWNERS OF TRACT : T PROPERTIES L P
WATERSHED : CAULKS CREEK
PRESENT ZONING : R-2
PROPOSED ZONING : PC, PLANNED COMMERCIAL

INDEX OF SHEETS	
SERIES	DESCRIPTION
PDP1	TITLE SHEET
PDP2	EXISTING CONDITIONS
PDP3	FLAT+GEOMETRIC PLAN
PDP4	SITE AND GRADING PLAN
PDP5	SECTIONS



LEGAL DESCRIPTION

A TRACT OF LAND IN NORTH 1/2 OF SECTION 21, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI (SEE BOUNDARY SURVEY AND LEGAL DESCRIPTION AS PREPARED BY CARDINAL SURVEYING AND MAPPING).

BENCHMARK

PROJECT BENCHMARK: MSD 12-52 ELEV 644.02
SQ. ON NORTHWEST BASE OF SOUTH TRANSMISSION TOWER; 50' EAST OF CENTERLINE OF CLARKSON ROAD AND 300' SOUTH OF INTERSECTION OF CLARKSON ROAD AND WILSON ROAD.

SOURCE OF BOUNDARY AND TOPOGRAPHIC INFORMATION

BOUNDARY AND PARTIAL TOPOGRAPHIC/IMPROVEMENT INFORMATION BY CARDINAL SURVEYING AND MAPPING, WILLIAM JACOB CLARK PLS 2002014101, DATED 9/8/17.
ADDITIONAL TOPOGRAPHIC INFORMATION PROVIDED BY WIND ENGINEERING COMPANY, AVAILABLE RECORDS, AND SITE RECONNAISSANCE.

GENERAL NOTES

1. STORMWATER DETENTION AND WATER QUALITY BASINS (IF REQUIRED) MUST DISCHARGE AT NATURAL DISCHARGE POINTS.
2. ALL UTILITIES SHALL BE UNDERGROUND.
3. SPECIAL CASH ESCROWS WILL BE REQUIRED WHERE SIDEWALK CANNOT BE EXTENDED TO THE PROPERTY LINES AND/OR CONNECT TO ADJACENT SIDEWALK.

UTILITIES/SERVICE PROVIDERS

CABLE TV
CHARTER SPECTRUM
941 CHARTER COMMONS
TOWN AND COUNTRY, MO 63017
PHONE: 636.220.2174

ELECTRIC
AMEREN MISSOURI
ONE AMEREN PLAZA
1901 CHOUTEAU AVENUE
P.O. BOX 66149, MC 700
ST. LOUIS, MO 63166
PHONE: [314] 992-9721

SEWER
MSD
2300 MARKET STREET
ST. LOUIS, MO 63103
PHONE: 314.768.6260

FIRE
MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PHONE: 314.514.0900

TELEPHONE
AT&T TELEPHONE COMPANY
13075 MANCHESTER ROAD
DES PERES, MO 63131
ATTN: MR. DOUG LAMPERT
PHONE: 314 957-3748; (314) 963-3824

WATER
MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
PHONE: 314.996.2396

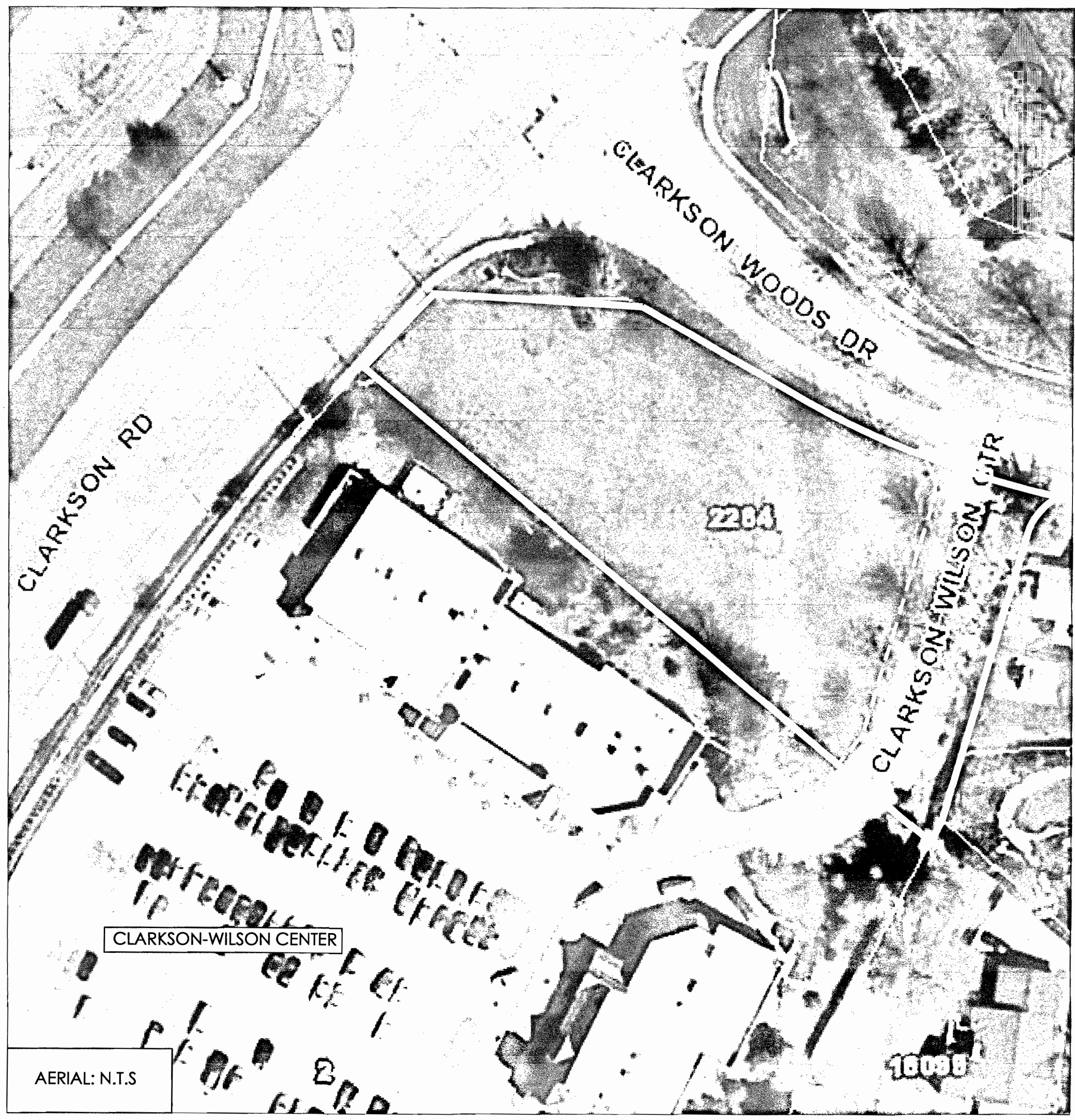
GAS
SPIRE INC
720 OLIVE STREET
ST. LOUIS, MO 63101
PHONE: 314.621.6960

EXISTING CONDITIONS

THIS DRAWING REFLECTS THE RESULTS OF TOPOGRAPHIC AND BOUNDARY SURVEYS (AS MAY BE BASED UPON FIELD WORK, AVAILABLE RECORDS, OR A COMBINATION THEREOF), AND RESEARCH OF AVAILABLE UTILITY RECORDS, AS MAY OR MAY NOT HAVE BEEN SUPPLEMENTED BY SITE RECONNAISSANCE. TO THE BEST OF OUR KNOWLEDGE AND BELIEFS, CURRENT AS OF NOVEMBER 2017 PUBLICATION OF THIS DRAWING DOES NOT CONSTITUTE OR IMPLY A WARRANTY OR GUARANTEE OF SITE CONDITIONS. IT IS NOT INTENDED AND SHOULD NOT BE USED TO SUBSTITUTE OR REPLACE THE INVESTIGATIVE EFFORT(S) OF ANY DESIGN PROFESSIONAL, CONTRACTORS (PRIME OR SUB), OWNER, LENDER, END USERS, PURCHASERS OR ANYONE ELSE NOW HAVING OR AS WILL (MAY) HAVE AN INTEREST IN THE PROPERTY. SAME TO PERFORM THEIR OWN INDEPENDENT RESEARCH PRIOR TO OR DURING CONSTRUCTION, TO ASCERTAIN CONDITIONS AS EXIST AT THE SITE. REFER TO PROJECT GEOTECHNICAL REPORT FOR INFORMATION AS TO SUBSURFACE CONDITIONS. SEE NOTICES TO CONTRACTOR THIS SHEET. CONTACT 1-800-DIG-RITE FOR LOCATES OF MEMBER UTILITIES. PRIVATE SERVICE LINES MAY/WILL ADDITIONAL INVESTIGATION, BEYOND ANY PRIOR EFFORTS OF THIS OFFICE AS TO EXISTENCE AND/OR LOCATIONS.

NOTICE TO CONTRACTOR

THE LOCATION OF ANY UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES, PUBLIC OR PRIVATE, AS MAY BE SHOWN ON THESE DRAWINGS HAVE BEEN APPROXIMATED FROM: FACILITY MAPS PROVIDED TO OUR OFFICE BY UTILITY PROVIDERS, RECEIVED AS OF THE DATE OF THIS DRAWING; EXTRAPOLATION FROM SURFACE FEATURES AS MAY HAVE BEEN NOTED DURING FIELD RECONNAISSANCE OR FIELD SURVEYS, AND/OR LOCATES AS MAY HAVE BEEN MARKED ON THE SURFACE BY MO ONE CALL / DIG-RITE. THEIR LOCATION(S) MUST BE CONSIDERED STRICTLY APPROXIMATE, ARE INTENDED FOR GENERAL INFORMATION ONLY, AND SHOULD NOT BE RELIED UPON BY ANYONE HAVING ACCESS TO THIS DRAWING. IT IS THE RESPONSIBILITY OF ANY CONTRACTORS / SUBCONTRACTORS OR ANYONE PERFORMING EXCAVATIONS OR CONSTRUCTING IMPROVEMENTS ON THIS SITE TO VERIFY NOT JUST THE X-Y-Z LOCATION(S) OF UTILITIES AS MAY BE SHOWN, BUT ALSO THE EXISTENCE OF ANY FACILITIES AS MAY NOT BE SHOWN, INCLUDING SERVICE LINES, AND THE RELATIONSHIP / COMPATIBILITY BETWEEN ANY PROPOSED WORK AND SUCH EXISTING FACILITIES, STRUCTURES, UTILITIES, SEWERS AND DRAINAGE FACILITIES. TO VERIFY ADEQUATE CLEARANCE/COVER/STRUCTURAL CAPABILITIES OR INTEGRITY VERSUS ANY PROPOSED GRADING, SEWERS AND/OR DRAINAGE FACILITIES, FOOTINGS, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION, REPRESENTATIVES OF UTILITY COMPANIES, SEWER AND/OR WATER AUTHORITIES, INCLUDING LOCAL MUNICIPAL AGENCIES AS MAY HAVE JURISDICTION OVER SAME, SHALL BE ON SITE DURING SUCH TIMES THAT ANY WORK IS TAKING PLACE OVER, UNDER OR IN THE VICINITY OF ANY FACILITIES AS MAY BE SHOWN ON THE DRAWINGS OR OTHERWISE FOUND TO EXIST, AND THE CONTRACTOR(S) SHALL GIVE ADVANCE NOTICE TO SUCH REPRESENTATIVES AS NEEDED TO COORDINATE THEIR EFFORTS IN THIS REGARD. ADDITIONALLY, CONTRACTORS/ SUBCONTRACTORS SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY PROVIDERS AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF, THEIR FACILITIES. WORKING WITHIN THEIR RIGHTS-OF-WAY OR EASEMENTS. INSPECTIONS AND ASSOCIATED DOLLAR CHARGES, AND/OR SPECIAL BACKFILL OR RESTORATION REQUIREMENTS, SUCH INVESTIGATIONS TO INCLUDE BUT NOT BE LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENT OF ANY AND ALL REQUIRED FEES.)



FAR			
Lot Area	Building Size	Max FAR*	Proposed FAR
41,231.5 SF	11,792 SF	0.55	0.29

* ALLOWED UNDER PC, PLANNED COMMERCIAL ZONING.
NOTE: BUILDING SIZE INCLUDES 4,500 SF LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

NOTES

1. AREA OF BUILDING INCLUDES OVERHANG.
2. AREA OF PAVING IS NON-PERMEABLE PAVING.

* DOES NOT INCLUDE LOWER LEVEL (MECHANICAL AND NON-OCCUPIED ANCILLARY SPACE)

SITE COVERAGE				
Lot Area	Building	Paving	Total	Coverage
41,231.5 SF	7,464 SF	19,030 SF	26,494 SF	64.3%

PARKING CALCULATIONS	
General Office	7,292 SF*
Reqd Parking Ratios	3.3 Spaces/1000 GFA
Total Required Parking	24 Sp
Total Provided	31 Sp
Reqd ADA Ratio	2 Sp/ 26-50 Sp
ADA Spaces Req'd	1 Sp
ADA Spaces Provided	2 Sp

FUTURE LAND DISTURBANCE STORMWATER MANAGEMENT NOTE

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE REQUIRES ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME.

AREA OF LAND DISTURBANCE

PROJECT DISTURBANCE= 0.70 AC
PROJECT RUNOFF DIFFERENTIAL= 0.90 CFS

MSD NOTE

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

RESERVED FOR AGENCY REVIEW

RECEIVED
MAY 23 2018
City of Chesterfield
Department of Public Works

PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED FOR THE USE OF AGENCY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017

TITLE SHEET

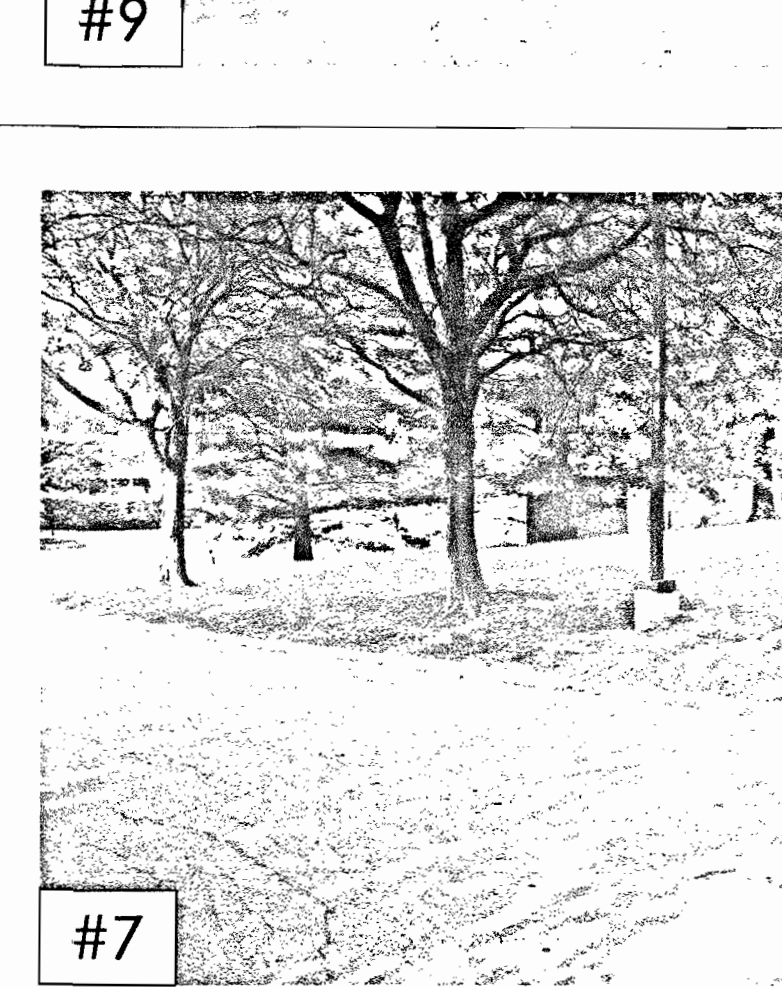
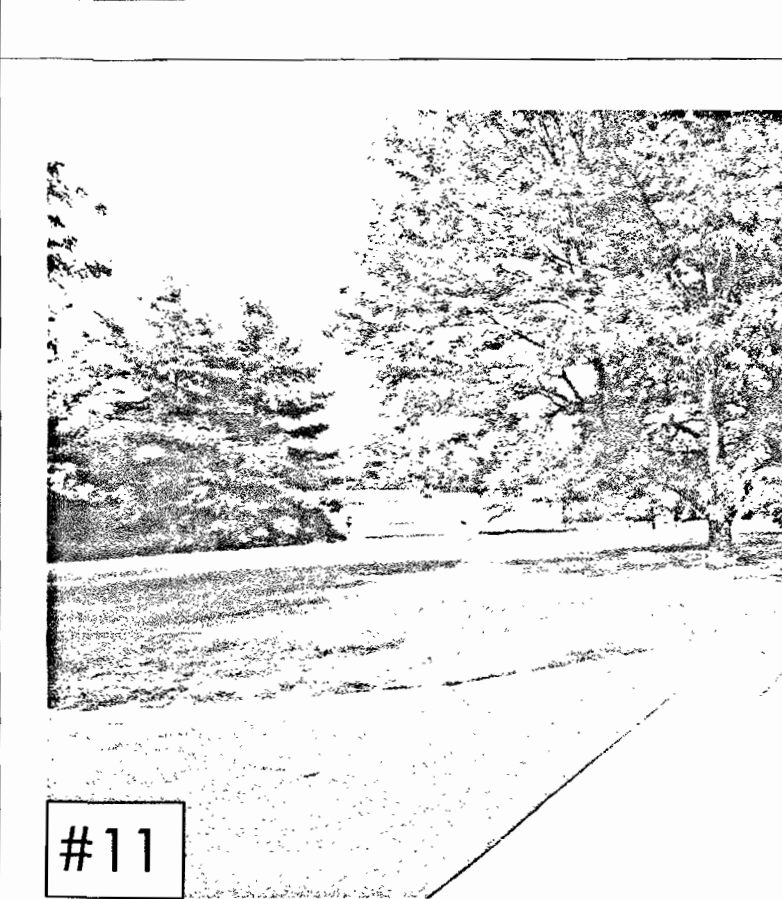
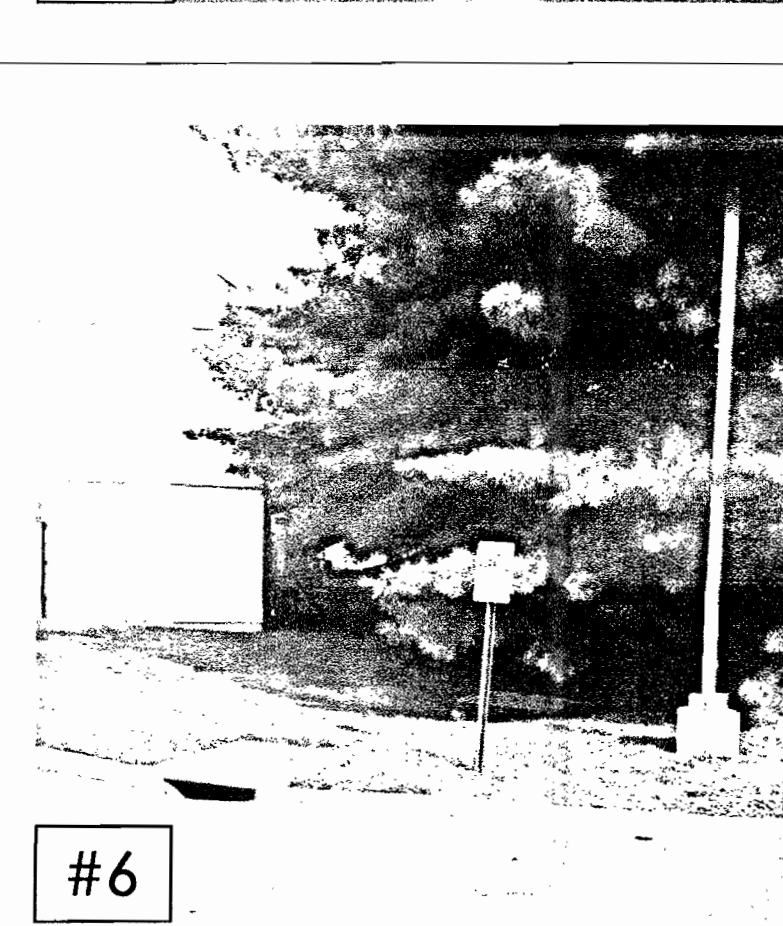
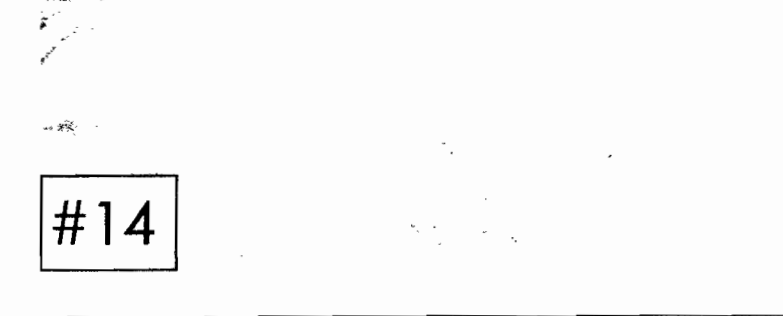
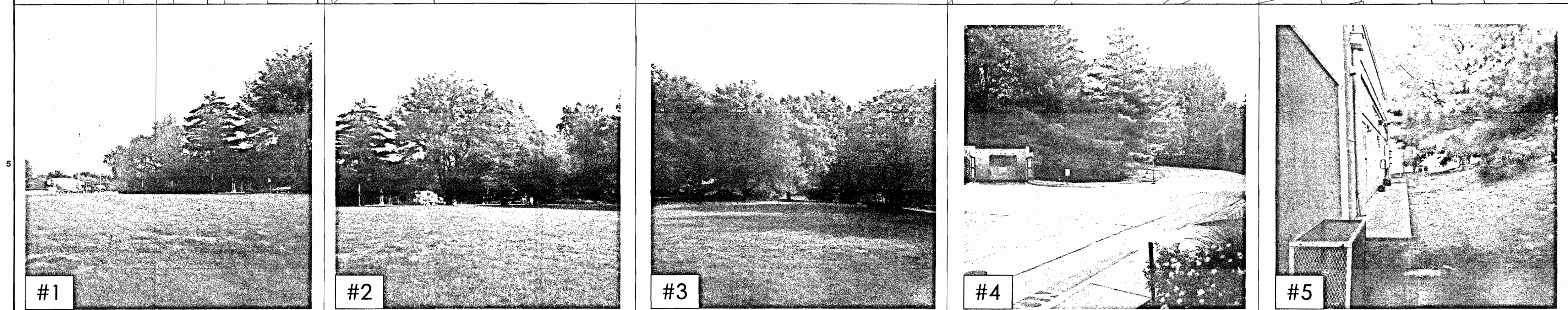
Prepared For:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7100
Fax: 314.965.7592
Email: wind@windengr.com
C.O.A. #E-1607-D

Prepared By:
wind

REVISIONS/STATUS	
No.	Description
2	2/27/2017 REVISION PER 2/16/2018 CITY P-1 LETTER
1	12/15/2017 REVISION PER 12/04/2017 CITY LETTER

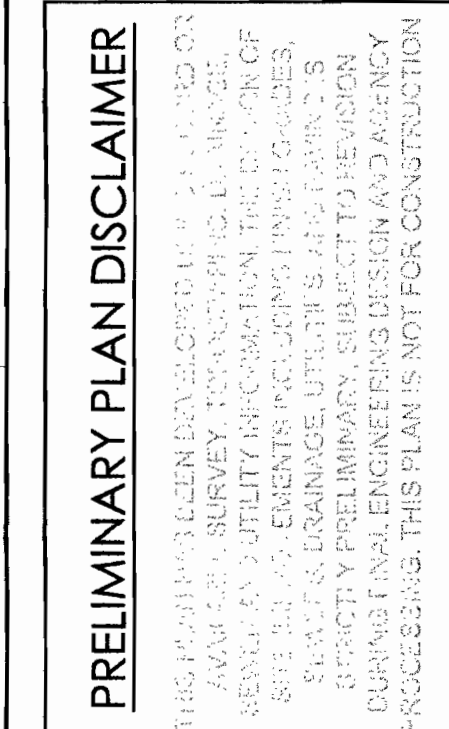
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Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP1
MSD P: BASEMAP: 20T
H & T #:



#

1



EXISTING CONDITIONS

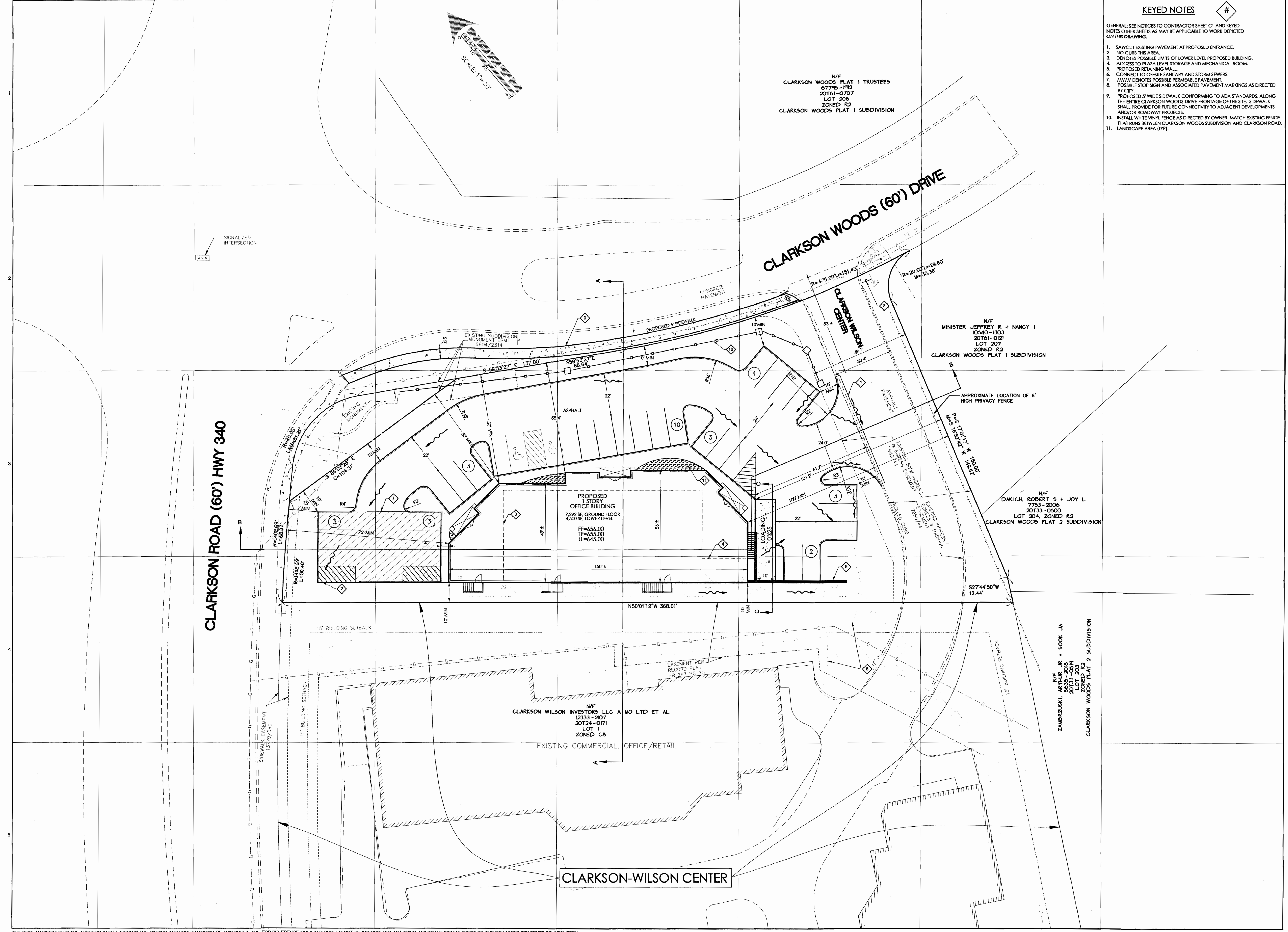
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Fax: 314.965.7592
Email: wind@windengr.com

[illegible]

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Field Work:	WC Field Checked: DV
Drawn By:	PC c. s. o.: DW
Checked By:	DW
Project Number:	01005
Sheet Number:	PDP2
MSD P- H & T #:	BASEMAP : 20

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KEYED NOTES

- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. NO CURB THIS AREA.
 3. DENOTES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 5. PROPOSED RETAINING WALL.
 6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
 7. // // // // // DENOTES POSSIBLE PERMEABLE PAVEMENT.
 8. POSSIBLE STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
 9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY PROJECTS.
 10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER. MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
 11. LANDSCAPE AREA (TYP).

PRELIMINARY PLAN DISCLAIMER

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
FLAT + GEOMETRIC PLAN

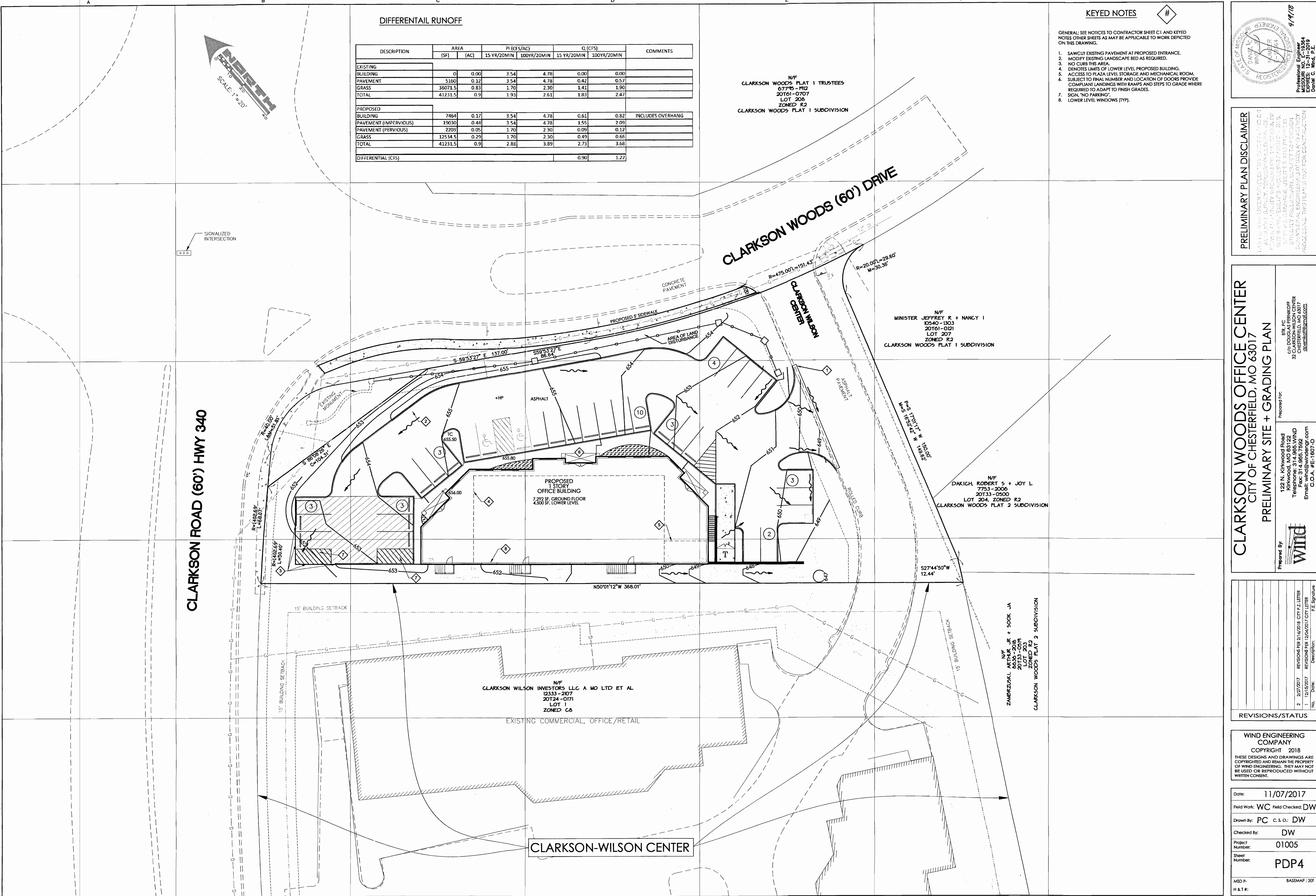
Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.955.WIND
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date	Description
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P.L. LETTER
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER

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Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP3
MSD P: BASEMAP: 207
H & T #:

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DIFFERENTIAL RUNOFF

DESCRIPTION	AREA		PI (CFS/AC)		Q (CFS)		COMMENTS
	(SF)	(AC)	15 YR/20MIN	100YR/20MIN	15 YR/20MIN	100YR/20MIN	
EXISTING							
BUILDING	0	0.00	3.54	4.78	0.00	0.00	
PAVEMENT	5160	0.12	3.54	4.78	0.42	0.57	
GRASS	36071.5	0.83	1.70	2.30	1.41	1.90	
TOTAL	41231.5	0.9	1.93	2.61	1.83	2.47	
PROPOSED							
BUILDING	7464	0.17	3.54	4.78	0.61	0.82	INCLUDES OVERHANG
PAVEMENT (IMPERVIOUS)	19030	0.44	3.54	4.78	1.55	2.09	
PAVEMENT (PERVIOUS)	2203	0.05	1.70	2.30	0.09	0.12	
GRASS	12534.5	0.29	1.70	2.30	0.49	0.66	
TOTAL	41231.5	0.9	2.88	3.89	2.73	3.68	
DIFFERENTIAL (CFS)					0.90	1.22	

KEYED NOTES

- GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.
1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
 2. MODIFY EXISTING LANDSCAPE BED AS REQUIRED.
 3. NO CURB THIS AREA.
 4. DENOTES LIMITS OF LOWER LEVEL PROPOSED BUILDING.
 5. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
 6. SUBJECT TO FINAL NUMBER AND LOCATION OF DOORS PROVIDE COMPLIANT LANDINGS WITH RAMPS AND STEPS TO GRADE WHERE REQUIRED TO ADAPT TO FINISH GRADES.
 7. SIGN, "NO PARKING".
 8. LOWER LEVEL WINDOWS (TYP).

PRELIMINARY PLAN DISCLAIMER

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE.

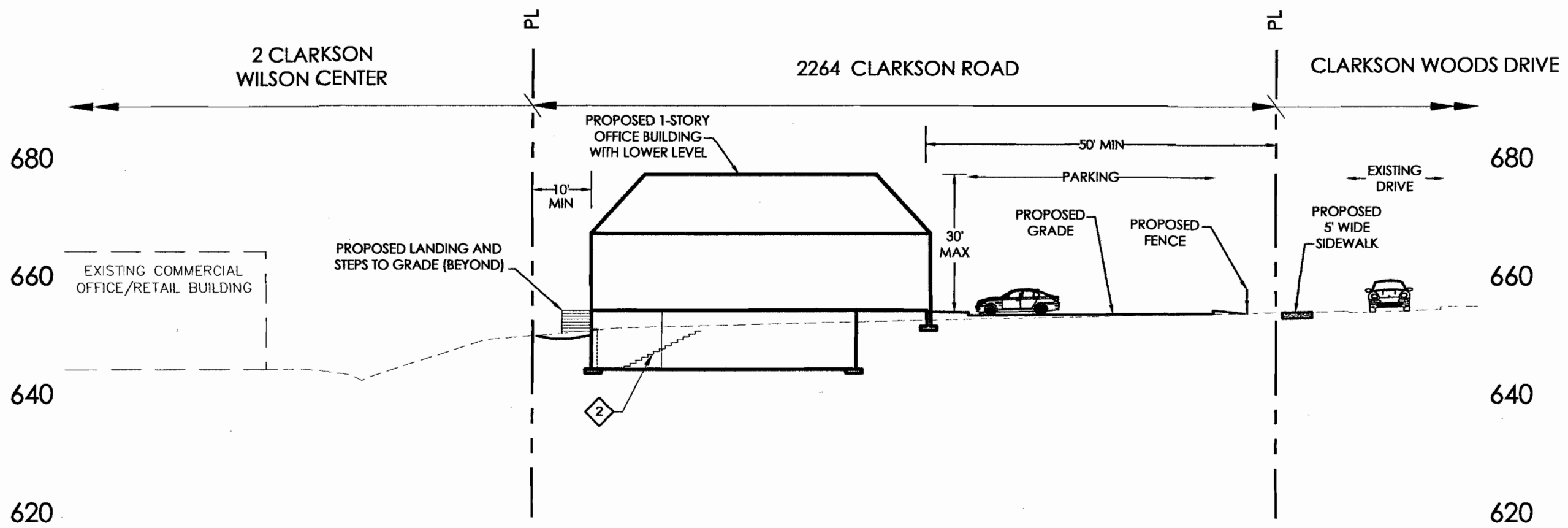
CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
PRELIMINARY SITE + GRADING PLAN

Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.WIND
Email: wind@windengr.com
C.O.A. #E-1807-D

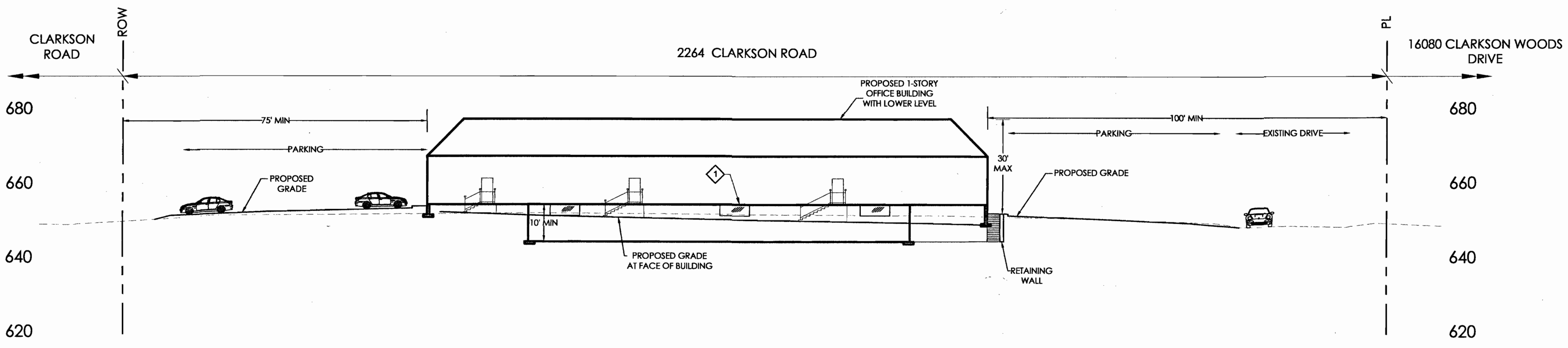
REVISIONS/STATUS

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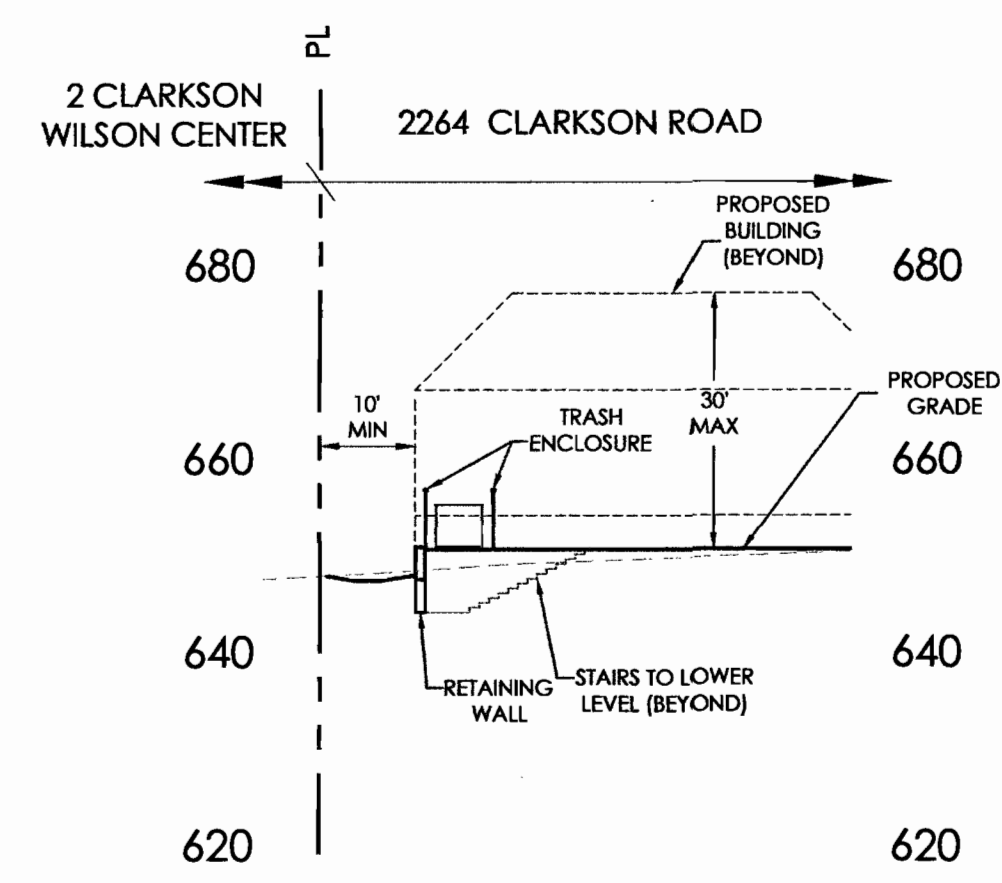
Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP4
MSD P: BASEMAP: 207
H & T #:



SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'

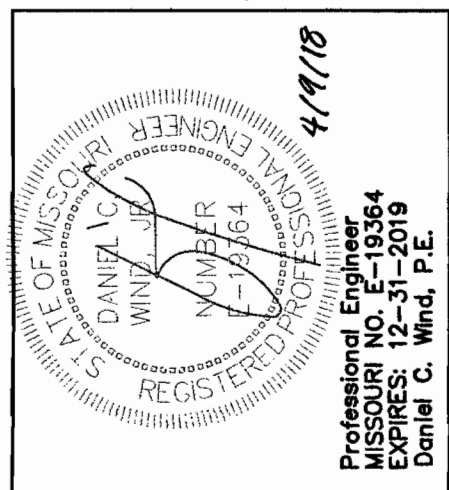


SECTION C-C
SCALE: 1"=20'

KEYED NOTES

GENERAL: SEE NOTICES TO CONTRACTOR SHEET C1 AND KEYED NOTES OTHER SHEETS AS MAY BE APPLICABLE TO WORK DEPICTED ON THIS DRAWING.

1. LOWER LEVEL WINDOWS (TYP.)
2. STAIRS AND ACCESS TO LOWER LEVEL AS SHOWN IS BEYOND SECTION CUT.



PRELIMINARY PLAN DISCLAIMER

THIS PLAN HAS BEEN DEVELOPED USING THE BEST AVAILABLE SURVEY, TOPOGRAPHIC, LAY PAGE, SCALE AND UTILITY INFORMATION. THE DESIGN OF SITE IMPROVEMENTS INCLUDING FINISH GRADES, SEWERS, DRAINAGE UTILITIES, AND PAVING IS STRICTLY PRELIMINARY. SUBJECT TO REVISION DURING FINAL ENGINEERING DESIGN AND AGENCY PROCESSING. THIS PLAN IS NOT FOR CONSTRUCTION.

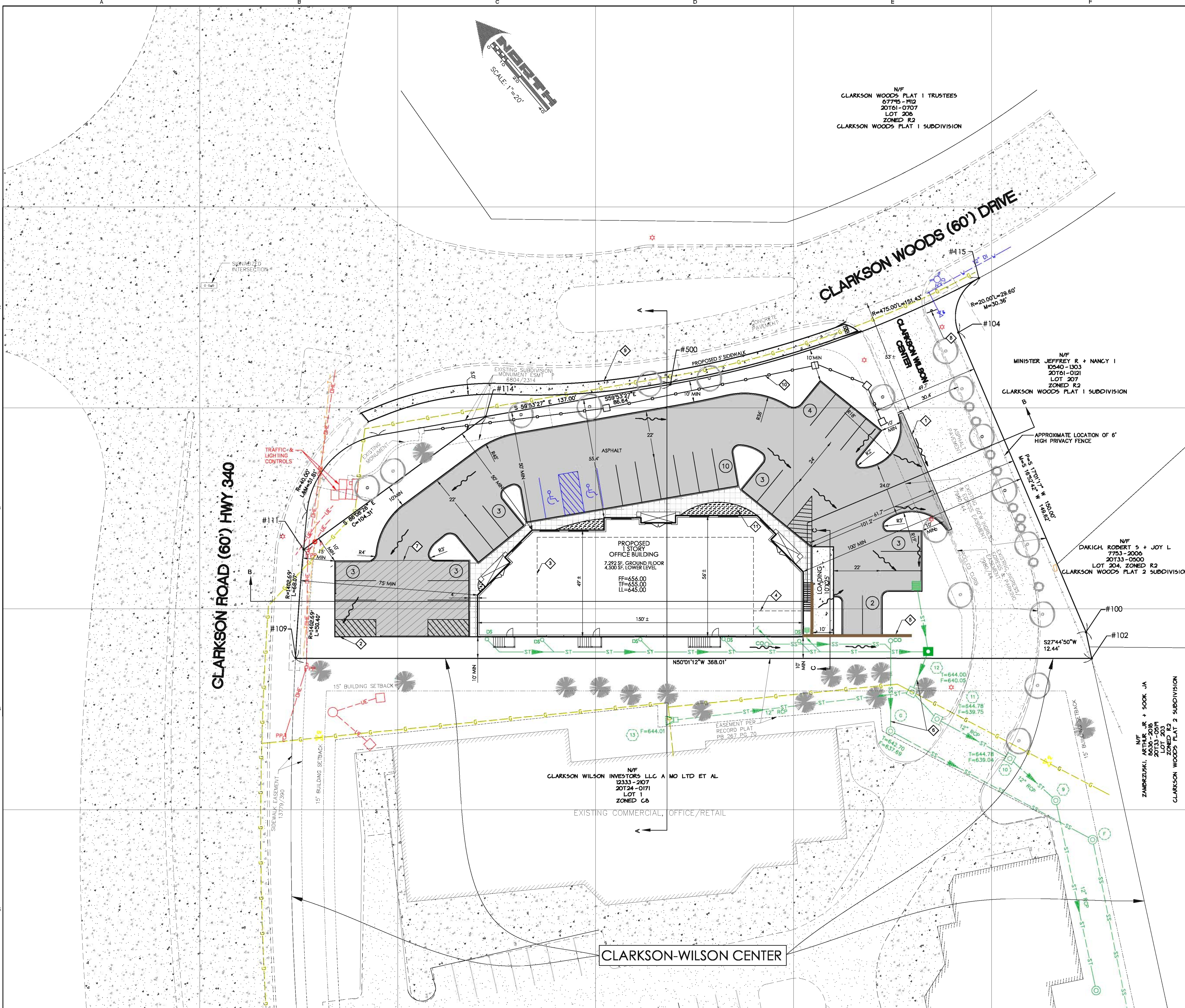
CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017

Prepared For:
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7122
Fax: 314.965.7692
Email: wind@windengr.com
C.O.A. #E-1607-D

No.	Date	Description
2	2/27/2017	REVISIONS PER 2/16/2018 CITY P.Z. LETTER
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER

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Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP5
ASD P: BASEMAP: 201
H & T #:



KEYED NOTES

1. SAWCUT EXISTING PAVEMENT AT PROPOSED ENTRANCE.
2. NO CURB THIS AREA.
3. DENSITIES POSSIBLE LIMITS OF LOWER LEVEL PROPOSED BUILDING.
4. ACCESS TO PLAZA LEVEL STORAGE AND MECHANICAL ROOM.
5. PROPOSED RETAINING WALL.
6. CONNECT TO OFFSITE SANITARY AND STORM SEWERS.
7. // // // // // DENOTES POSSIBLE PERMEABLE PAVEMENT.
8. POSSIBLE STOP SIGN AND ASSOCIATED PAVEMENT MARKINGS AS DIRECTED BY CITY.
9. PROPOSED 5' WIDE SIDEWALK CONFORMING TO ADA STANDARDS, ALONG THE ENTIRE CLARKSON WOODS DRIVE FRONTAGE OF THE SITE. SIDEWALK SHALL PROVIDE FOR FUTURE CONNECTIVITY TO ADJACENT DEVELOPMENTS AND/OR ROADWAY PROJECTS.
10. INSTALL WHITE VINYL FENCE AS DIRECTED BY OWNER, MATCH EXISTING FENCE THAT RUNS BETWEEN CLARKSON WOODS SUBDIVISION AND CLARKSON ROAD.
11. LANDSCAPE AREA (TYP).

STATE PLANE COORDINATES

Point, Northing, Easting, Elevation, Description (P.N.E.Z.D)

109.1017742.8203 (31028.632 M), 797402.4389 (243109.771 M), 649.82, SR
111.1017742.2991 (310218.837 M), 797440.8211 (243121.409 M), 650.91, SR
114.1017771.5489 (310217.399 M), 797740.9240 (243151.920 M), 653.46, SR
115.1017671.7533 (310186.971 M), 797955.5543 (243210.336 M), 653.96, SX
104.1017657.9512 (310182.764 M), 797931.7600 (243210.087 M), 643.24, RBR
100.1017515.2506 (3101.39269 M), 797884.7834 (243196.378 M), 643.83, IP
102.1017504.4103 (3101359.65 M), 797880.8300 (243194.564 M), 643.13, RBR
500.1017727.2660 (310014.906 M), 797815.3478 (243026.455 M)

THE MISSOURI COORDINATE SYSTEM OF 1983 EAST ZONE COORDINATE VALUES AT THE GROUND WERE DETERMINED BY GPS OBSERVATION USING THE MODOT VRS SYSTEM ON 6/14/2018
SCALE FACTOR=1.00092347360

PRELIMINARY PLAN DISCLAIMER
THIS PLAN HAS BEEN DEVELOPED USING RECORD OR AVAILABLE SURVEY, TOPOGRAPHIC, DRAINAGE, SEWER AND UTILITY INFORMATION. THE DESIGN OF SITE IMPROVEMENTS INCLUDING FINISH GRADES, SITE IMPROVEMENTS, UTILITIES, AND PAVING IS THE DESIGNER'S RESPONSIBILITY. THE DESIGNER DOES NOT GUARANTEE THE ACCURACY OF THE DATA PROVIDED. THIS PLAN IS NOT FOR CONSTRUCTION.

CLARKSON WOODS OFFICE CENTER
CITY OF CHESTERFIELD, MO 63017
FLAT + GEOMETRIC PLAN

Prepared By: **wind**
122 N. Kirkwood Road
Kirkwood, MO 63122
Telephone: 314.965.7592
Email: wind@windng.com
C.O.A. #E-1607-D

No.	Date	Description	P.E. Signature
3	6/15/2018	CITY RESUBMITAL	
2	2/27/2018	REVISIONS PER 2/1/2018 CITY P.L. LETTER	
1	12/15/2017	REVISIONS PER 12/04/2017 CITY LETTER	

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Date: 11/07/2017
Field Work: WC Field Checked: DW
Drawn By: PC C.S.O.: DW
Checked By: DW
Project Number: 01005
Sheet Number: PDP3
MSD P.: BASEMAP: 20T
H & T #:

BILL NO. 3208

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “R-2” RESIDENCE DISTRICT AND THE “PC” PLANNED COMMERCIAL DISTRICT TO AN “R-4” RESIDENCE DISTRICT FOR A 20.7 ACRE TRACT OF LAND LOCATED NORTH AND EAST OF SWINGLEY RIDGE ROAD AND EAST OF ITS INTERSECTION WITH CHESTERFIELD RIDGE CENTER DRIVE. [P.Z. 04-2018 WEST COUNTY ACRES, NARDIN DRIVE (R-2, PC TO R-4) 18S510142, 18S510131, 18S510119, 18S510098, 18S510229, 18S510021, 18S230158, 18S510010, 18S150043, 18S510087, 18S510108, 18S510120, 18S510153, 18S510175].

WHEREAS, the petitioner, Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes, has requested a change in zoning from a “R-2” Residence District and the “PC” Planned Commercial District to an “R-4” Residence District for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 23, 2018; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning on June 11, 2018; and,

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “R-4” Residence District designation for a 20.7 acre tract of land located north and east of Swingley Ridge Road and east of its intersection with Chesterfield Ridge Center Drive and as described as follows:

A tract of land being all of Lots 12, 13, 30 and 31 and part of Lot 32 of West County Acres Plat 1, a subdivision filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records and all of Lots 14, 15, 16, 17, 18, 24, 25, 26, 27, 28 and 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12 of West County Acres filed for record in Plat Book 64, Page 64 of the St. Louis County, Missouri records Plat 1, a subdivision; thence along the Southeastern line of said Lot 12 South 75 Degrees, 42 Minutes, 58 Seconds West, a distance of 250.28 feet to the Southwest corner of said Lot 12 being on the Eastern line of Nardin Drive (50 feet wide); thence crossing said Nardin Drive South 76 degrees 07 minutes 31 seconds West, 50.00 feet to the Northeast corner of the Re-Subdivision Plat recorded in Plat Book 345, page 494 of the said St. Louis County records; thence along the Northwestern line of said plat South 76 degrees 09 minutes 17 seconds West, 299.14 feet to the Northwest corner of said plat being a point on the Southwestern line of Lot 32 of said West County Acres Plat 1; thence along the Southwestern line of West County Acres Plat 1 North 13 Degrees, 48 Minutes, 36 Seconds West, a distance of 85.60 feet; thence North 35 Degrees, 33 Minutes, 08 Seconds West, a distance of 279.12 feet to the Southern line of Lot 29 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records; thence along the Southern line of said Lot 29 North 73 Degrees, 07 Minutes, 02 Seconds West, a distance of 311.12 feet to the western line of said West County acres Plat 2; thence along the said Western line North 10 Degrees, 31 Minutes, 28 Seconds East, a distance of 844.52 feet to the Southwest corner of Lot 23; thence along the Southern line of said Lot 23 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 378.93 feet to the Western line of Nardin Drive; thence along said western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the westerly prolongation of the Southern line of Lot 19 of said West County Acres Plat 2; thence along said Prolongation and Southern line of Lot 19 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 383.30 feet to the Eastern line of said West County Acres Plat 2; thence along the Eastern line of said West County Acres Plat 2 and the Eastern line of the aforesaid West County Acres Plat 1 the following: thence South 31 Degrees, 57 Minutes, 51 Seconds East, a distance of 96.61 feet;

thence South 57 Degrees, 58 Minutes, 28 Seconds West, a distance of 174.24 feet; thence South 14 Degrees, 17 Minutes, 32 Seconds East, a distance of 982.65 feet to the POINT OF BEGINNING containing 21.7 acres, more or less as per a survey by Stock & Associates Consulting Engineers, Inc. during March and April, 2018.

EXCEPTING THEREFROM

A tract of land being part of Lots 18 and 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records and being part of U.S. Survey 415 in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 24 of West County Acres Plat 2, a subdivision filed for record in Plat Book 65, Page 17 of said St. Louis County records, said point being on the western line of Nardin Drive; thence along said Western line North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 28.85 feet to the intersection with the Westerly prolongation of the Northern line of Lot 18 of said West County Acres Plat two; thence along said prolongation and Northern line of Lot 18 North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 224.61 feet to a point; thence leaving said line the following: South 00 Degrees, 45 Minutes, 06 Seconds East, a distance of 96.75 feet; thence South 89 Degrees, 35 Minutes, 43 Seconds West, a distance of 199.47 feet to a point in the centerline of Nardin Drive; thence along said Centerline South 00 Degrees, 50 Minutes, 02 Seconds East, a distance of 28.92 feet to a point; thence leaving said centerline South 89 Degrees, 09 Minutes, 58 Seconds West, a distance of 234.00 feet; thence North 00 Degrees, 50 Minutes, 02 Seconds West, a distance of 94.70 feet to a point on the Northern line of the aforesaid Lot 24; thence North 89 Degrees, 04 Minutes, 57 Seconds East, a distance of 209.00 feet to the POINT OF BEGINNING and containing 42,047 square feet or 0.965 acres, more or less as per calculations by Stock & Associates.

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

Section 3. The City Council, pursuant to the petition filed by Stock & Associates Consulting Engineers, Inc. on behalf of Payne Family Homes in P.Z. 04-2018, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 23rd day of April 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this _____ day of _____, 2018

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 07/16/2018