



CITY OF CHESTERFIELD

Public Health & Safety Committee Meeting

July 1, 2024

5:00 PM

Conference Room 101

REVISED AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes - June 10, 2024
4. Proposed Resolution

The purpose of this proposed resolution is to establish support of the International Holocaust Remembrance Alliance's working definition of antisemitism and its eleven contemporary examples.

5. Unfit Buildings

Justin Wyse and Elliot Brown will present information regarding two unfit buildings and nuisance properties located within the City,

6. Proposed Resolution – Flock Camera Installation on County Roadway

Chief Funkhouser will present a resolution related to the installation of a Flock camera at the intersection of Chesterfield Airport Road and Long Road.

7. Letter of Agreement – Parkway School District

Chief Funkhouser will present a letter of agreement to continue the current agreement regarding SRO's at the Parkway School District.

8. Proposed Ordinance imposing a minimum age for the purchase and sale of KRATOM products within the City of Chesterfield

City Attorney Chris Graville will present a proposed ordinance imposing a minimum age for the purchase and sale of KRATOM products.

9. Proposed Ordinance imposing a minimum age for the purchase and sale of Hemp-Derived Intoxicants within the City of Chesterfield.

City Attorney Chris Graville will present a proposed ordinance imposing a minimum age for the purchase and sale of Hemp-Derived intoxicants.

10. Other
11. Next Meeting
12. Adjourn

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PH&S COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

MINUTES
PUBLIC HEALTH & SAFETY COMMITTEE MEETING
June 10, 2024



DRAFT

1. Call to Order

The meeting was called to order at 5:00 PM by Chairperson Councilmember Aaron Wahl.

2. Roll Call

Councilmember Aaron Wahl, Ward II, Chairperson, Councilmember Barbara McGuinness, Ward I, Councilmember Michael Moore, Ward III, Councilmember Merrell Hansen, Ward IV. Also, in attendance was Chief Cheryl Funkhouser and Mr. Larry Walker (City of Chesterfield VIP and nominee to the Chesterfield Police Personnel Board).

3. Approval of Minutes

Councilmember Hansen motioned and Councilmember Moore seconded to approve the minutes of the meeting of February 12, 2024. The motion carried 4-0.

4. Election of Vice-Chairperson of the Public Health & Safety Committee

Councilmember McGuinness motioned and Councilmember Moore seconded to nominate Councilmember Hansen for the position of Vice-Chairman of the Public Health & Safety Committee. The motion was approved 4-0.

5. Elect Liaison to the Police Personnel Board

Councilmember McGuinness motioned and Councilmember Hansen seconded to nominate Councilmember Moore to the position of Liaison to the Police Personnel Board. The motion approved 4-0.

The Committee suspended the regular order to wait for Mr. Walker's arrival.

7. Proposed Resolution

Chairperson Wahl presented a proposed resolution supporting the International Holocaust Remembrance Alliance working definition of antisemitism.

Councilmember Moore voiced his opinion that by selecting one religious organization neglects presented, noting that possibly there should be a proclamation against hatred encompassing ALL religious/ethnic groups. He noted that if passed for antisemitism, other specific groups will request additional resolutions to represent each of those groups. He also voiced that focusing on one group lessens other nationalities and/or religions. Chairperson Wahl and Councilmember McGuinness disagreed.

Upon further discussion, Councilmember Hansen voiced support of the resolution but with broader terms.

The Committee returned to its original order of the agenda at 5:30 PM

6. Interview of Potential Candidate for the Police Personnel Board

Mr. Larry Walker was introduced to the Committee Members.

The members of the Committee reviewed Mr. Walker's resume. They then inquired why he would like to be appointed to the Police Personnel Board. Mr. Walker noted that he has been involved with the Police Department for many years. He began by attending a session of the Police Department's Citizen Police Academy followed by being a member of the City's Citizen Emergency Response Team. He has been a member of the Volunteers In Policing for approximately 20 years. Mr. Walker also noted his business activity while a part of the public work force.

Councilmember Moore noted that Mr. John Nichols is retiring his position on the Police Board at the end of August and this appointment would begin then for a three-year term.

Councilmember McGuinness motioned and Chairperson Wahl seconded to recommend Mr. Walker's appointment to the Police Personnel Board by City Council. The motion carried unanimously. The recommendation will be forwarded to City Council for their approval.

The Committee members thanked Mr. Walker for his work with the City.

(The members of the Committee requested that they be informed of the date of the next Citizens' Academy when scheduled.)

The Committee returned to Agenda #7 to continue their discussion.

7. Continuation — Proposed Resolution

Chairperson Wahl suggested two resolutions with one being specific to antisemitism.

Chairperson Wahl noted that the resolution regarding antisemitism be used as an educational tool.

After additional discussion, it was decided to table this issue for the next meeting requesting that Councilmember Moore work with the City Administer and the City Attorney to produce one or more resolutions to cover antisemitism and also to cover any hate speech against other ethnicities.

The Committee agreed to table the request for the resolution.

8. Police Appreciation Month/Week

Chairperson Wahl suggested there be recognition of the work of the Police Officers by the City and also be promoted to the residents of Chesterfield.

Councilmember McGuinness suggested yard signs be made available to residents to pick up at City Hall and utilized during the week that National Night Out is celebrated in the City.

The Committee agreed this would be a good idea but cost for the signs needs to be considered.

This will be tabled for the next meeting with direction to Chief Funkhouser to get the cost for 500 to 1,000 signs.

9. There was no other business.

10. The next meeting is scheduled for July 1, 2024 at 5:00 PM.

11: Adjourn

Chairperson Wahl motioned and Councilmember Moore seconded to adjourn the meeting.

The motion carried and the meeting adjourned at 6:35 PM.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CHESTERFIELD, CITY COUNCIL, IN SUPPORT OF THE INTERNATIONAL HOLOCAUST REMEMBRANCE ALLIANCE WORKING DEFINITION OF ANTISEMITISM

WHEREAS, antisemitism, including harassment on the basis of actual or perceived Jewish origin, ancestry, ethnicity, identity, affiliation, or faith, remains a persistent, pervasive, and disturbing problem in American society; and

WHEREAS, Jews continue to be a targeted minority in the United States and are consistently the most likely of all religious groups to be victimized by incidents of hate, and such incidents are increasing at an alarming rate; and

WHEREAS, the deadliest attack against the American Jewish community took place on October 27, 2018 at the Tree of Life Synagogue in Pittsburgh, Pennsylvania, killing eleven worshippers and injuring several more; and

WHEREAS, nearly 60 percent of religious-based crimes in the United States were committed against Jews, according to the 2019 FBI Hate Crime Report, even though Jews represent only two percent of the U.S. total population; and

WHEREAS, elected officials and government institutions have a responsibility to protect people from acts of hate and bigotry, including antisemitism, and must be given the tools to do so; and

WHEREAS, valid monitoring, informed analysis and investigation, and effective policy-making all benefit from accurate and uniform definitions; and

WHEREAS, the International Holocaust Remembrance Alliance ("IHRA"), by consensus vote of its member states, adopted a "Working Definition of Antisemitism" ("IHRA Working Definition") in May, 2016, which has become the internationally recognized, authoritative definition for use by governments and international and organizations; and

WHEREAS, that definition reads in full as follows:

"Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.

To guide IHRA in its work, the following examples may serve as illustrations:

Manifestations might include the targeting of the state of Israel, conceived as a Jewish collectivity. However, criticism of Israel similar to that leveled against any other country cannot be regarded as

antisemitic. Antisemitism frequently charges Jews with conspiring to harm humanity, and it is often used to blame Jews for 'why things go wrong'. It is expressed in speech, writing, visual forms and action, and employs sinister stereotypes and negative character traits.

Contemporary examples of antisemitism in public life, the media, schools, the workplace and in the religious sphere could, taking into account the overall context, include, but are not limited to:

- Calling for, aiding, or justifying the killing or harming of Jews in the name of a radical ideology or an extremist view of religion.*
- Making mendacious, dehumanizing, demonizing, or stereotypical allegations about Jews as such or the power of Jews as collective - such as, especially but not exclusively, the myth about a world Jewish conspiracy or of Jews controlling the media, economy, government or other societal institutions.*
- Accusing Jews as a people of being responsible for real or imagined wrongdoing committed by a single Jewish person or group, or even for acts committed by non-Jews.*
- Denying the fact, scope, mechanisms (e.g. gas chambers) or intentionality of the genocide of the Jewish people at the hands of National Socialist Germany and its supporters and accomplices during World War II (the Holocaust).*
- Accusing the Jews as a people, or Israel as a state, of inventing or exaggerating the Holocaust.*
- Accusing Jewish citizens of being more loyal to Israel, or to the alleged priorities of Jews worldwide, than to the interests of their own nations.*
- Denying the Jewish people their right to self-determination, e.g., by claiming that the existence of a State of Israel is a racist endeavor.*
- Applying double standards by requiring of it a behavior not expected or demanded of any other democratic nation.*
- Using the symbols and images associated with classic antisemitism (e.g., claims of Jews killing Jesus or blood libel) to characterize Israel or Israelis.*
- Drawing comparisons of contemporary Israeli policy to that of the Nazis.*
- Holding Jews collectively responsible for actions of the state of Israel.*

Antisemitic acts are criminal when they are so defined by law, for example, denial of the Holocaust or distribution of antisemitic materials in some countries.

Criminal acts are antisemitic when the targets of attacks, whether they are people or property such as buildings, schools, places of worship and cemeteries are selected because they are, or are perceived to be, Jewish or linked to Jews.

Antisemitic discrimination is the denial to Jews of opportunities or services available to others and is illegal in many countries.

WHEREAS, the IHRA Working Definition has proven to be an essential tool used to determine contemporary manifestations of antisemitism; and

WHEREAS, in the United States, the IHRA Working Definition is utilized by various government and law enforcement agencies in monitoring, training, and education, including the U.S. Department of State and the U.S. Department of Education;

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

Section 1. The City Council supports the International Holocaust Remembrance Alliance (IHRA) Working Definition of Antisemitism, including the eleven contemporary examples.

Section 2. The City Clerk shall deliver certified copies of this resolution to the Chair of the St. Louis County Human Relations Commission and the Regional Director of the Anti-Defamation League in St. Louis.

Section 3. This Resolution shall be in full force and effect from and after it passage and approval as provided by law.

This resolution passed and approved on this ____ day of _____, 2024.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd



TO: Michael O. Geisel, P.E.
City Administrator

FROM: Elliot Brown, *EMB*
Assistant City Administrator
Justin Wyse, *JW*
Director of Planning

Date: June 13, 2024

RE: Unfit Buildings

Background:

Staff has recently become aware of several housing issues in the City. After reviewing the circumstances in each situation, Staff is of the opinion that the City Council should consider reviewing Section 500 of the Chesterfield Municipal Code (the Code) and provide direction on any code changes.

Over the last year, the Code Enforcement Team has followed the procedures in our Code to address a multitude of nuisance violations. For the purposes of this report, two properties, both located in Ward 1, will be focused on. These properties represent some of the more concerning living conditions and have continued to present concerns with neighbors.

- 1000 N. Woods Mill Rd.
- 211 Stablestone Dr.

The Code Enforcement Team has addressed a variety of exterior public nuisance violations at both properties over the years by cutting tall grass, draining stagnant water from a pool, and removing junk, garbage and other items. When necessary, they have followed the procedures laid out in Chapter 215 of the Code to abate these nuisances. While this has provided temporary relief for nearby residents, it has not addressed the underlying cause of the problem: the owners' abandonment of the properties and/or willful neglect of their responsibilities to maintain them. The properties are in such an enhanced deteriorated condition that both have also become targets for 'squatters' in recent years. The City's abatement procedures cannot keep the properties in the same condition as if they were occupied and maintained by responsible owners, only to the level where the nuisances are abated. The City can only make temporary aesthetic improvements such as cutting the grass every time it is over 10 inches in height, installing temporary chain-link fencing, or boarding up windows and doors. In essence, the City has taken on the cost, responsibility, and potential liability of maintaining the exteriors of these properties.

Unfit Building Regulations:

Chapter 500 establishes regulations and a process for addressing unfit buildings in the City. Section 500.540 requires interior inspections to verify that a building meets the definition of an unfit building before it can be declared public nuisances and made to be repaired, reconditioned, vacated and repaired, or vacated and demolished. However, Council has previously instructed Code Enforcement not to conduct, nor to contract with St. Louis County to conduct interior inspections of any buildings on private property. This direction was most recently given when the City repealed the International Property Maintenance Code in September of 2023.

While Staff has followed these instructions, residents often contact St. Louis County's Problem Properties Unit to report unfit buildings. In fact, both properties referenced above were reported to St. Louis County and they inspected the interior of both in the past (see attached reports). Unfortunately, when these reports are transferred to the City, we cannot act on any of the violations found on the interior of the structures under our current Unfit Building regulations.

Given the deteriorating condition of the structures on these properties, the continued neglect by their owners, and the City's current Unfit Building regulations, these properties will continue to deteriorate until they structurally are failing. Continued deplorable living conditions (e.g. lack of operational indoor plumbing, sewage back-ups) will persist and worsen as the City does not have any regulations that prevent such circumstances.

Recommended Actions:

This item should be forwarded to the Planning and Public Works Committee for discussion. While a robust review has not been conducted, a copy of the "Dangerous and Unsafe Structures" code from the City of Creve Coeur is attached for comparison. Specifically, Creve Coeur's code includes provisions that address items that are essential to sanitary and healthy living conditions of any structure.

Attachments: Chesterfield Section 500.500 Unfit Buildings
 Creve Coeur Section 510.020 Dangerous and Unsafe Structures
 211 Stablestone Dr. Report
 1000 N. Woods Mill Rd. Report

Chapter 500. Buildings and Building Regulations

Article V. Unfit Buildings

Section 500.500. Definitions.

[CC 1990 § 7-101; Ord. No. 874 § 1, 2-7-1994; Ord. No. 1055 § 1, 7-17-1995; Ord. No. 1276 § 1, 6-16-1997]

As used in this Article, the following terms shall have the meanings indicated:

UNFIT BUILDING

All buildings or structures having one (1) or more of the following defects:

1. Those which have interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
2. Those which have exterior portions, members, appurtenances, ornamentations or components which are likely to fail or collapse or to become detached or dislodged and thereby injure persons or damage property.
3. Those which are open at door and/or window.
4. Those which have been damaged by fire, wind, flood, vandalism or other causes so as to impair the life, health, safety or welfare of persons who are or might reasonably be in or on neighboring structures or rights-of-way.
5. Those which are so dilapidated or unsafe as to be likely to cause injury to the life, health, safety or welfare of neighbors.
6. Those which have never been lawfully occupied and for which a certificate of use and occupancy could not be granted by reason of incompleteness, where construction has been substantially abandoned for more than two (2) years.
7. Those which have been for two (2) years boarded up, abandoned, not used as a residence or by way of other evidence that the structure shall not be used in the future as a residence based upon the predominant zoning or in the immediate area as a result of a change in the underlying zoning district.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Creve Coeur

Section 510.020 "Dangerous Buildings" Defined.

[R.O. 2008 §6-86; Ord. No. 1546 §1, 10-12-1992]

- A. Any building or structure which has one (1) or more of the following defects shall be deemed a dangerous and unsafe building and shall be declared a public nuisance:
1. Bearing wall, earth retaining wall, column or other vertical structural member which leans or buckles to such an extent that it is likely to partially or completely collapse and injure the occupants or members of the public.
 2. Those which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or the deterioration of the supporting member or members or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or coverings.
 3. Those which have unevenly distributed loads upon the floor or roof or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
 4. Those which have been damaged by fire, wind or other causes so as to become dangerous to life, safety or the general health and welfare of the occupants or the people of the City.
 5. Those which are so dilapidated, decayed, unsafe, unsanitary or would ordinarily fail to provide the amenities essential to sanitary and healthful living that they are unfit for human habitation or likely to cause sickness or disease, so as to work injury to the health, safety or welfare of those occupying such buildings.
 6. Those having light, air and sanitary facilities which are inadequate to protect the health, safety or general welfare of human beings who live or may live therein.
 7. Those having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of access.
 8. Those which have parts thereof which are so attached that they may fall or injure members of the public or property.
 9. Those which, because of their condition, are unsafe, unsanitary or dangerous to the health, safety or general welfare of the people of this City.
 10. Those which are vacant or unoccupied and are open at door and/or window.
 11. Those which have never been lawfully occupied and for which a certificate of use and occupancy could not be granted by reason of incompleteness, where construction has been substantially abandoned for more than one (1) year.

Elliot Brown

From: Hite, Mike <MHite@stlouiscountymo.gov>
Sent: Wednesday, May 29, 2024 11:33 AM
To: Elliot Brown; Moore, Mike; Patrick Bell
Cc: Kolar, Michael; Sturgill, Frank; Justin Wyse; Hite, Mike
Subject: 211 Stablestone
Attachments: Address.jpeg; damage exterior .jpeg; Frt of house.jpeg; frt porch.jpeg; overall rear garage door.jpeg; posted door hanger.jpeg; rear drive.jpeg; rear left side of house.jpeg; small retaining wall.jpeg; Swimming pool.jpeg

Elliot,

It was good to talk with you on the phone. Attached you will find pictures taken at 211 Stablestone. We discovered:

- The exterior of the home needs repairs.
- Front porch was cluttered with debris (Front door has a lock box on it).
- Garage door partially open.
- Trash and debris on the driveway outside of the garage door.
- Swimming pool not being maintained.
- The fence surrounding the pool needs repaired.

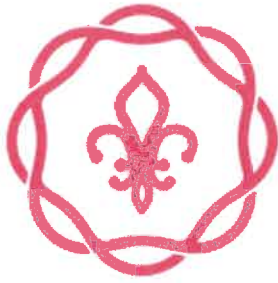
We spoke to the owner, Jennifer yesterday on the phone. She told us that she has no plans on moving back into the house. She did mention that she has had workers at the house in the past trying to clean it up and "Chesterfield" ran them off. I asked her, who was mowing the grass. She said, last year she paid someone to mow it and she needed to find someone again to mow this year. Jeffifer did not sound like she wanted to share where she was living at this time. I told her I may write some Notice of Violations and she said just to mail them, and she would get them. (The neighbors tell me she comes by every once in a while, and gets the mail.) I told her if Notices were written I would be mailed and posted on the front door . When I told Jeffifer about the "lockbox" on the front door she sounded confused on the phone as if she did not know it was there.

The taxes appear to be paid up.

Please advise me if you want me to issue any Notices of Violation or if you want us to contact Jennifer again to help resolve this vacant property.

Thanks,

Specialist Mike Hite
Problem Properties Unit
1050 North Lindberg Blvd., St. Louis, MO 63132
314-566-0685



Police Officer T.J. Bakula DSN 3837
Community Outreach Unit
7900 Forsyth, Clayton, MO. 63105
314-486-8928 (cell)
636-566-0685 (dispatch)



From: Elliot Brown <ebrown@chesterfield.mo.us>
Sent: Wednesday, May 29, 2024 9:52 AM
To: Hite, Mike <MHite@stlouiscountymo.gov>; Moore, Mike <MMoore@stlouiscountymo.gov>; Patrick Bell <pbell@chesterfield.mo.us>
Cc: Kolar, Michael <MKolar@stlouiscountymo.gov>; Sturgill, Frank <FSturgill@stlouiscountymo.gov>; Justin Wyse <JWyse@chesterfield.mo.us>
Subject: [External Email] RE: 1000 NORTH WOODS MILL RD. (PARCEL NUMBER 16Q310021)

EXTERNAL EMAIL: Please exercise caution when opening links or attachments

You can call me now. 636-537-4705

Elliot Brown
Assistant City Administrator
City of Chesterfield
690 Chesterfield Pkwy West
Chesterfield, MO 63017
Phone: 636-537-4705
Email: ebrown@chesterfield.mo.us



May 23, 2024
38.66890N 90.51918W
211 Stablestone



May 23, 2024
38.66883N 90.51935W
211 Stablestone





May 23, 2024
38.66880N 90.51932W
211 Stablestone





May 23, 2024
38.66870N 90.51920W
211 Stablestone



May 23, 2024
38.66880N 90.51942W
211 Stablestone



May 23, 2024
38.66888N 90.51900W
211 Stablestone



May 23, 2024
38.66884N 90.51929W
211 Stablestone



May 23, 2024
38 66883N 90.51907W
211 Stablestone

Public Works Dept.
North Office
715 Northwest Plaza Dr.
St Ann, MO 63074



Posted Copy

Public Works Dept.
South Office
4556 Lemay Ferry Rd.
St. Louis, Mo 63129

NOTICE OF VIOLATION / INSPECTION LETTER

Neighborhood Preservation: Protecting Property Values, Promoting Health & Safety

Date: 11/18/2022

Incident #:	Locator #	17R340471	Inspector:	Tim Beaver
			Owner:	LITTLE JENNIFER R
			Violation Address:	211 STABLESTONE DR CHESTERFIELD, MO 63017

This day these premises are found to have the following violation(s) of St. Louis County ordinances.

Violation 1 302.1 Sanitation. Health Related. All exterior property and premises shall be maintained in a clean, safe and sanitary condition

Violation 2 302.5 Rodent harborage. Health Related. All interior structures and exterior property shall be kept free from rodent harborage and infestation.

Violation 3 302.4 Weeds. Health Related. All premises and exterior property shall be maintained free from weeds or plant growth in excess of eight (8) inches. All noxious weeds shall be prohibited.

Violation 4 302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation 5 304.1 Exterior Structure Health Related. The exterior shall be maintained in good repair, structurally sound and sanitary and pose a threat to public health, safety or welfare 304.1 Exterior Structure The exterior shall be maintained in good repair, structurally sound and sanitary and pose a threat to public health, safety or welfare 304.2 Protective treatment exterior). All exterior surfaces shall be maintained in good condition and protected. Properly scrape and paint all previously painted surfaces on exterior. (add specific areas of house as well).

Violation 6 308.2.1 Rubbish storage facilities. The owner of every occupied premise shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish. 308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers. 404.4.4 Prohibited Occupancy Kitchens and nonhabitable shall not be used for sleeping purposes. 404.7 Food Preparation. All spaces occupied for food preparation shall contain suitable space and equipment to store, prep and serve foods in a sanitary manner. 602.2 Residential Occupancies - Shall be provided with heating facilities capable of maintaining a room temperature of 68° F (20° C) in all habitable rooms, bathrooms and toilet rooms. 1110.108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Comments:

Neighborhood Preservation: Protecting Property Values, Promoting Health & Safety

Date: 11/18/2022

Incident #:

Locator #

17R340471

Inspector: Tim Beaver

Owner: LITTLE JENNIFER R

Violation Address: 211 STABLESTONE DR
CHESTERFIELD, MO 63017

The above violation(s) must be corrected, repaired or removed by

12/3/2022

If you have questions or concerns regarding this notice, please call Neighborhood Preservation at 314-615-4100

Office hours: M-F, 8:00am-4:00pm.

**Failure to comply with this request will necessitate this matter being referred to the
St. Louis County Counselor's Office for Legal action. (See below for penalties).**

You are being issued this Notice of Violation because it is our understanding that you are the President, Trustee, Organizer or Registered Agent of the recorded owner of this property. We assume you are a person responsible for this property and if the violations are not abated by the compliance date, we will forward the matter to the St. Louis County Counselor's Office for prosecution or other legal action. If you are not responsible for this property, you must notify us immediately, informing us who is responsible for this property and provide their contact information including name, mailing address and phone number.

Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal within thirty days to the Manager of Neighborhood Preservation, or the Neighborhood Services Division Manager. Every effort will be made by the Manager, or Division Manager, to give the matter a proper airing utilizing appropriate inspection staff. An appeal shall be based upon a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of compliance will be used.

Failure to comply with the Property Maintenance Code, Chapter 1110 of the Saint Louis County Revised Ordinance will result in this case being referred to the St. Louis County Counselor. In that event, this case will be placed on a Municipal Court Docket and you could be summoned to Court. The Court could levy a fine not to exceed one thousand dollars (\$1,000.00) for any one offense and/or imprisonment in the County Jail for not more than (1) year. If you are summoned to court, minimum court costs will be assessed.

Correspondence should be sent to 1050 N. Lindbergh, St. Louis, MO 63132.

NP Posted Notice

























Elliot Brown

From: Hite, Mike <MHite@stlouiscountymo.gov>
Sent: Tuesday, May 21, 2024 10:37 AM
To: Patrick Bell
Cc: Sturgill, Frank; Justin Wyse; Moore, Mike; Walterscheid, Bill; Hite, Mike; Bakula, Todd; Elliot Brown
Subject: RE: 1000 NORTH WOODS MILL RD. (PARCEL NUMBER 16Q310021)
Attachments: Address.jpeg; back porch.jpeg; back up in basement from floor drain.jpeg; Basement water on floor panel box.jpeg; basement with water on floor.jpeg; bathroom.jpeg; Bedroom.jpeg; close up kitchen.jpeg; close up stove.jpeg; kitchen 1.jpeg; kitchen.jpeg; living room.jpeg

Patrick,

My name is Mike Hite I work with Problem Properties Unity for St. Louis County. I am at:

1000 North Woods Mill Rd

At this time. Officer Bakula and I contacted the tenant, Samantha and her 14-year-old son. Samantha gave us verbal permission to look inside the house. Samantha told us the main issue was the land lord was not mowing the grass and she said the floor drain in the basement was backing up with sewage and she can not do laundry.

As I walked through the house, I took a few pictures (see attached) The house is extremely cluttered and dirty although the main concern is the 2 inches of sewer water in the basement.

We would like to do an Order to Vacate on the property. In short, I would post a sign on the window, and they would only be allowed to be here during the day time to clean. They could not stay here at night. The compliance date would be set for 30 days and if no improvement has been made, we would send it to court. If improvement is made, we may grant and extension.

The landlord is here currently also. He just received your warning letters for the grass.

In closing:

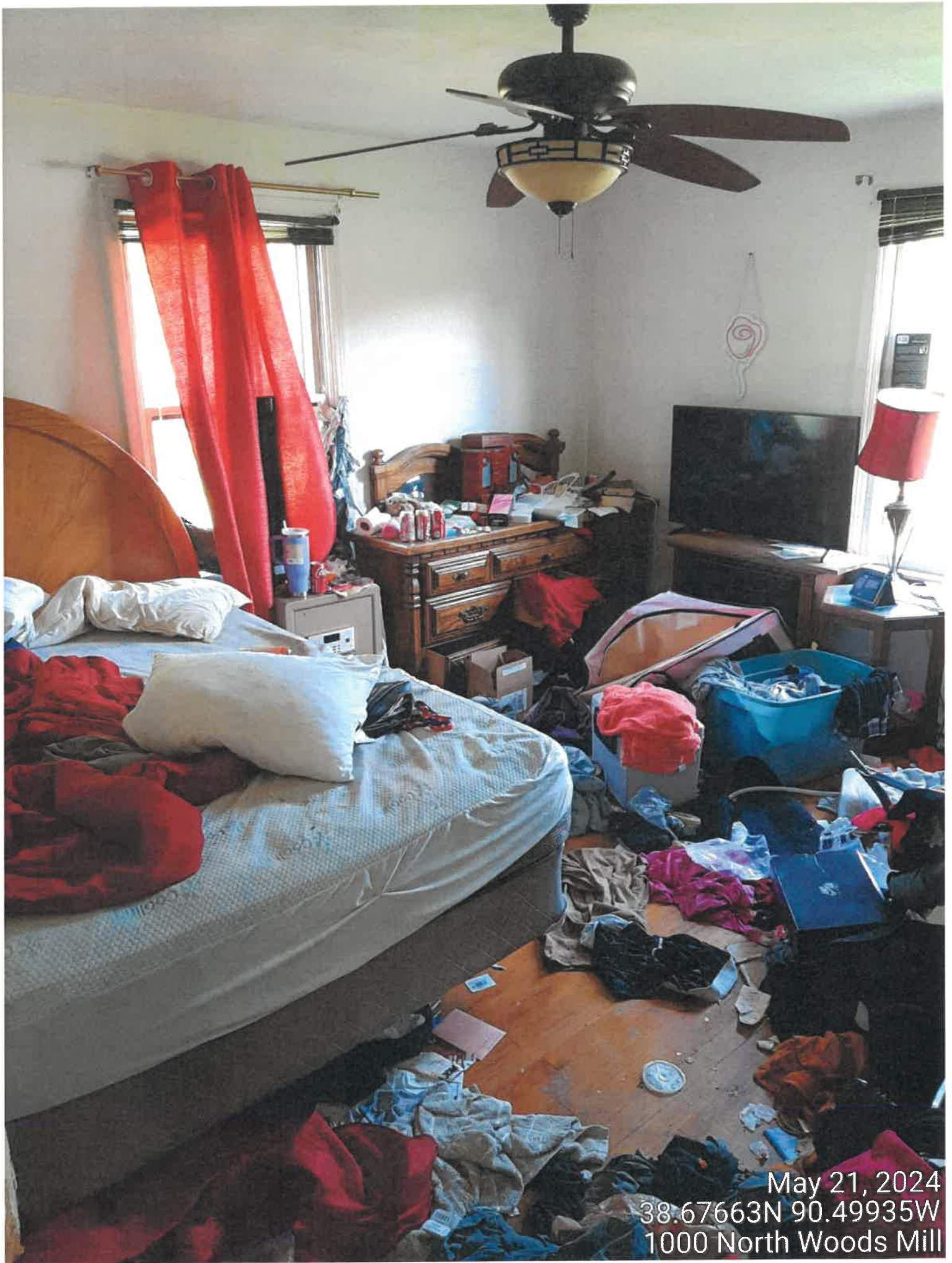
Do you want St. Louis County to proceed with the Order to Vacate?
Do you want me to write the landlord a Notice of Violation for the grass?

Please reply ALL, also you may call me at 314-566-0685

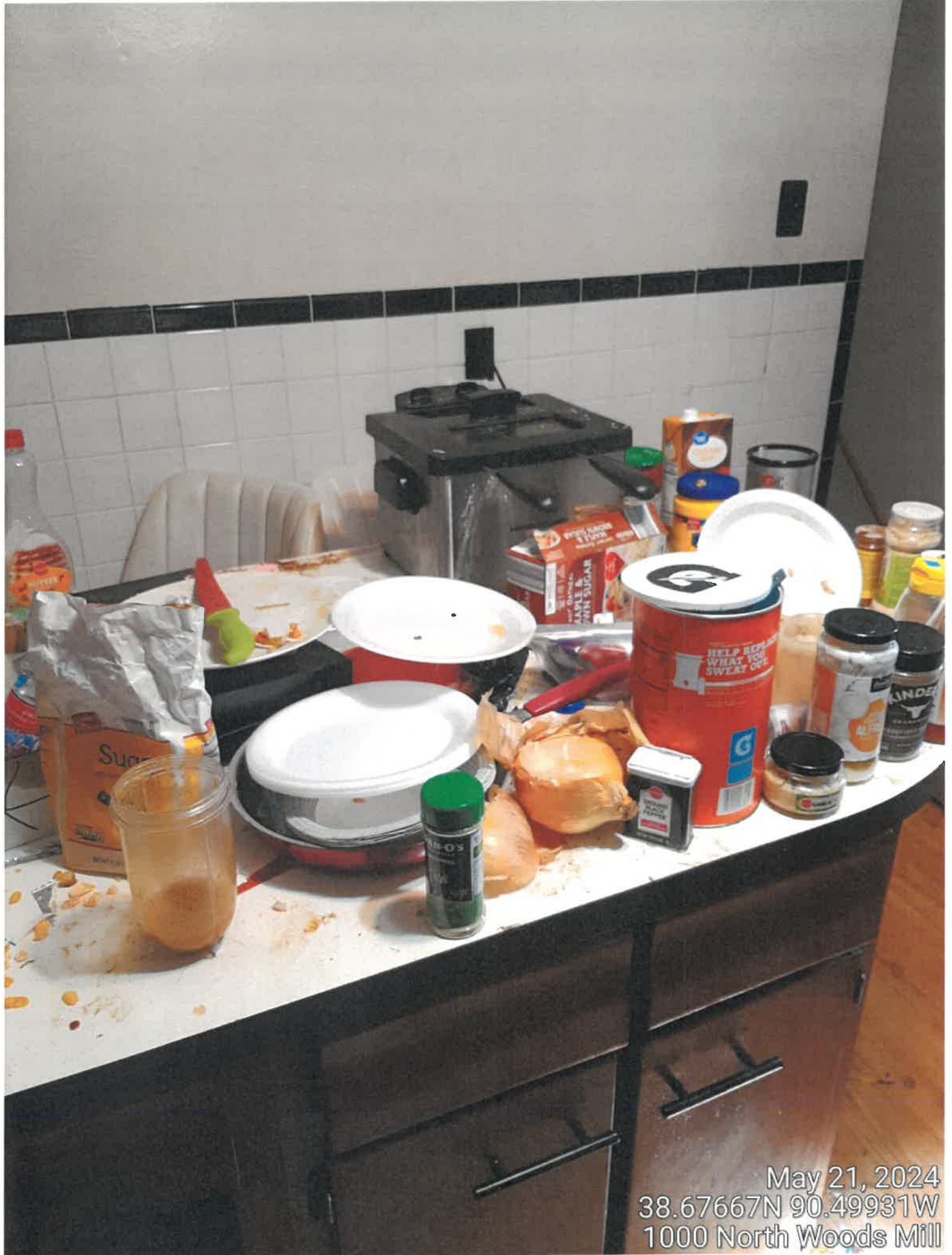
Thank you,

Mike Hite
PPIU

From: Moore, Mike <MMoore@stlouiscountymo.gov>
Sent: Wednesday, May 15, 2024 6:57 AM
To: Patrick Bell <pbell@chesterfield.mo.us>
Cc: Sturgill, Frank <FSturgill@stlouiscountymo.gov>; Kolar, Michael <MKolar@stlouiscountymo.gov>; Hite, Mike



May 21, 2024
38.67663N 90.49935W
1000 North Woods Mill



May 21, 2024
38.67667N 90.49931W
1000 North Woods Mill



May 21, 2024
38.67667N 90.49922W
1000 North Woods Mill



May 21, 2024
38.67670N 90.49928W
1000 North Woods Mill



May 21, 2024
38.67670N 90.49928W
1000 North Woods Mill

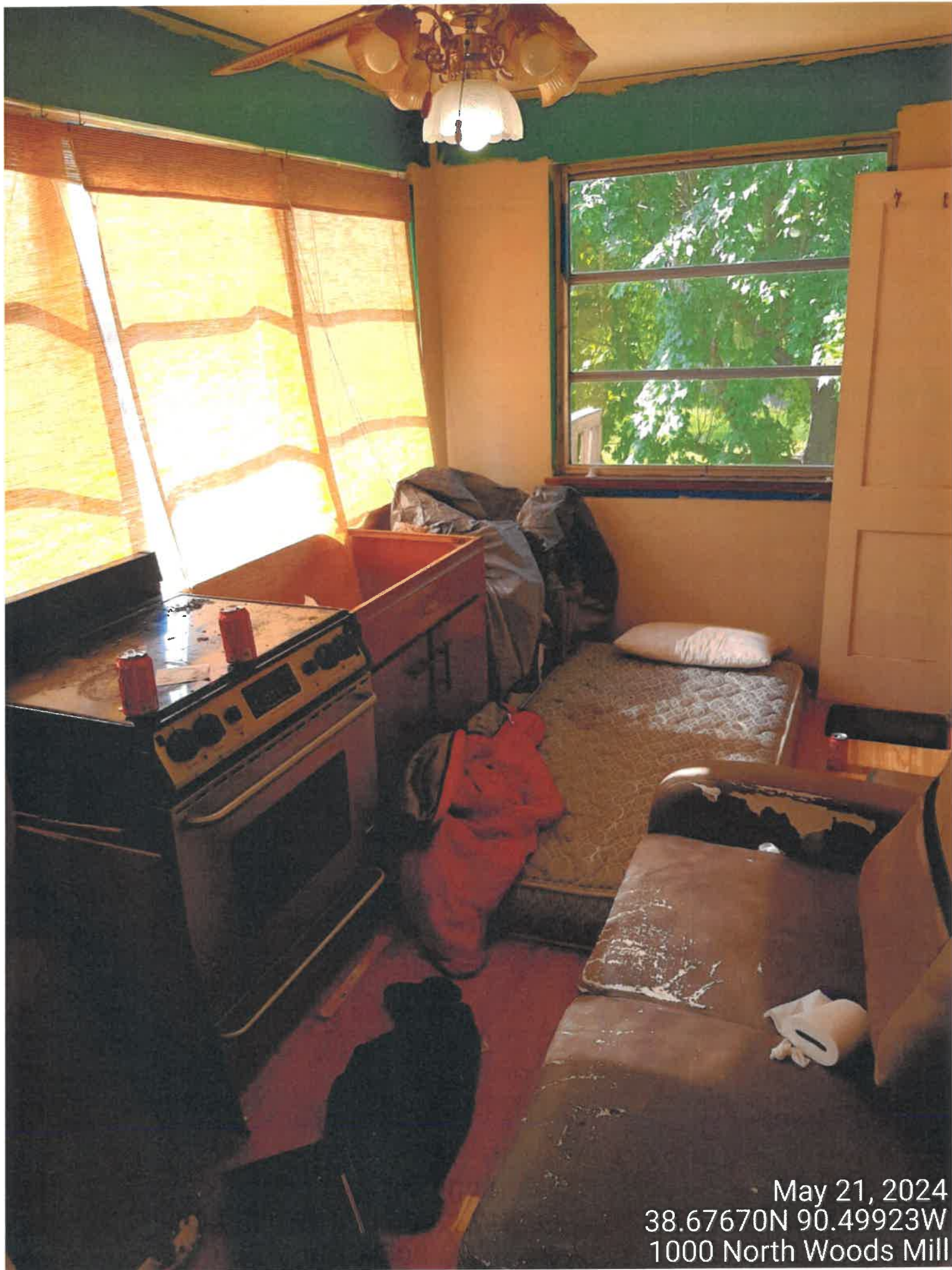


May 21, 2024
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May 21, 2024
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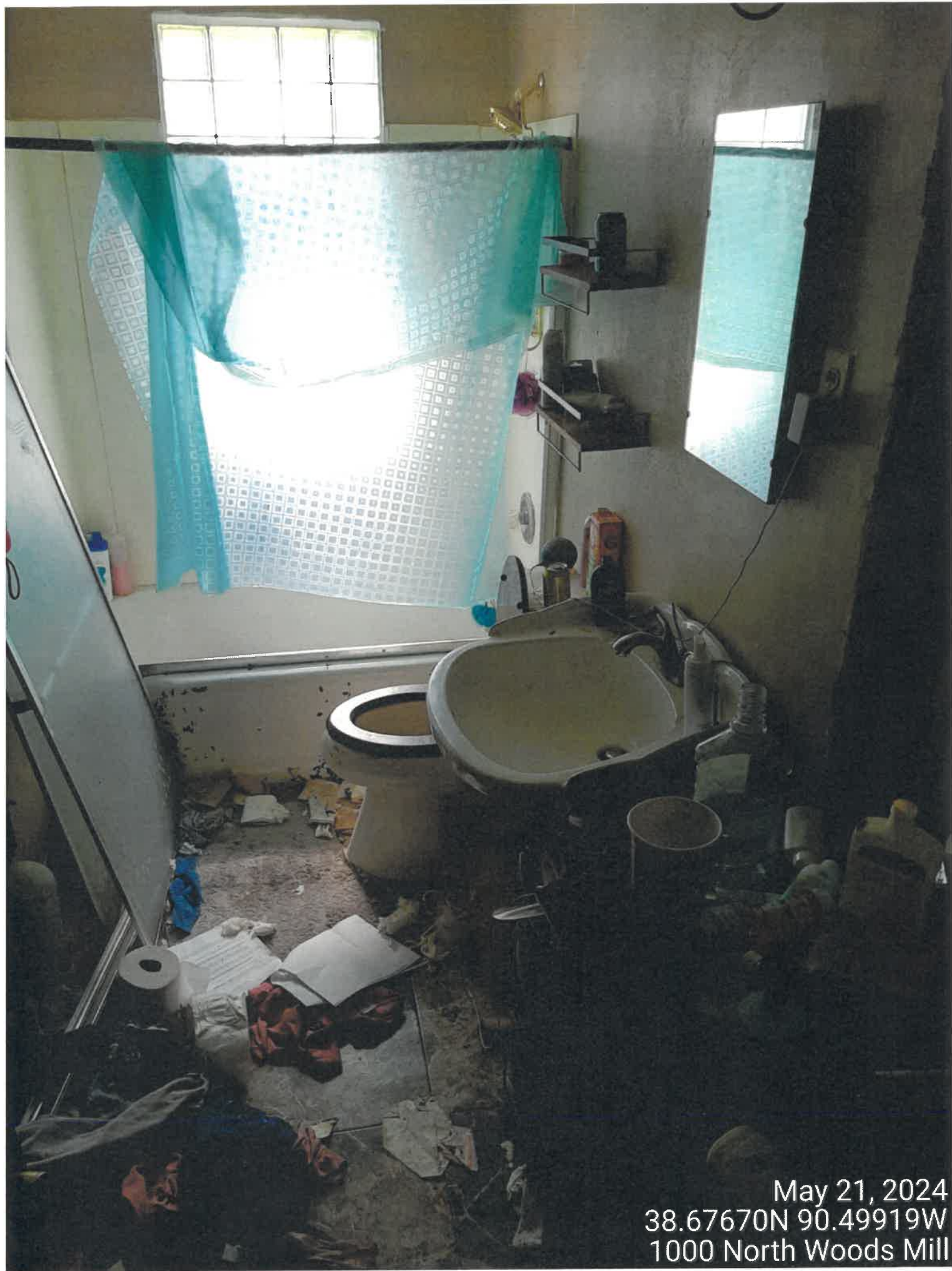
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May 21, 2024
38.67682N 90.49919W
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May 21, 2024
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A RESOLUTION APPROVING AN AGREEMENT WITH ST. LOUIS COUNTY, MISSOURI REGARDING THE PLACEMENT OF LICENSE PLATE RECOGNITION CAMERAS WITHIN THE RIGHTS-OF-WAY MAINTAINED BY ST. LOUIS COUNTY WITHIN THE CITY OF CHESTERFIELD, MISSOURI

WHEREAS, the City of Chesterfield (the “City”) Police Department entered into a Services Agreement (the “Agreement”) with Flock Group Inc. (“Flock”) on May 10, 2022, to install license plate recognition cameras within the City, and the City desires to amend its agreement with Flock to authorize the installation of additional license plate recognition cameras; and

WHEREAS, some of the locations where such cameras can be most effective within the City are along roadways owned and maintained by St. Louis County, Missouri (the “County”); and

WHEREAS, the Police Department has been informed that the City will need to enter into an agreement with the County to install cameras along rights-of-way maintained by the County; and

WHEREAS, City staff believes that the placement of additional license plate recognition cameras at strategic locations, including along County roads, will improve the Police Department’s ability to deter and investigate crime and enhance public safety; and

WHEREAS, the Public Health and Safety Committee of the City hereby finds that the placement of the additional license plate recognition cameras within rights-of-way maintained by the County would be in the best interest of the City.

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

1. An agreement with St. Louis County, Missouri to allow the placement of license plate recognition cameras within rights-of-way maintained by the County is hereby approved in substantially the same form as in the City’s original Flock Services Agreement.
2. The Chief of Police, City Administrator, and City Attorney are hereby authorized to execute any such documents and to take such other actions as may be reasonably necessary to approve the Agreement and to carry out the intent of this Resolution.
3. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

This Resolution passed and approved on this ____ day of _____, 2024.

PRESIDING OFFICER

MAYOR BOB NATION

ATTEST:

CITY CLERK
VICKIE MCGOWND

LETTER OF AGREEMENT

The purpose of this correspondence is to serve as a *Letter of Agreement* between the PARKWAY SCHOOL DISTRICT (hereinafter "DISTRICT") and the CITY OF CHESTERFIELD, MISSOURI (hereinafter, "CITY") on behalf of the CITY OF CHESTERFIELD POLICE DEPARTMENT (hereinafter, "DEPARTMENT") concerning the security program defined below.

Pursuant to previous discussions, the following considerations are mutually acceptable to both agencies:

1. The object of the program will be to assist the DISTRICT in continuing to provide a safe environment for the students, staff and citizens who interact with the DISTRICT. The officers will respond to the needs of the various schools in the DISTRICT and will regularly make contact with and assist the staff and students. The functions will include, but not be limited to:
 - Serving as a problem solving resource for the students, faculty and staff of the DISTRICT (D-12)
 - Enforcing DISTRICT policies and guidelines as they relate to security and safety issues
 - Providing assistance to the DISTRICT in dealing with individuals/conditions who/which may pose a threat to DISTRICT personnel, students and/or property
 - Providing patrol activities and performing other duties which are deemed appropriate by the DISTRICT and the CITY
 - Coordinating law enforcement functions with support units of the CITY
 - Providing a liaison among the CITY and other community agencies to offer assistance to the school community, such as guest speakers, special presentation, etc.
2. CITY and DISTRICT will work collaboratively to develop job descriptions, qualifications, character procedural documents, and a list of goals by which to evaluate the officers assigned to the DISTRICT.
3. The terms of this agreement shall be in force commencing July 1, 2024 and shall remain in effect until June 30, 2027, or until terminated by either party. This agreement may be terminated by either party upon written notice to the individuals signing this agreement. Said termination shall take effect thirty (30) days after written notice.

4. The CITY shall detach four (4) police officers from its regular force and assign those officers to DISTRICT middle and high schools within the City of Chesterfield where they shall function as "School Resource Officers (SRO)" for the regular school year. Furthermore, the CITY OF CHESTERFIELD shall detach a sufficient number of officers to staff summer school sessions being held at DISTRICT middle and high schools within the City of Chesterfield.

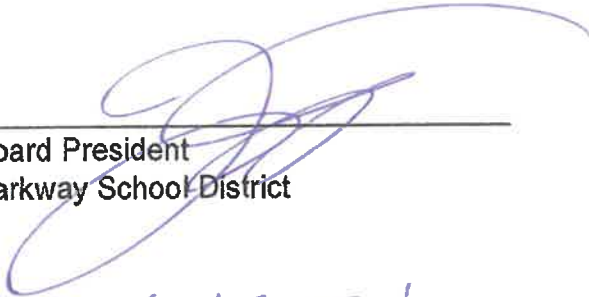
Funding for the four SROs and the officer(s) assigned to summer school session will be provided as follows: 100% of the cost of assigned officer's Chesterfield salary and benefits are to be provided by the DISTRICT during the time the officers are assigned to the DISTRICT.

In February of each year the agreement is in effect, the CITY will provide the DISTRICT a spreadsheet detailing the projected cost for the four SROs for the next contract period.

5. The CITY will make available four (4) marked police vehicles for use by the School Resource Officers assigned to the DISTRICT during the regular school year and the summer session.
6. The DISTRICT shall have complete services of the assigned officers throughout the regular school year. Assigned officers will return to the CITY for assignment during the summer months.
7. The officers detached to the DISTRICT during the regular school year and the summer session shall provide special law enforcement services to the DISTRICT. The services provided shall be services not ordinarily provided by the CITY. The officers performing these services shall be considered employees of the CITY and not employees of the DISTRICT, and shall follow the policies and procedures of the DEPARTMENT. The officers assigned to this program shall be jointly selected by the DISTRICT and the CITY. Assignments to the position by the CITY will not abridge the officer's employment rights as provided by the CITY. Normal duty (working) hours shall be determined by the DISTRICT and the Police Department. Duty (working) hours may be modified based upon need, and agreeable to both the CITY and the DISTRICT.
8. To enhance community building and the development of skills for all school staff, School Resource Officers will participate in school professional development activities as appropriate to their work. This includes, but is not limited to technology changes, safety management and intruder training, social justice and trauma informed care, engagement, with students and parents on safety topics and social-emotional mental health issues.

9. The CITY shall provide a supervisor of the rank of Sergeant or above who shall function as a liaison to the DISTRICT. This individual will work with the individuals designated by the DISTRICT to develop specific operational procedures to facilitate the goals of the program. The liaison will not be assigned to the DISTRICT.
10. It is acknowledged that the CITY is insured for the purposes of general liability, professional liability and Worker's Compensation/employer liability.
11. All police-sensitive records regarding the program will be maintained by the CITY. School administrative records will stay within the DISTRICT. Individual officer's performance will be evaluated twice per year.
12. CITY and DISTRICT will meet monthly to monitor and evaluate the progress of the program. The program will be reviewed and, if needed, revised on a yearly basis.

The CHESTERFIELD POLICE DEPARTMENT and the PARKWAY SCHOOL DISTRICT have a history of working together to provide quality service to the citizens in our area and we agree to implement this program in an effort to further enhance the quality of life for our citizens.



Board President
Parkway School District

Michael Geisel, City Administrator
City of Chesterfield

6-12-24

Date

SRO contract estimate for July 1, 2024 - June 30, 2027

Salary and Benefits

Officer	2024-2025	2025-2026	2026-2027
Borawski	\$ 121,889.67	\$ 127,726.09	\$ 133,637.50
Cordia	\$ 122,312.91	\$ 128,170.49	\$ 134,104.12
Kaatmann	\$ 122,063.79	\$ 127,908.92	\$ 133,829.46
Paubel	\$ 114,208.88	\$ 119,681.43	\$ 125,227.00
Total	\$ 480,475.25	\$ 503,486.94	\$ 526,798.07
75% of salary	\$ 360,356.44	\$ 377,615.20	\$ 395,098.55

Final amount may fluctuate based on overtime, weeks Officers do not work, and which Officer is assigned to the summer semester.

To estimate future years, we used a 4% pay increase and 5% health insurance increase

* See attached sheets for detail for each officer.

BILL NO. _____

ORDINANCE NO. _____

8

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI, IMPOSING A MINIMUM AGE FOR THE PURCHASE AND SALE OF KRATOM PRODUCTS WITHIN THE CITY, AND ENACTING A NEW SECTION OF CHAPTER 210 RELATED THERETO.

WHEREAS, the City of Chesterfield, Missouri (the "City") recognizes that the drug KRATOM is not regulated by the Controlled Substances Act; and,

WHEREAS, KRATOM can cause psychoactive effects (i.e., impairing or mind-altering) in those who consume it; and,

WHEREAS, KRATOM products can cause psychotic symptoms, can be psychologically or physiologically addictive, has resulted in KRATOM positive deaths, and are unregulated with respect to product testing, minimum age to purchase, and places of sale, which has resulted in KRATOM products being sold at CBD stores, tobacco stores, vape shops, and gas stations; and,

WHEREAS, many KRATOM products are being marketed without regard for a consumer's age; and,

WHEREAS, KRATOM products pose a threat to the health and safety of minors, sometimes leading to respiratory depression, psychosis, hallucinations, and other adverse effects; and,

WHEREAS, the City finds it necessary to enact regulations related to the sale of KRATOM products to protect the general public health, safety, and welfare, and specifically to protect those under the age of twenty-one from the adverse effects associated with the consumption of KRATOM products;

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

Section I: Section 210.1950 of the City of Chesterfield Municipal Code shall be adopted as follows:

A. As used in this section, the following definition shall apply:

KRATOM PRODUCTS

Any product containing any part of the leaf of the plant *Mitragyna speciosa*. There shall be a rebuttable presumption that a sealed container or product labeled as containing KRATOM, *Mitragyna speciosa*, mitragynine, and/or 7-hydroxymitragynine is a KRATOM product.

B. Providing KRATOM Products To Minors - Unlawful.

- 1.** No person shall procure for, sell, vend, give away or otherwise supply any KRATOM products in any quantity whatsoever to any person under the age of twenty-one (21) years, except when prescribed by a licensed healthcare provider.
- 2.** It shall be a defense to prosecution under Section 210.1940(B)(1) that the defendant sold the KRATOM products to the minor with reasonable cause to believe that the minor was twenty-one (21) or more years of age and the person exhibited to the defendant a driver's license, Missouri non-driver's identification card, or other official or apparently official document, containing a photograph of the minor and purporting to establish that such minor was at least twenty-one (21) years of age.

C. Misrepresentation Of Age To Obtain KRATOM Products.

- 1.** No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, asking for or in any way receiving any KRATOM products, that he/she has attained the age of twenty-one (21) years, except in cases authorized by law.
- 2.** In addition to Subsection (C)(1) of this Section, no person under the age of twenty-one (21) years shall use a reproduced, modified or altered chauffeur's license, motor vehicle operator's license, identification card issued by any uniformed service of the United States, passport or identification card established in Section 302.181, RSMo., for the purpose of purchasing, asking for or in any way receiving any KRATOM products.

D. No person under the age of twenty-one (21) years shall purchase or attempt to purchase, or have in his/her possession, any KRATOM products.

E. KRATOM products may only be displayed for sale in such a manner that a person cannot have possession of the KRATOM product prior to the sale of the KRATOM product.

F. It is the intent that each and every subsection of Section 210.1950 shall be severable from every other section.

Section II: This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this ____ day of _____, 2024.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd

FIRST READING HELD:

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CHESTERFIELD, MISSOURI, IMPOSING A MINIMUM AGE FOR THE PURCHASE AND SALE OF HEMP-DERIVED INTOXICANTS WITHIN THE CITY, AND ENACTING A NEW SECTION OF CHAPTER 210 RELATED THERETO.

WHEREAS, the City of Chesterfield, Missouri (the "City") recognizes that the federal 2018 Farm Bill, Missouri 2018 House Bill 2034, and Missouri 2019 Senate Bill 133 (collectively the "Hemp Legalization Laws") have legalized the cultivation, production, distribution, and sale of hemp by removing hemp from the Controlled Substances Act so long as the hemp and hemp-derived products contain no more than 0.3 percent THC by dry weight; and,

WHEREAS, these hemp-derived products, while less than 0.3 percent THC by dry weight, can still contain enough intoxicating cannabinoids, such as Delta 8, Delta 9, or Delta 10 THC, to cause psychoactive effects (i.e., impairing or mind-altering) in those that consume these hemp-derived products; and,

WHEREAS, hemp-derived products which contain intoxicating cannabinoids, unlike medical and adult-use marijuana products which are comprehensively regulated by the State, are unregulated with respect to product testing, minimum age to purchase, and where these products may be sold, which has resulted in hemp-derived products being sold at CBD stores, tobacco stores, vape shops, gas stations, and liquor stores; and,

WHEREAS, certain hemp-derived products have been designed to resemble popular snacks and candy brands and are being marketed primarily to minors while containing upwards of 5,000 mg of THC per container (more than double the legal limit for THC found in adult-use marijuana); and,

WHEREAS, hemp-derived products can pose a threat to the health and safety of minors, that can result in hospitalization of users, by causing uncoordinated movements, changes in heart rate, low blood pressure, difficulty breathing, sedation, and other adverse effects; and,

WHEREAS, the City finds it necessary to enact regulations related to the sale of intoxicating cannabinoids found in hemp-derived products to protect the general public health, safety, and welfare, and specifically to protect those under the age of twenty-one from the adverse effects associated with the consumption of intoxicating cannabinoids; and,

WHEREAS, the City, by this Ordinance, does not condone, authorize, or approve of the sale of intoxicating hemp-derived products to adults, but recognizes the need to engage in greater study of their effects on adults prior to regulation;

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

Section I: Section 210.1940 of the City of Chesterfield Municipal Code shall be adopted as follows:

A. As used in this section, the following definitions shall apply:

CBD

Cannabidiol, a nonintoxicating cannabinoid found in cannabis and hemp.

CANNABINOIDS

Ligands that are either plant-derived, synthetic, or semisynthetic, and have an affinity for and activity at cannabinoid receptors.

HEMP

The plant Cannabis sativa L. and any part of that plant, including the seeds thereof and all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9 tetrahydrocannabinol concentration of not more than 0.3 percent on a dry weight basis.

HEMP-DERIVED INTOXICANTS

Any Intoxicating Cannabinoids which have been derived, developed, processed, manipulated, converted, isomerized, and/or otherwise created from Hemp.

INTOXICATING CANNABINOIDS

Any cannabinoid, however derived or created, that has an intoxicating effect when consumed or otherwise ingested, irrespective of whether the cannabinoid was created or developed through natural means or through chemical conversion, isomerization, synthetic derivation, heat, or any other process by which molecules may be manipulated or any cannabinoid, semisynthetic or synthetic cannabinoid, or precursor to an intoxicating cannabinoid that may become intoxicating when heated, decarboxylated, or otherwise manipulated, excluding, without limitation, CBD.

INTOXICATING HEMP-DERIVED PRODUCTS

Any product which contains Hemp-Derived Intoxicants, excluding, without limitation, CBD.

B. Providing Intoxicating Hemp-Derived Products To Minors - Unlawful.

- 1.** No person shall procure for, sell, vend, give away or otherwise supply any Intoxicating Hemp-Derived Products in any quantity whatsoever to any person under the age of twenty-one (21) years.
- 2.** It shall be a defense to prosecution under Section 210.1940(B)(1) that the defendant sold the Intoxicating Hemp-Derived Products to the minor with reasonable cause to believe that the minor was twenty-one (21) or more years of age and the person exhibited to the defendant a driver's license, Missouri non-driver's identification card, or other official or apparently official document, containing a photograph of the minor and purporting to establish that such minor was at least twenty-one (21) years of age.

C. Misrepresentation Of Age To Obtain Intoxicating Hemp-Derived Products.

- 1.** No person under the age of twenty-one (21) years shall represent, for the purpose of purchasing, asking for or in any way receiving any Intoxicating Hemp-Derived Products, that he/she has attained the age of twenty-one (21) years, except in cases authorized by law.
- 2.** In addition to Subsection (C)(1) of this Section, no person under the age of twenty-one (21) years shall use a reproduced, modified or altered chauffeur's license, motor vehicle operator's license, identification card issued by any uniformed service of the United States, passport or identification card established in Section 302.181, RSMo., for the purpose of purchasing, asking for or in any way receiving any Intoxicating Hemp-Derived Products.

D. No person under the age of twenty-one (21) years shall purchase or attempt to purchase, or have in his/her possession, any Intoxicating Hemp-Derived Products.

E. Intoxicating Hemp-Derived Products may only be displayed for sale in such a manner that a person cannot have possession of the Intoxicating Hemp-Derived Product prior to the sale of the Intoxicating Hemp-Derived Product.

F. It is the intent that each and every subsection of Section 210.1940 shall be severable from every other section.

Section II: This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

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

Passed and approved this ____ day of _____, 2024.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd

FIRST READING HELD: