AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, June 20, 2016
6:15 PM

1. **Finance and Administration Committee** – Chairperson Bruce DeGroot, Ward IV

   A. **Bill No.- 3098** – Re: Ordinance #2859, Proposed revisions regarding Standing Committee Rules and Regulations **(First Reading)**

   B. **Policy**- Staff Communications with Elected Officials

   C. **Policy**- Legal Expenses

   D. **Preparation of Agenda and Packets**

   E. **Chamber of Commerce 40th Anniversary** - Funding Request

2. **Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III

   A. **Recommendation** – St. Luke's Hospital Northwest Campus Sign Package **(Voice Vote)**

   B. **Bill No. 3095**- P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) **(First Reading)**

   C. **Bill No. 3096**- Yield Control- Bent Tree Drive and Windfall Ridge **(First Reading)**

   D. **Bill No. 3097**- Fire Hydrant Ordinance **(First Reading)**

   E. **Next meeting** – Thursday, June 23 (5:30pm)

3. **Report from the City Administrator** – Mike Geisel

   A. **Bid Results** – River Valley Road Closure

   B. **Proposed Budget Adjustments**

4. **Old Business** – Mayor Bob Nation

5. **New Business** –Mayor Bob Nation

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

City of Chesterfield

AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 20, 2016
7:00PM

I. CALL TO ORDER – Mayor Bob Nation

II. PLEDGE OF ALLEGIANCE – Mayor Bob Nation

III. MOMENT OF SILENT PRAYER – Mayor Bob Nation

IV. ROLL CALL –City Clerk Vickie Hass

V. APPROVAL OF MINUTES – Mayor Bob Nation

A. **City Council Meeting Minutes –** June 6, 2016

B. **Executive Session Minutes –**

1. May 31, 2016
2. June 6, 2016

VI. COMMUNICATIONS AND PETITIONS – Mayor Bob Nation

A. **GFOA Award**

VII. INTRODUCTORY REMARKS - Mayor Bob Nation

A. **Monday, July 18, 2016** – Next City Council Meeting
B. **Monday July 4, 2016**- City Hall Closed- Independence Day

VIII. APPOINTMENTS – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. **Finance and Administration Committee** – Chairperson Bruce DeGroot, Ward IV

1. **Bill No. – 3098 –** Re: Ordinance #2859, Proposed revisions regarding Standing Committee Rules and Regulations **(First Reading)**

2. **Policy-** Staff Communications with Elected Officials

3. **Policy-** Legal Expenses

4. **Preparation of Agenda and Packets**

5. **Chamber of Commerce 40th Anniversary** - Funding Request

B. **Planning and Public Works Committee** – Chairperson Dan Hurt, Ward III

1. **Recommendation –** St. Luke's Hospital Northwest Campus Sign Package **(Voice Vote)**

2. **Bill No. 3095-** P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) **(First Reading)**

3. **Bill No. 3096-** Yield Control- Bent Tree Drive and Windfall Ridge **(First Reading)**

4. **Bill No. 3097-** Fire Hydrant Ordinance **(First Reading)**

5. **Next meeting** – Thursday, June 23 (5:30pm)

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. **Bid Results** – River Valley Road Closure

B. **Proposed Budget Adjustments**

XI. OLD BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

A. **BILL NO. 3096 -** AN ORDINANCE AMDENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE. **(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

B. **BILL NO. 3097-** APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS IN THE MONARCH CENTER SUBDIVISON WITHIN THE CITY OF CHESTERFIELD. **(FIRST READING; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

C. **BILL NO. 3098-** AN ORINANCE REPEALING ORDINANCE NUMBER 2895 AND REPLACING IT WITH A NEW ORDINANCE ESTABLSHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES. **(FIRST READING; FINANCE & ADMINISTRATION COMMITTEE)**

XIV. LEGISLATION – PLANNING COMMISSION

A. **BILL NO. 3095 -** AN ORDINANCE AMENDING THE ZONING ORINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "M-3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST. (P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) **(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS DETAILED IN THE ATTACHED GREEN SHEET AMENDMENT)**

XV. ADJOURNMENT

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

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AGENDA REVIEW – Monday, June 20 – 6:15PM

An AGENDA REVIEW meeting has been scheduled to start at **6:15pm**, on **Monday, June 20, 2016**. Please let me know, ASAP, if you will be unable to attend this meeting.

UPCOMING MEETINGS/EVENTS

Thursday, June 23	Planning & Public Works Committee (5:30pm)
Monday, June 27	Planning Commission (7pm)
Tuesday, June 28	Finance 101 Workshop (5:30pm)
Monday, July 4	Independence Day (CITY HALL CLOSED) 4th of July Celebration (Chesterfield Mall) (6:30-10pm)
Monday, July 18	Next City Council meeting (7pm)

City of Chesterfield

RECORD OF PROCEEDING

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

JUNE 6, 2016

The meeting was called to order at 7:10 p.m.

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

A roll call was taken with the following results:

PRESENT	ABSENT
Mayor Bob Nation	
Councilmember Barry Flachsbart	
Councilmember Barbara McGuinness	
Councilmember Bridget Nations	
Councilmember Guy Tilman	
Councilmember Dan Hurt	
Councilmember Randy Logan	
Councilmember Tom DeCampi	
Councilmember Bruce DeGroot	

APPROVAL OF MINUTES

The minutes of the May 16, 2016 City Council meeting were submitted for approval. Councilmember Logan made a motion, seconded by Councilmember Nations, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Representative Sue Allen presented the Senior Service Award to Mrs. Jane Durrell. This award was instituted in 2005 to recognize and celebrate the contributions seniors make in their communities through volunteerism.

Mr. Richard Case and Ms. Robin Case, 2128 Park Forest Drive, stated they were available to answer questions related to Bill No. 3094 (Boundary Adjustment for Clarkson Woods Subdivision).

Ms. Nancy Gheen, 2130 Park Forest Drive, stated she was available to answer questions related to Bill No. 3094 (Boundary Adjustment for Clarkson Woods Subdivision).

INTRODUCTORY REMARKS

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

Mayor Nation recognized a Boy Scout in attendance and invited him to stay after the meeting, to ask any questions he may have.

Mayor Nation announced that, in accordance with the contract approved by City Council on May 16, the Novak Consulting Group has begun the process of providing our City with a professional executive search to fill the City Administrator position left open by the former City Administrator's retirement. Representatives from the Novak Group have met with City staff and have interviewed the Mayor and all Councilmembers, who have assisted them in developing a recruitment profile including ideal candidate traits and first year priorities for the position. Novak representatives have also conducted an assessment of the internal candidate. In keeping with the timelines established by Council, the Novak Group is moving forward with the process of soliciting applications from potential candidates nationwide. This next phase, as stated in the approved contract, will include the City posting the City Administrator position with the Missouri Municipal League. Additionally, the Novak Group will be soliciting candidates by posting the position with the International City Manager's Association, Diversity Jobs.com, Government Jobs.com, the National Forum for Black Public Administrators and the Municipal League of Metro St. Louis. Following receipt and screening of potential candidates, the Novak Group will meet with Mayor and Council to review the applicants and determine the final interview group. The Novak Group is optimistic that they will be able to adhere to the timelines that have been established.

Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to suspend the rules and address Bill No. 3094 (Boundary Adjustment for Clarkson Woods Subdivision) under the "Legislation" portion of the agenda. A roll call vote was taken with the following results: Ayes – Hurt, Logan, DeCampi, Flachsbart, Nations, Tilman, DeGroot and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

BILL NO. 3094 PROVIDES FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE CLARKSON WOODS DEVELOPMENT, LOT 4 and LOT 5, FOR A 1.201 ACRE TRACT OF LAND ZONED "R-2" RESIDENCE DISTRICT LOCATED EAST OF THE INTERSECTION AT CLARKSON ROAD AND PARK FOREST DRIVE **(FIRST AND SECOND READINGS; DEPARTMENT OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the first reading of Bill No. 3094. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3094 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, for the second reading of Bill No. 3094. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3094 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3094 with the following results: Ayes – DeGroot, Hurt, Logan, Tilman, Nations, DeCampi, McGuinness and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3094 approved, passed it and it became **ORDINANCE NO. 2895.**

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS

Finance and Administration Committee

Councilmember Bruce DeGroot, Chairperson of the Finance and Administration Committee, deferred to Councilmember Flachsbart who was the prior Chair of this committee. Councilmember Flachsbart made a motion, seconded by Councilmember DeGroot, to refer the contents of Bill No's. 3076, 3077 and 3078 (Amends Previously-Adopted Ordinances re: City Attorney, Prosecuting Attorney and Municipal Judge) as well as Bill No's. 3082 through 3089 back to the Finance & Administration Committee for consideration, and remove these bills from the City Council agenda. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Planning/Public Works Committee

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3092 (Temporary Traffic Control Devices and Signs) will be considered for adoption under the "Legislation" portion of the agenda.

Councilmember Hurt made a motion, seconded by Councilmember Logan, to designate Mike Geisel to serve as the City's representative on both the Chesterfield Valley Transportation Development District and the North Outer 40 Transportation Development District. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt made a motion, seconded by Councilmember Flachsbart, to hold the St. Luke's Hospital Northwest Campus Sign Package vote until the June 20 Council meeting, at the request of the petitioner. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember Hurt reported that Bill No. 3094 (Boundary Adjustment for Clarkson Woods Subdivision) was addressed earlier in the meeting.

Councilmember Hurt announced that the next meeting of this Committee has been scheduled for Thursday, June 9, at 5:30 p.m.

REPORT FROM THE CITY ADMINISTRATOR

Acting City Administrator Mike Geisel reported that Chimi's Fresh Mex, located at 60 Four Seasons Shopping Center (formerly Kirlin's Hallmark), has requested a new liquor license, to sell all kinds of liquor by the drink and Sunday sales. Mr. Geisel reported that, per City policy, this application has been reviewed and is now recommended for approval by both the Planning/Public Services Division and Police Department. Councilmember DeGroot made a motion, seconded by Councilmember Nations, to approve issuance of a new liquor license to Chimi's Fresh Mex. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that Staff had received bids for a contract for the construction of the River Valley Drive Road Closure. This recommendation was originally on the March 21 agenda, but was held due to concerns regarding the ability of the River Bend Trustees to convey the property rights associated with this project. Staff continues to work with Interim City Attorney Chris Graville relative to these issues and recommends that this bid approval continue to be held until the June 20 City Council meeting. Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to hold the River Valley Road Closure bid results until the June 20 City Council meeting. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Mr. Geisel reported that the City coordinates the process by which salt is purchased/delivered to all members of the St. Louis Metro Branch APWA Salt Cooperative, which includes 51 cities and 6 school districts. Based upon review of information provided by Public Works Director/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending that City Council authorize a one year extension of the 2015 procurement and delivery of deicing salt from Compass Minerals (salt - $49.23/ton) and Beelman Logistics, LLC (unloading/delivery - $8.62/ton). The City has budgeted $260,000 for deicing materials in 2016. Councilmember Hurt made a motion, seconded

by Councilmember DeGroot, to award a one year contract extension to Compass Materials/Beelman Logistics, LLC, at a total price of $57.85/ton. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OLD BUSINESS

Mayor Nation informed Council that the City's Governmental Relations Services Contract with Gamble & Schlemeier, Ltd. expired effective May 31, and he requested a three month extension at a cost of $5,000 per month. This would require a transfer of $15,000 from General Fund Fund Reserves. Mayor Nation reminded Council that the State Legislature recently passed legislation favorable to the City of Chesterfield with regard to the sales tax distribution in St. Louis County. This legislation has not yet been signed by the Governor. Councilmember Flachsbart made a motion, seconded by Councilmember Nations, to approve the three month contract extension with Gamble & Schlemeier accompanied by a transfer of $15,000 from General Fund Fund Reserves. A roll call vote was taken with the following results: Ayes – Tilman, Logan, Hurt, McGuinness, DeCampi, Nations, Flachsbart and DeGroot. Nays – None. Whereupon Mayor Nation declared the motion passed.

NEW BUSINESS

There was no new business.

LEGISLATION

BILL NO. 3092 REPEALS AND REPLACES SECTION 300.130 AUTHORITY TO INSTALL TRAFFIC CONTROL DEVICES WITHIN THE CITY OF CHESTERFIELD CODE OF ORDINANCES **(SECOND READING; PLANNING AND PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Hurt made a motion, seconded by Councilmember DeGroot, for the second reading of Bill No. 3092. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3092 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3092 with the following results: Ayes – Flachsbart, Logan, Nations, DeGroot, Tilman, DeCampi, McGuinness and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3092 approved, passed it and it became **ORDINANCE NO. 2896.**

ADJOURNMENT

Mayor Nation entertained a motion to reconvene into Executive Session. Councilmember Logan made a motion, seconded by Councilmember Flachsbart, to go into closed session, pursuant to RSMo 610.021(1) and (2) for the purpose of allowing for confidential communication among the City Attorney and the City's elected officials, regarding litigation and other matters. A roll call vote was taken with the following results: Ayes –

Flachsbart, McGuinness, Nations, DeGroot, Hurt, DeCampi, Tilman and Logan. Nays – None. Whereupon Mayor Nation declared the motion passed.

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:40 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

RECOMMENDATIONS – FINANCE AND ADMINISTRATION (F&A) COMMITTEE

As detailed within the enclosed MINUTES, prepared by Management Analyst James Mello, the Finance and Administration (F&A) Committee met on Monday, June 6th, 2016. The following is a list of the items discussed, by this Committee, which will be discussed in greater detail, at Monday's meeting:

5. Ordinance #2859, proposed revisions regarding Standing Committee Rules and Regulations

The F&A Committee unanimously recommends changes which create more flexibility regarding the appointment, composition and timing for appointment to the four standing committees of Council. As recommended unanimously by the F&A Committee, **Bill number 3098** is provided in the Legislative portion of the Council Agenda packet.

8. Proposed Policy Regarding Staff Communications with Elected Officials

The F&A Committee unanimously recommends approval of a proposed policy which provides guidelines and expectations for communications with City Staff in order to provide for consistent and uniform information dissemination. The Committee requested that Interim City Attorney Graville indicate his review and approval as to form by adding his signature to the proposed policy. The proposed policy, signed by Interim City Attorney Graville, is provided for Council's favorable consideration.

9. Proposed Policy Regarding Legal Expenses

The F&A Committee unanimously recommends approval of a proposed policy which provides guidelines for incurring legal expenses on behalf of the City. The proposed policy is provided for Council's favorable consideration.

10. Preparation and Amendments of Council Agendas & Packets

The F&A Committee unanimously recommends that the language used in the preparation of Council Agenda Packets be revised by replacing the section header "Old Business" with the term "Unfinished Business. A voice vote is required to adopt this change and future agendas will be prepared accordingly.

11. Chamber of Commerce Sponsorship

The Finance and Administration Committee recommended, by a vote of 3 – 1, approval of the Chamber's request for a sponsorship of $5,000 for the 40th Anniversary Celebration, which would be funded by a transfer from the General Fund – Fund Reserve amounts over the 40% reserve policy. The Committee requested additional information as to other sums paid to the Chamber. This information will be provided to City Council prior to Monday's meeting.

MEMORANDUM

TO:	Mike Geisel, Co-Interim City Administrator
FROM:	James Mello – Management Analysist JM
DATE:	June 13, 2016
SUBJECT:	Minutes – 6-6-16

The Finance and Administration Committee met on June 6, 2016. Those in attendance included: Chairperson Bruce DeGroot, Ward IV; Council Committee Member Barry Flachsbart, Ward I; Council Committee Member Guy Tilman, Ward II; Council Committee Member Randy Logan, Ward III; Co-Interim City Administrator Mike Geisel; Finance Director Craig White; Community Services/Economic Development Director Libbey Tucker, Information Technology Director Matt Haug and Interim City Attorney Chris Graville. Those also in attendance included: Mayor Bob Nation, Councilmember Barbara McGuinness, Ward I; Councilmember Bridget Nations, Ward II; Councilmember Tom DeCampi, Ward IV; Management Analyst James Mello Jr and 2 members of the public.

Chairperson Bruce DeGroot called the meeting to order at 4:30 p.m.

1. Approval of Minutes from March 28, 2016

Chairperson DeGroot asked if there were any comments or changes to the March 28, 2016 F&A Committee Minutes. Hearing none, Councilmember Flachsbart motioned to approve the Minutes. Chairperson DeGroot seconded the motion. A voice vote was taken, with a unanimous result 3-0, and the motion was approved. Councilmember Nations abstained as she was not in attendance for the March 28, 2016 meeting.

2. Update Regarding the City E-mail Retention Policy

Information Technology Director Matt Haug discussed the results of the MISCAC meeting in May 17, 2016. The MISCAC members agreed that the current employee e-mail retention period of 30-days was sufficient. They also discussed improving current data back-up technology, implementing a shorter recovery window for critical ERP data, attaining pricing for software and storage to replicate data to a cloud provider, and exploring options to increase on-site storage (potential utilization of space in the shelter at Olive and Ladue).

Councilmember noted a typo in the MISCAC meeting summary, the year 2019 was written instead of 2016.

Councilmember McGuinness clarified that the citizen action committee felt that the 7-year e-mail retention period was sustainable as long as it was limited to just elected officials. Mr. Haug confirmed.

3. Review of City Code, Chapter 2 administration

Co-interim City Administrator Mike Geisel suggested the item be held until the next meeting.

Councilmember Flachsbart made a motion to hold the item until the next F&A Committee meeting. Councilmember Logan seconded the motion. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

4. Discussion Regarding the Gamble & Schlemeier Contract Extension

Mayor Nation proposed that the contract with Gamble & Schlemeier, the City's lobbyist, be extended for 3 months in an amount not to exceed $15,000 ($5,000 per month) given the success of the firm's efforts thus far in the legislative cycle. This would allow the firm to see the current legislation through to fruition with the governor's signature.

Councilmember Logan suggested that perhaps the committee should instead recommend that the extension be made on a month-to-month basis, with the Mayor having the authority to extend the contract as needed for the next 3 months. He also suggested defining the City's objectives.

Councilmember Flachsbart asked if extending the term to longer than three months would be prudent. It was explained by Mayor Nation and Mr. Geisel that the scope of service would likely change after the three month term, and the new services would be performed at a reduced cost. The information and service provided thus far has been invaluable, but this is just a successful first step and work would continue.

Councilmember Flachsbart made a motion to recommend that the contract be extended for 3 months at a cost not to exceed $15,000 ($5,000 per month). The motion was seconded by Chairperson DeGroot. During discussion, Councilmember Logan stated that new contract and scope after the three month term should be discussed at a future F&A Committee meeting. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

5. Proposed Policy Regarding Standing Committee Rules & Regulations (Ord. 2859)

Councilmember Flachsbart explained that he believed the language in Ordinance 2859 was too restrictive and outlined some proposed changes in the packet. Both Mayor Nation and Mr. Geisel stated that appointing a Council pro-tem and assigning Council Committee members in the same night was not practical.

Councilmember Flachsbart made a motion to recommend the changes to Ordinance 2859 outlined in the packet to the Council for consideration. The motion was seconded by Councilmember Logan. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

6. Selection of an F&A Committee Vice Chair

Councilmember Flachsbart nominated Councilmember Guy Tilman – Councilmember Tilman respectfully declined.

Councilmember DeGroot nominated Councilmember Logan – Councilmember Logan accepted the nomination. The nomination was seconded by Councilmember Flachsbart. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

7. Review/Acceptance of FY 2015 Audit and CAFR

Finance Director Craig White presented the audit results and a draft of the FY2105 Comprehensive Annual Financial Report (CAFR). He noted that the City received clean opinions on both the financial statement audit and single audit (performed on Federal Grants). There were no management communications related to control deficiencies.

A general discussion ensued regarding the contract term for the current auditing firm, the cost, and potential concerns about the lack of management notes from the auditors.

Councilmember Flachsbart made a motion to accept the FY2015 audit results. The motion was seconded by Councilmember Logan. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

8. Proposed Policy Regarding Staff Communications with Elected Officials

Mr. Geisel presented proposed language for a policy relating to procedures for City Staff to follow when communicating with Elected Officials beyond routine inquires. A general discussion ensued amongst the Councilmembers and Mr. Geisel clarified some aspects of the policy language. It was determined that all staff subordinate to the City Administrator should be notified of any non-trivial business related communications with Elected Officials. The Committee requested that Interim City Attorney Graville indicate his review and approval as to form by adding his signature to the proposed policy prior to forwarding it on to City Council.

Chairperson DeGroot made a motion to recommend policy to Council for consideration. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

9. Proposed Policy Regarding Legal Expenses

Mr. Geisel presented proposed language for a policy relating clarifying individuals and groups who were authorized to provide work directives and incur billable liabilities on behalf of the City. A general discussion ensued amongst the Councilmembers and Mr. Geisel clarified some aspects of the policy.

Councilmember Flachsbart made a motion to recommend policy to Council for consideration. The motion was seconded by Councilmember Logan. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

10. Discussion regarding the Preparation and Amendments of Council Agendas & Packets

Interim City Attorney Chris Graville arrived at this time.

Mr. Geisel explained a few minor changes to current agenda and packet preparation procedures, including referring to the current "Old Business" as "Unfinished Business" in the future and how typos and minor adjustments to agendas and packets would be handled.

A general discussion ensued about the procedures and why they were necessary.

Councilmember Tilman made a motion to recommend the policy changes to Council for consideration. The motion was seconded by Chairperson DeGroot. A voice vote was taken, with a unanimous result 4-0, and the motion was approved.

11. Discussion regarding the Chamber of Commerce Sponsorship

Community Services/Economic Development Director Libbey Tucker presented a request from the Chesterfield Chamber of Commerce for the City to become a sponsor for the 40th Anniversary Celebration at the $5,000 level.

A general discussion ensued about other sponsorship funds provided annually to the Chamber including a fireworks display ($12,000) and summer concert series ($3,000).

Councilmembers McGuinness and Tilman asked that there be some sort of itemized accounting of what the funds were being spent on at these events. Interim City Attorney Chris Graville noted that this is a practice adopted in certain instances by other municipalities.

Mayor Nation stated that the City and the Chamber of Commerce have had a longstanding beneficial and symbiotic relationship.

Councilmember Logan requested a list of other sponsors, and their sponsorship amounts, at these events.

Councilmember Flachsbart made a motion to recommend the sponsorship of the Chamber of Commerce 40th Anniversary Celebration at the $5,000 level to Council. The motion was seconded by Councilmember Logan. A voice vote was taken and was approved by a vote of 3-1, with Chairperson DeGroot voting against the motion.

11. Adjournment

The meeting was adjourned at 5:48 pm.

CITY OF CHESTERFIELD
POLICY STATEMENT

CITY COUNCIL **NO. 32**

SUBJECT Staff Communications with Elected Officials **INDEX: CC**

DATE ISSUED: **DATE REVISED:**

The highest degree of transparency and information sharing is expected. The Elected Officials develop and provide policy directives which are communicated to the City Administrator for execution by City Staff.

Individual Elected Officials routinely communicate with the City Administrator and the Management Team. Staff is expected to respond to routine inquiries, and to provide information and materials in conjunction with their normal scope of effort. Any request from **a member of City Council** that would require substantial effort, investigation, or otherwise cause staff to deviate from or interfere with the execution of normal work processes or existing assignments should be directed to a Council Committee for further direction.

When a staff member responds to business related questions, or provides information, or provides materials to a Council Member, Staff is expected to copy or provide the same information and material to the other Council Member representing that Ward. When the inquiry, information or material may be of interest to the full Council, it should be shared with all Elected City Officials. Staff is expected to share business related information liberally and attempt to ensure that any Council Member is not disadvantaged by not having information that Staff had provided to their peers.

The City Administrator is uniquely situated to possess a more global environmental awareness of issues and potential conflicts. As such, it is imperative that the City Administrator be afforded the courtesy of participating in any business related communications occurring between Staff and Elected Officials. While Elected Officials are encouraged to communicate regularly with the Management Team, it is necessary and essential that the City Administrator be copied or informed of such communications in order to ensure a complete and timely response. It is equally clear that the nature of the City Administrator position allows for a broader, more complete understanding of City operations than is afforded to individual members of the Management Team. It is frequently the case that separate but related inquiries may be requested of individual Management Team members. The City Administrator is in the best position to identify related communications and subsequently be able to reconcile the responses. Accordingly, as a matter of practice and to ensure that Staff responds uniformly and consistently, subordinate staff are required to copy or inform the City Administrator of any business related communications with Elected City Officials.

APPROVED BY:

City Attorney: APPROVED AS TO LEGAL FORM **Date** 6/7/16

City Administrator **Date**

City Council (if applicable) **Date**

CITY OF CHESTERFIELD
POLICY STATEMENT

CITY COUNCIL **NO. 32**

SUBJECT Legal Expenses **INDEX: CC**

DATE ISSUED: **DATE REVISED:**

POLICY

The following individuals\groups are authorized to provide work directives and incur billable liabilities on behalf of the City:

1. The Mayor
2. The City Council (collectively) or any sub-committee thereof
3. The City Administrator
4. Police Chief
5. A Department Head

No individual Council Member is authorized to incur billable hours by directing or requesting work from the City Attorney. Any request for research, or written legal opinions from an individual Council Member is deferred and must be considered or authorized by a Council Committee prior to the City Attorney expending billable effort. This does NOT, and WOULD not limit or restrict any Council Member from contacting the City Attorney for routine verbal legal advice that would not require research or billable product because such services are covered by the RETAINER portion of the City Attorney's services agreement.

The Mayor, as the Chief Executive Officer of the City is authorized to direct and incur legal charges from the City Attorney.

Staff's access to the City Attorney is limited to the City Administrator or those specifically designated and authorized by the City Administrator. Typically, that is limited to Department Head communications authorized by the City Administrator. There are typically daily communications related to personnel, zoning, sunshine law requests, contract or liability issues.

A significant effort is made to limit unnecessary or unauthorized contacts in order to increase effectiveness and control costs.

RECOMMENDED BY:

_____ _____

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

APPROVED BY:

_____ _____

City Administrator **Date**

_____ _____

City Council (if applicable) **Date**

Libbey Tucker

From: Nora Amato <nora@chesterfieldmochamber.com>
Sent: Friday, May 20, 2016 12:12 AM
To: Bob Nation; Libbey Tucker; Mike Geisel
Cc: Nora Amato
Subject: Chesterfield Chamber of Commerce 40th Anniversary Celebration

Follow Up Flag: Follow up
Flag Status: Completed

Bob, Libbey, and Mike,
Good evening!
I wanted to congratulate you on another great event in Chesterfield – the Air Show was a hit and brought many people to the area! It was fun to host the Canadian Consulate General and see the Canadian Snow Birds and the Blue Angels and sometimes – not even have to leave home! It was a bit chilly on Saturday but the weather held and this year the traffic was handled well. I am also looking forward now to the groundbreaking for Veteran's Honor Park. The Chamber has committed to a bench for $8,000 and will hopefully have many of our Board of Director's present on June 1st.
On June 2nd we are having our Chamber's 40th Anniversary kickoff celebration with the band the Groove Thang at the Chesterfield Amphitheater – followed by our 10 concert series at Faust Park (for the 29th year) and then ending with our Pumpkin Run on October 22nd...I was told this week that West Newsmagazine is featuring us on the cover of their publication that goes to 65,000 households and an 8 page pull-out section of our 29th Annual Summer Concert Series and history...we were originally wanting sponsorship levels for the two top levels at $15,000 – for the City and the County and in rethinking this because of taxpayers and budgets – would like to ask for a $5,000 sponsorship level. At $5,000 the City logo would be on the cover of West Newsmagazine for the upcoming May 25th issue and a top sponsor of our 40th and displayed on 40th banner at our concerts and all events for the rest of the year. Depending on our sponsorships – we are talking with Chesterfield Parks, Recs and Arts about partnering and having an Oktoberfest at the Chesterfield Amphitheater the afternoon of the Pumpkin Run with no additional sponsorships being sought and recognition to our original 40th sponsors on the banner being made for June 2nd.
Let me know if you have any questions and if you are on board so that I can get your logo to West Newsmagazine.
I appreciate your partnership for all that we do and can continue to offer the community and making Chesterfield the City it is today to live, work and play!
Best,
Nora

Nora Amato
Executive Director
Chesterfield Chamber of Commerce
101 Chesterfield Business Parkway
Chesterfield, MO 63005

Office: 636-532-3399
Cell: 314-705-2087
Fax: 636-532-7446
www.chesterfieldmochamber.com

Chesterfield Chamber of Commerce

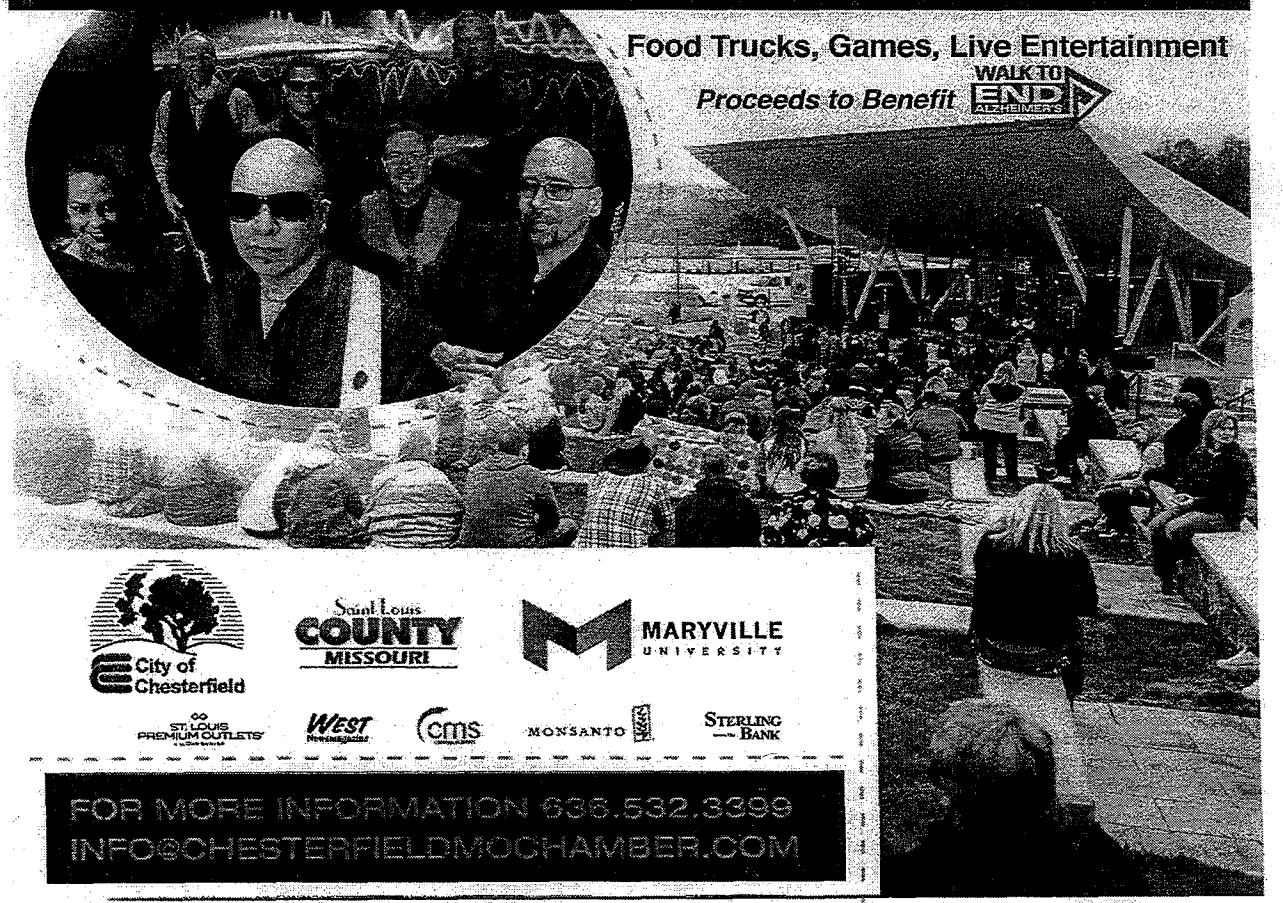
Join Us

FREE CONCERT

JUNE 2ND - GROOVETHANG

5:30 PM CHESTERFIELD AMPHITHEATER

631 VETERANS PLACE DR, CHESTERFIELD, MO 63017



Food Trucks, Games, Live Entertainment

Proceeds to Benefit WALK TO END ALZHEIMER'S

City of Chesterfield

Saint Louis COUNTY MISSOURI

MARYVILLE UNIVERSITY

ST. LOUIS PREMIUM OUTLETS

WEST

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RECOMMENDATIONS – PLANNING/PUBLIC WORKS (P/PW) COMMITTEE

As detailed within the enclosed MINUTES, prepared by Planning and Development Services Director Aimee Nassif, the Planning and Public Works (PPW) Committee met on Thursday, June 9, 2016. The following is a list of the items discussed, by this Committee, which will be discussed in greater detail, at Monday's meeting:

---- POWER OF REVIEW: ST. LUKE'S HOSPITAL NORTHWEST CAMPUS SIGN PACKAGE

IIIA. BILL NO. 3095 – P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) (FIRST READING)

IIIB. BILL NO. 3096 – YIELD CONTROL – BENT TREE DRIVE AND WINDFALL RIDGE (FIRST READING)

As always, if you have any questions, please contact Councilmember Dan Hurt, Chairperson, any other member of this Committee, Ms. Nassif or me, prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, Acting Co-City Administrator

FROM: Aimee Nassif, Planning and Development Services Director
James Eckrich, Public Works Director/City Engineer

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 9, 2016

A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 9, 2016 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Bridget Nations** (Ward II) and **Councilmember Bruce DeGroot** (Ward IV).

Also in attendance were: Councilmember Guy Tilman, (Ward II); Planning Commission Chair Stanley Proctor; Jim Eckrich, Public Works Director/City Engineer; Aimee Nassif, Planning & Development Services Director; Jonathan Raiche, Senior Planner; Justin Wyse, Senior Planner, Simon Nogin, Planning Intern; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the May 19, 2016 Committee Meeting Summary

Councilmember DeGroot made a motion to approve the Meeting Summary of May 19, 2016. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

II. OLD BUSINESS – None.

III. NEW BUSINESS

A. P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC): A request for a zoning map amendment from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for 5.00 acres located southwest of the intersection of Olive Street Road and Spirit Airpark West Drive (17W520014).

STAFF REPORT

Senior Planner Jonathan Raiche presented the project request for a zoning map amendment from the existing "M-3" Planned Industrial District to a "PI" Planned Industrial District for a vacant five acre site located southwest of the intersection of Olive Street Road and Spirit Airpark West. The Applicant is requesting the change in zoning in anticipation of marketing the property for sale. Out of approximately 100 possible permitted uses in the "PI" Planned Industrial District designation, the Applicant has chosen 61 uses as depicted in Attachment A.

The Preliminary Plan depicts five single-story buildings placed perpendicular to Olive Street Road oriented toward Spirit Airpark West Drive with two access points off of Spirit Airpark West. There is no direct access to Olive Street Road. All of the surrounding property is currently owned by St. Louis County. Parking is proposed along the eastern and northern portions of the site.

Issues raised at the Public Hearing included legal access to Spirit Airpark Drive West and hours of operation. The Applicant subsequently addressed these issues and the Planning Commission voted 5-1 to approve the request with the amendment that the maximum building height be restricted to 40'.

Mr. Raiche pointed out that the Section I. A. 2 Hours of Operation in Attachment A should have also included language permitting expanded hours for Thanksgiving Day and the day after. Mr. Raiche requested that the committee consider an amendment to the proposed Attachment A to accommodate the ability for expanded hours for Thanksgiving Day and the day after.

PLANNING COMMISSION REPORT

Planning Commission Chair Stanley Proctor stated the main issue discussed at the Planning Commission was the request to increase the maximum building height from 35' to 45'. Ultimately the Planning Commission approved the request 5-1 with an amendment restricting the maximum building height to 40'. Commissioner Lueking was not in favor of raising the building height.

DISCUSSION

In response to Chair Hurt's question regarding cross access, Mr. Raiche stated that cross access is currently written to be required to the west of the site, but not along the southern portion. Chair Hurt stated he would like to require cross access to the south in addition to the access required to the west.

Councilmember DeGroot made a motion to include language permitting expanded hours of operation during the Thanksgiving holiday to Attachment A. The motion was seconded by Councilmember Nations and **passed by a voice vote of 3-0.**

Chair Hurt made a motion to require cross access along the southern portion of the site. The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

Councilmember Nations made a motion to forward P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) to City Council with a recommendation to approve as amended. The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 20, 2016 City Council Meeting. See Bill # 3095

[Please see the attached report prepared by Aimee Nassif, Planning and Development Services Director, for additional information on P.Z. 01-2016 18600 Olive Street Road (Ezra Partners, LLC).]

B. Yield Control – Bent Tree Drive and Windfall Ridge

James Eckrich, Public Works Director/City Engineer, stated the City received a request from the Trustees of Bent Tree Subdivision for a "yield" sign on Windfall Ridge Drive at Bent Tree Drive. Since these streets intersect in a skew, it is unclear to some drivers on Windfall Ridge Drive that Bent Tree Drive is the primary street and they should yield to traffic on Bent Tree Drive. Staff

feels that a sign is warranted and is therefore recommending placement of a yield sign on Windfall Ridge Drive.
Councilmember DeGroot concurred that it is an awkward intersection and is in favor of placing a Yield sign on Windfall Ridge Drive.

Councilmember Nations made a motion to recommend to City Council that a "Yield" sign be placed on Windfall Ridge Drive at its intersection with Bent Tree Drive. The motion was seconded by Councilmember DeGroot and **passed by a voice vote of 3-0.**

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the June 20, 2016 City Council Meeting. See Bill # 3096

[Please see the attached report prepared by James Eckrich, Public Works Director/City Engineer, for additional information on Yield Control – Bent Tree Drive and Windfall Ridge.]

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 5:40 p.m.

City Council Memorandum

Department of Public Services

To: Michael Geisel, Interim Co-City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: June 9, 2016

CC Date: June 20, 2016

RE: **St Luke's Hospital Northwest Campus, Sign Package**: A request for a Sign Package to establish sign criteria for the St. Luke's Hospital Northwest Campus development located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

Summary

APCO Signs has submitted a request for a Sign Package for the St. Luke's Hospital Northwest Campus development, which is 38.28 acres in size. In accordance with the Unified Development Code (UDC), if approved the proposed Sign Package would serve as the site specific sign regulations for the St. Luke's Hospital Northwest Campus development. St. Luke's Hospital is requesting this Sign Package for the Northwest Campus due to the large size of the site, the unique hospital user, and the building connectivity that is treated as one large building under the UDC.

The project was reviewed by the Planning Commission at the May 9th, 2016 meeting, where a motion to approve the Sign Package passed by a vote of 8-0. Subsequently, Power of Review was called by City Council in Ward 1 and this project was placed on the May 19, 2016 Planning and Public Works Committee agenda where a motion to forward to the City Council with a recommendation for approval was passed by a vote of 3-0 with one condition. The condition was to prohibit illumination of the two 141 square foot attached wall signs on Building B which are identified as sign locations 6 and 7 in the Sign Package.

If the City Council approves the Sign Package with the recommended revision, the appropriate updates will be made prior to the issuance of Sign Permits for any signage included in this Sign Package. At the June 6, 2016 City Council meeting, the project was held until the June 20, 2016 City Council meeting at the request of the applicant.

On June 9, 2016, the applicant submitted a revised version of the Sign Package that includes minor changes to the project narrative contained on Page 1 of the Sign Package. No other changes were made to the Sign Package.

Attached, please find a copy of the Sign Package as presented to the Planning and Public Works Committee and a revised copy labeled as "EXHIBIT A" for City Council consideration.

RECEIVED
City of Chesterfield
MAY - 3 2016
Department of Public Services

St. Luke's Outpatient Centers

Northwest Campus
Sign Package

APCO
apcosigns.com
388 Grant Street, SE
Atlanta, GA 30312-2227
PH: 404.688.9100 | Fax: 404.577.3847
Email: sales@apcosigns.com

St. Luke's Outpatient Centers

Northwest Campus
Sign Package

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St. Luke's Hospital Northwest Campus Sign Package

St. Luke's Hospital is requesting a comprehensive sign package for the St. Luke's Center Drive development across highway 141 from the main hospital. The existing outpatient center (121 St. Luke's Way/Building A) is going to share a 1st floor connection with the new outpatient center (111 St. Luke's Way/Building B). Both buildings will look similar from the exterior and have 5 stories. Although the buildings connect on the first floor, the public will need to park near the appropriate entrance to the building with the services or doctor they are visiting. The two buildings are considered one building by the City of Chesterfield code. All allowable signs were put in place when the first building was constructed. Exterior signage is needed on Outpatient Building B. Therefore; we are asking for a complete sign package for the entire northwest campus to include Building B as well as buildings that may be added in the future. Signage for future buildings within the Northwest Campus will comply with the Unified Development Code or an amendment to the Sign Package will be sought in conjunction with any future development beyond Building B. All other signage not detailed in the Sign Package shall be in accordance to the Unified Development Code to cover other minor signage.

Monuments

- Two monuments exist for Building A. (locations 20 and 21)
  New inserts will be adjusted to reflect new directional information. The increased size of these two monument signs was approved by the City of Chesterfield City Council on November 19, 2007. A third monument is needed at the new entrance (location 8). The new monument needs to match the existing for consistent wayfinding signs.
- There is a monument at the Resource Center (location 15).
- All four monuments are internally illuminated.
- Landscape plans for locations 8, 15, 20 and 21 are in this packet.

Wall Lettering

- Locations 1 and 2 have existing lettering. We need to add the building designation.
- Locations 6 and 7 will be all new lettering.
- Lettering is channel letters, LED illumination. White both day and night.

Donor Name

- Location 4 is an existing donor name. Donor for Building A.
- Location A is requesting a donor name for Building B. Donor TBD.
- Lettering is non-illuminated, brushed aluminum. Flush mounted to the brick with concealed studs.

Directional Signs

- Locations 9, 10, 16-19 are small directional signs requested to help visitors park in the appropriate lot closest to their entrance. Code requires 10 square feet or less. We can accomplish this per the drawings.
- Locations 12 and 14 exist at the Resource Center.
- All these directional signs are non-illuminated post and panel signs.

Informational Signs

- Requesting two informational signs. One at each entrance. (locations 3 and 5)
- Signs to be internally illuminated channel letters, LED.
- Locations 11 and 13 exist on canopies at the Resource Center. Non-illuminated.

Temporary / Construction Signs

- Page 19 illustrates the temporary and construction signs. These will be removed as the project progresses and information is not pertinent.

Narrative Overview

Scale: 1/32" = 1'-0"

Project: St. Luke's Outpatient Center Buildings A & B

Sales Rep: Sandy Ellis
CSR/PM:

Status: Rev-13
Date: 1, May 2016
Designer: DLR

Work Order #: TBD
Approved By:
Approved Date:

Customer approval is required prior to production.

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Location	Description	Frontage	Notes
1	Building wall lettering add "Building A"	South elevation: 72' ht. x 268' = 19,296sq'	• new plus existing 383 sq' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
2	Building wall lettering add "Building A"	North elevation: 72' x 229' = 16, 488 sq.'	• new plus existing 383 sq' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
3	Informational - Canopy designation Building A		• 25.5 sq.' • pull less than 1.4 amps
4	Donor name/lettering - non-illuminated - Existing		• 117.3 sq.'
5	Informational - Canopy designation Building B	East Elevation: 78' x 218' = 17,004 sq'	• 25.5 sq.' • pull less than 1.4 amps
6	Building wall lettering Building B	East Elevation: 78' x 218' = 17,004 sq'	• 141 sq.' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
7	Building wall lettering Building B	North elevation: 78' x 114' = 8,892 sq'	• 141 sq.' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
8	New monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade. • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
9	Directional		• 10 sq.' max
10	Directional		• 10 sq.' max
11	Existing canopy		• Resource Center
12	existing directional		• Resource Center • 8 sq.'
13	existing canopy		• Resource Center
14	existing directional		• Resource Center • 6 sq.'
15	Existing Monument		• Resource Center • 18.56 sq.'
16	Directional		• 10 sq.' max
17	Directional		• 10 sq.' max
18	Directional		• 10 sq.' max
19	Directional		• 10 sq.' max
20	Existing Monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
21	Existing Monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
A	Donor name/lettering non-illuminated		• Up to 117.3 sq.' • Donor name TBD

Sign Location Matrix

Scale: 1/32" = 1'-0"

Customer approval is required prior to production.

Work Order #: TBD
Approved By:
Approved Date:

Rev-13 1, May 2016 DLR

Project: St. Luke's Outpatient Center Buildings A & B

Sales Rep: Sandy Ellis
CSR/PM:

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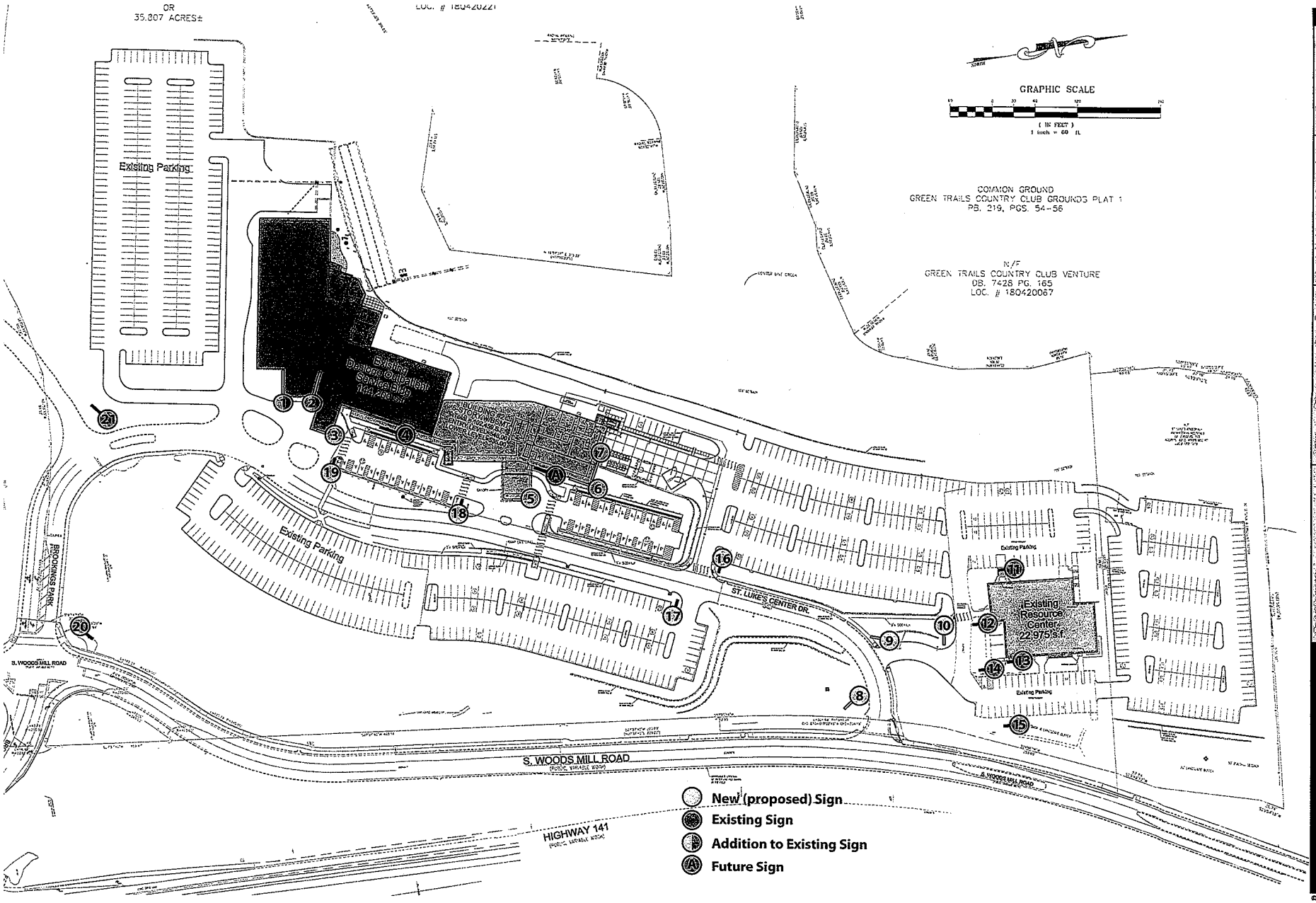

Project/Contact:	Scale:	Drawn By:	Production Box:	Sign Locations Site Plan
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12	22. March 2016 DLR	Work Order #: TBD	Scale: N/A
Sales Rep: Sandy Ellis			Approved By:	
CSR/PM:			Approved Date:	
			Customer approval is required prior to production.	

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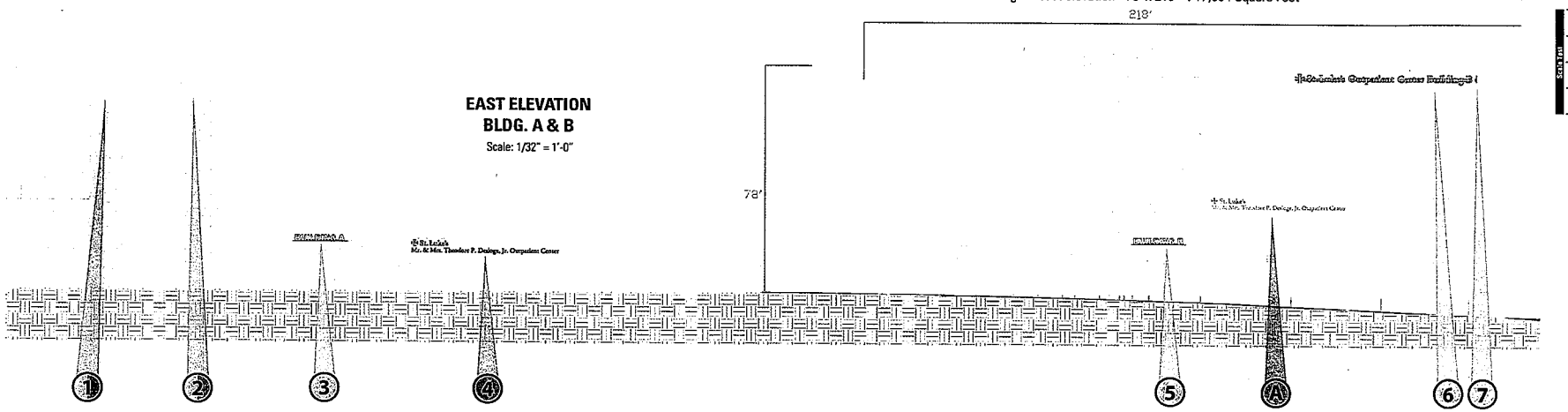
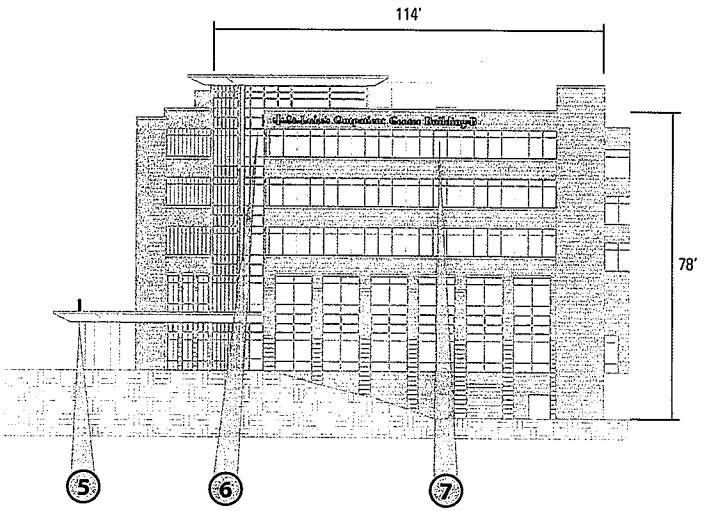
Bldg B - east elevation - 78' x 218' =. 17,004 Square Feet



EAST ELEVATION
BLDG. A & B
Scale: 1/32" = 1'-0"



NORTH ELEVATION
BLDG. B
Scale: 1/32" = 1'-0"

Bldg B - north elevation - 78' x 114' = 8,892 Square Feet

Location Legend

- New (proposed) Sign
- Existing Sign
- Addition to Existing Sign
- Future Sign

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

Page - 4

Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	
Rev-12	22, March 2016 DLR
Work Order #: TBD	
Approved By:	
Approved Date:	
Customer approval is required prior to production.	
Elevation Overview	
Scale:	1/32" = 1'-0"

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SIGN SPECIFICATIONS

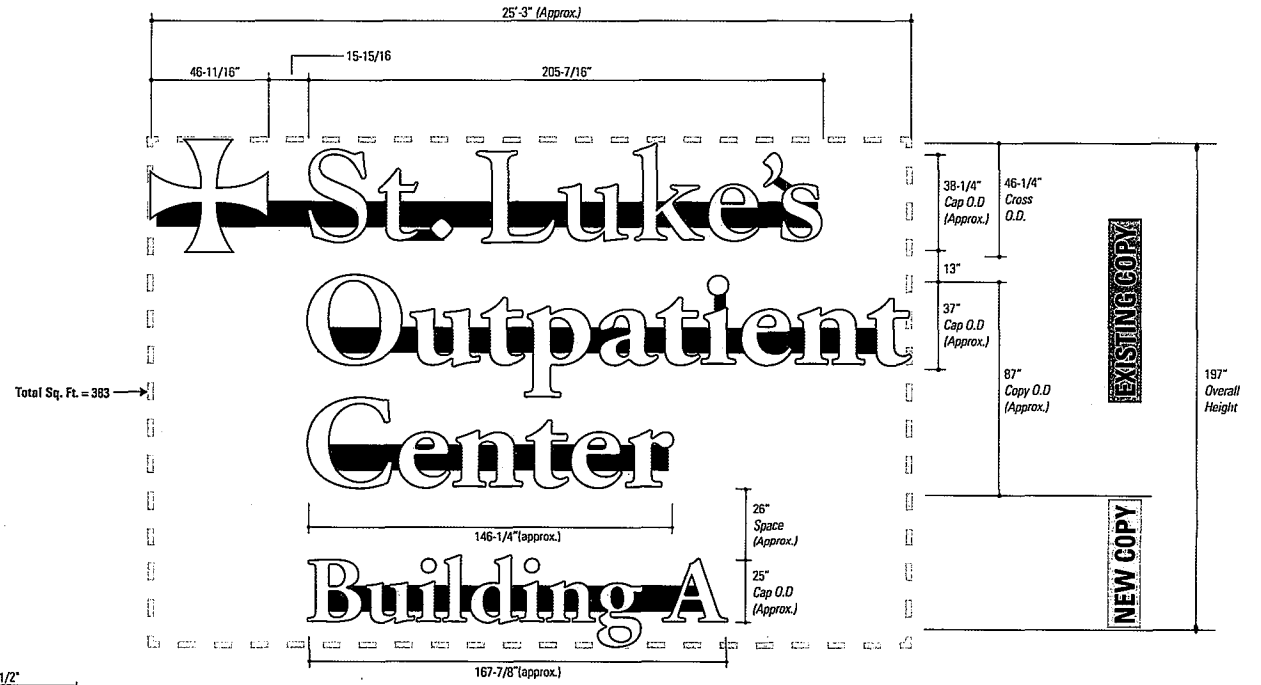
Dimensional Letters
Face Illuminated White
Illuminated Returns on Channel Letters
Mounting: Raceway Mount
Raceway Color: PMS 1675 U
Thickness. To Be Determined
Note: Aluminum returns mechanically attached to aluminum backs. Letters caulked to prevent water. Weep holes lin the bottom of each letter per UL standard
.187 acrylic faces with 1" trim cap
12 volt LED illumination powered by 12 volt power supplies
Raceway is .080 aluminum construction painted specified color.

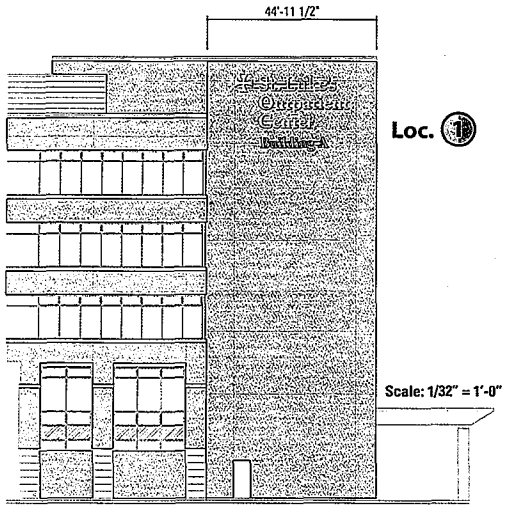
Graphics:
Logo: LTBD (St. Luke's - Modified Cross)
Size: 46 1/4"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Logo: LTBD (St. Luke's - Modified Copy)
Size: 38 1/4"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

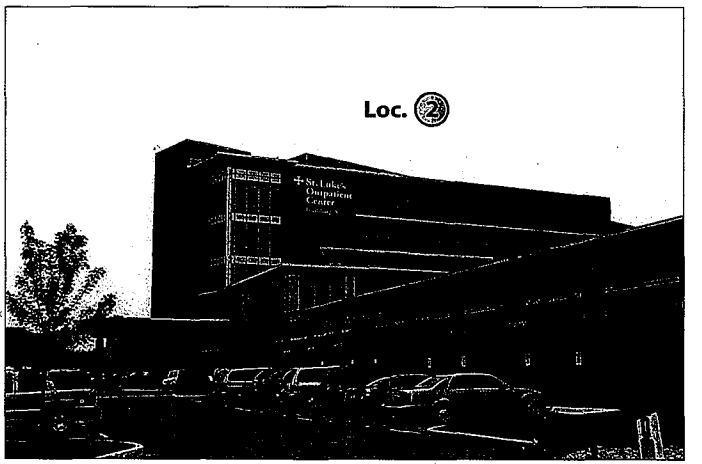
Copy: AGaramond Bold (GARB)
Size: 37"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Copy: AGaramond Bold (GARB)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)





SOUTH ELEVATION, BLDG. A
Bldg A - south elevation - 72' x 268' = 19,296 Square Feet



NORTH ELEVATION, BLDG. A
Bldg A - north elevation - 72' x 229' = 16,488 Square Feet

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Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Revision	Date	Drawn By
Rev-12	22, March 2016	DLR

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Loc. 1 & 2
Additional Wall Lettering for Bldg. A
Scale: 1/4" = 1'-0"

Total Area - 141 Sq. Feet

54'-3" Approx.

31 3/8"

St. Luke's Outpatient Center Building B

25" Cap O.D (Approx.)

Scale: 3/16" = 1'-0"

SIGN SPECIFICATIONS **Loc. 6 & 7**

Dimensional Letters
Face Illuminated White
Illuminated Returns on Channel Letters
Mounting: Raceway Mount
Raceway Color: PMS 1675 U
Thickness. To Be Determined

Graphics:
Logo: LTBD (St. Luke's - Modified Cross)
Size: 31"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

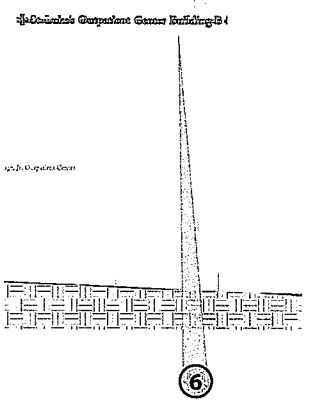
Logo: LTBD (St. Luke's - Modified Copy)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Copy: AGaramond Bold (GARB)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Bldg B - east elevation - 78' x 218' = 17,004 Square Feet

EAST ELEVATION

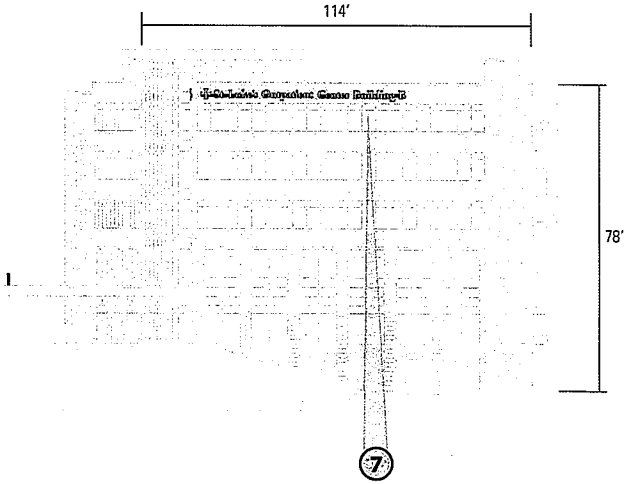
Scale: 1/32" = 1'-0"



Bldg B - north elevation - 78' x 114' = 8,892 Square Feet

NORTH ELEVATION

Scale: 1/32" = 1'-0"



Colors displayed are a general representation of the color specified. If color selection is critical, please request sample for approval.

Project Reference	Status	Drawn By	Approved	Signature
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12 22, March 2016	DLR	Work Order #: TBD	Loc. 6 & 7
	Rev-13 18, April 2016	DLR	Approved By:	
Sales Rep: Sandy Ellis			Approved Date:	Scale: Various
CSR/PM:			Customer approval is required prior to production.	

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Atlanta, GA 30312-2227
Ph: 404 688.8000, Fax: 404 577.3847
Email: sales@apcosigns.com

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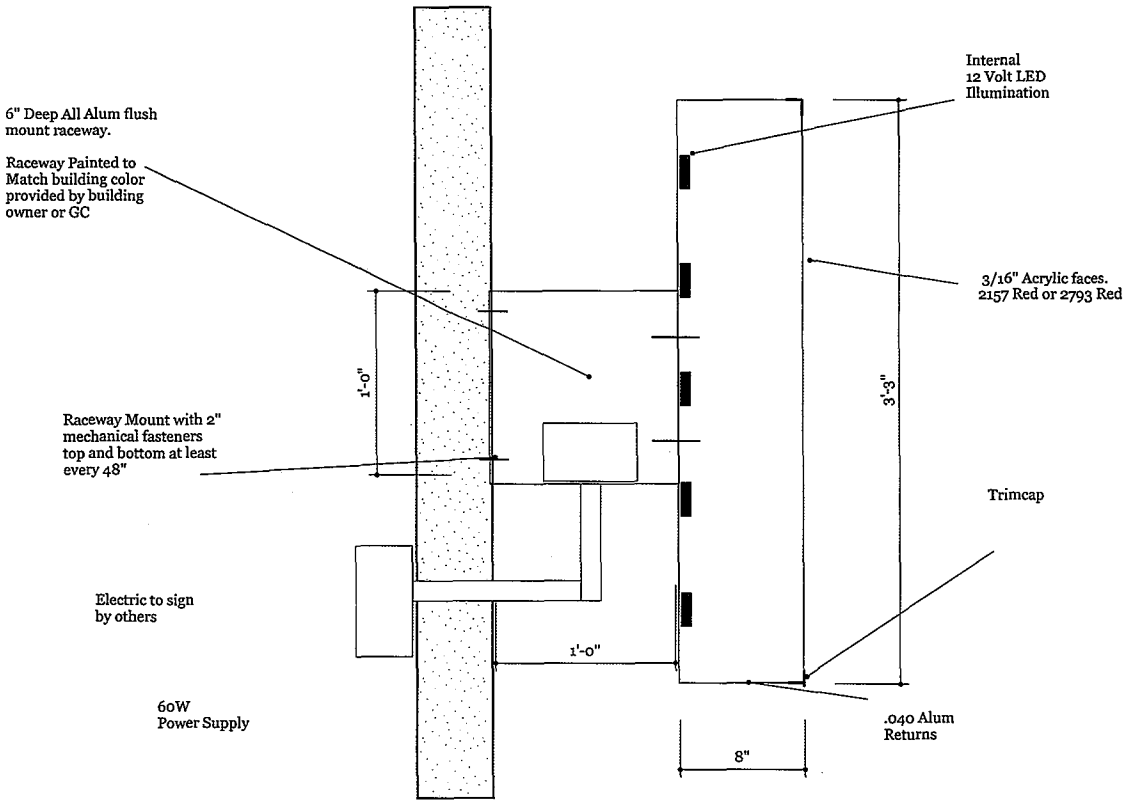
Channel Letter
Mounting for Locations: 1 2 6 7



Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale Bar: 0 1/4" 1/2" 3/4" 1"

Project Info	Status	Date	Product Info	Drawing Title
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12	22, March 2016 DLR	Work Order #: TBD Approved By: Approved Date:	Channel Letter Mounting Details
Sales Rep: Sandy Ellis CSR/PM:			Customer approval is required prior to production.	Scale: N/A

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Loc. A

Dimensional Logo & Letters
Fabricated
Mounting: Concealed Stud Mount
Thickness: 1 1/2"

Graphics:
Logo: LTBD (St. Luke's - Modified)
Size: 24 3/32"
Face Color: Stainless Steel (Brushed)

Copy: AGaramond Bold (GARB)
Size: 17" *(Initial Caps)*
Color: Stainless Steel (Brushed)

NOTE: *St. Lukes logo copy and Garamond copy to be same height (17").*

47" *(Approx.)*

11'-9" *(Approx.)*

St. Luke's
Mr. & Mrs. Theodore P. Desloge, Jr. Outpatient Center

20.80" 24.09"
10"
17"

(existing)
Scale: 1/4" = 1'-0"

Loc. A

Dimensional Logo & Letters
Fabricated
Mounting: Concealed Stud Mount
Thickness: 1 1/2"

Graphics:
Logo: LTBD (St. Luke's - Modified)
Size: 24 3/32"
Face Color: Stainless Steel (Brushed)

Copy: AGaramond Bold (GARB)
Size: 17" *(Initial Caps)*
Color: Stainless Steel (Brushed)

NOTE: *St. Lukes logo copy and Garamond copy to be same height (17").*

47" *(Approx.)*

11'-9" *(Approx.)*

St. Luke's
Speculative Donor Copy Goes Here For Future Sign

20.80" 24.09"
10"
17"

(Proposed Donor ID)
Scale: 1/4" = 1'-0"

Total Area
117.3 Sq. Feet

Scale Feet 1 3/4 1/2 1/4 0

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	
Rev-12	22, March 2016 DLR
Work Order #: TBD	
Approved By:	
Approved Date:	
Customer approval is required prior to production.	
Location 4 & A	
Lettering (Non-Illuminated)	
Scale:	1/4" = 1'-0"

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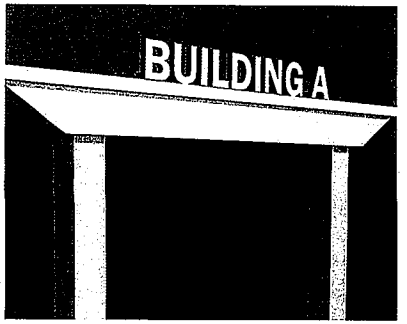
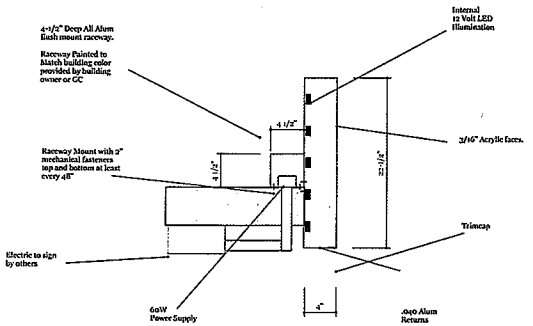
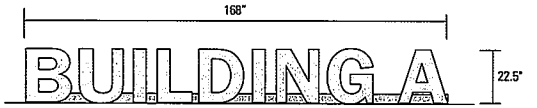
SIGN SPECIFICATIONS

Channel LED Letters
Internally Illuminated
Single Sided Graphics
Mounting: To top of Entrance Canopy
Overall Size: Size: 22.5(h) x 168"(w) x 4"(d)

Copy: FranklinGothic-Demi (FGDB)
Color: A01 White (Translucent)

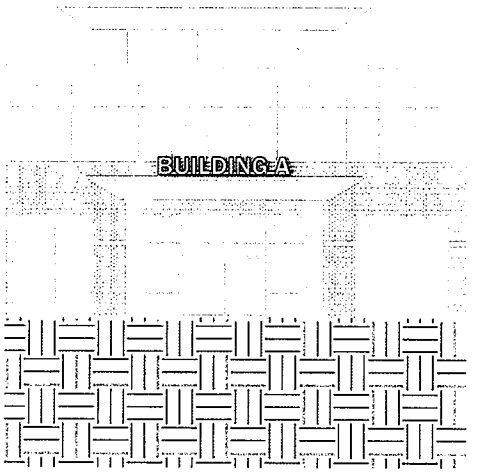




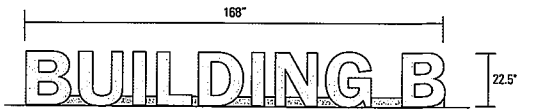


Loc. 3

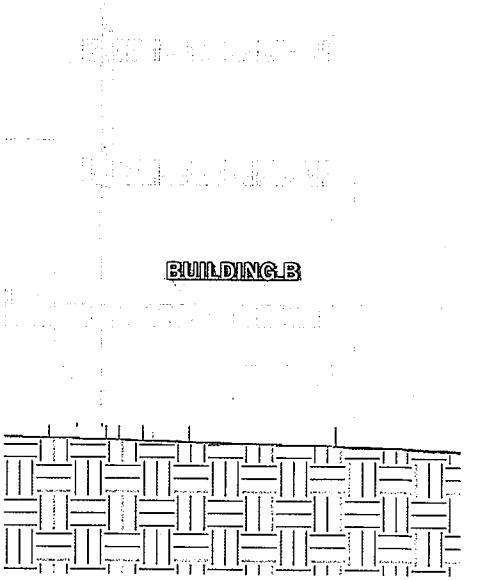
Total Sign Panel Area
25.5 Sq. Feet



Loc. 3



Loc. 5



Loc. 5

Colors depicted are a general representation of the color specified. If color selection is critical, please request samples for approval.

Scale: 1/4" 1/2" 3/4" 1"

Project Information	Sign Type	Loc. 3 & 5 Bldg. Entrance I.D.
Work Order #: TBD Approved By: Approved Date:	Customer approval is required prior to production.	Scale: 1/4" = 1'-0"

Sales	Date	Drawn By
Rev-12	22, March 2016	DLR

Project: St. Luke's Outpatient Center Buildings A & B

Sales Rep: Sandy Ellis

CSR/PM:

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Loc. 21

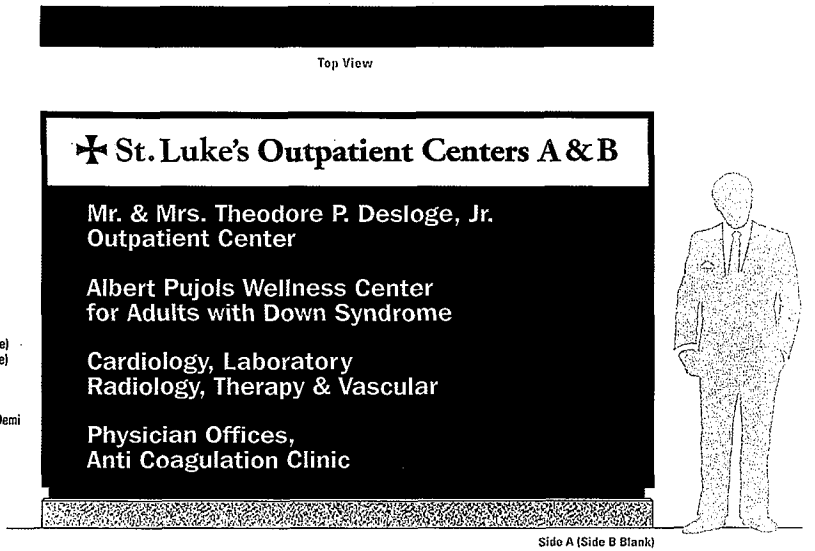
Existing Sign
4810 Illuminated Multipanel
Single Sided

4810 PolySign Series
Base Mount w/ Square Ends
Internally Illuminated
Single Sided Graphics

SignPanels: ***(Side A)***
MP15120 (14.25" x 120") (Qty. 5)
Background Color: A01 White (Opaque)
& PMS 287 (Opaque)

Illuminated Graphics:
Logo: 10" St. Luke's
Copy: 5" & 3-1/2" FranklinGothic-Demi
Color: 01 White (Translucent)

Skirt:
Color: PMS 287



Total = 60.9 Sq Ft.

Loc. 20

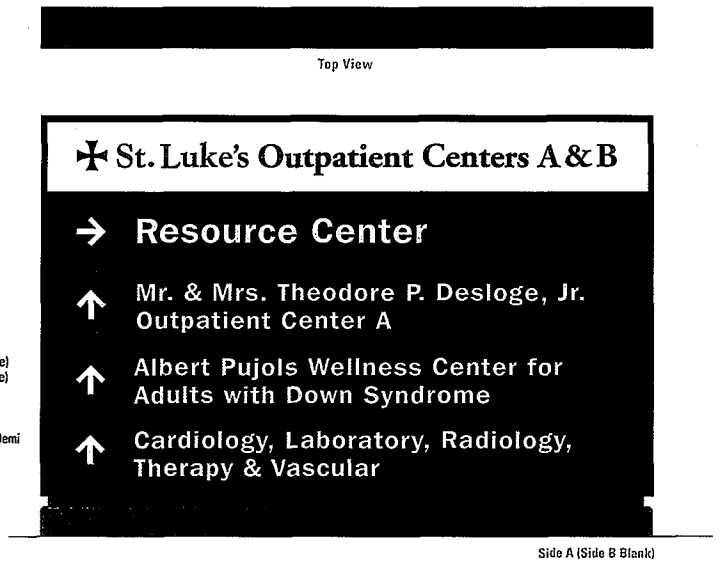
Existing Sign @ SE Corner
4810 Illuminated Multipanel
Single Sided

4810 PolySign Series
Base Mount w/ Square Ends
Internally Illuminated
Single Sided Graphics

SignPanels: ***(Side A)***
MP15120 (14.25" x 120") (Qty. 5)
Background Color: A01 White (Opaque)
& PMS 287 (Opaque)

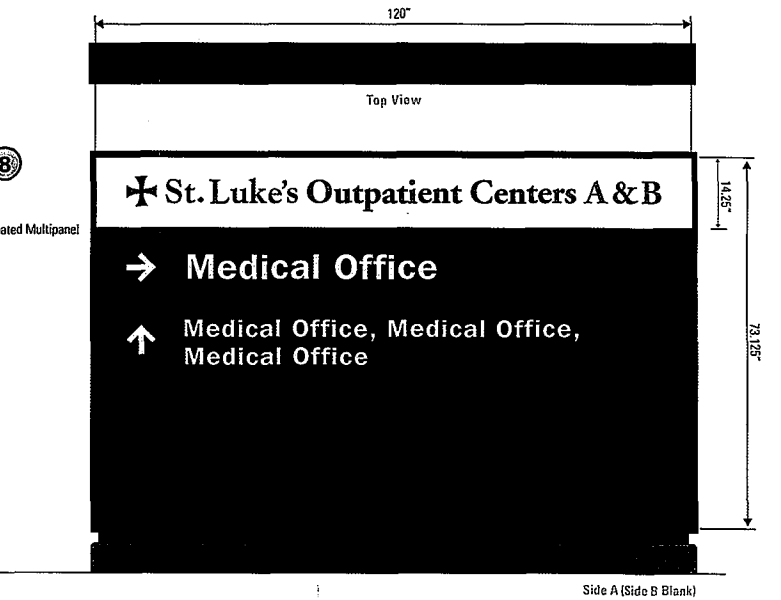
Illuminated Graphics:
Logo: 10" St. Luke's
Copy: 5" & 3-1/2" FranklinGothic-Demi
Color: 01 White (Translucent)

Skirt:
Color: PMS 287



Loc. 8

New Sign
4810 Illuminated Multipanel



Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Project/Address	Sides	Order Qty.	Order Date	Work Order #: TBD	Sign Type: Monument
Project: St. Luke's Outpatient Center Buildings A & B	Rev-13	1, May 2016	DLR	Approved By:	Loc. 8, 20, 21
Sales Rep: Sandy Ellis				Approved Date:	Scale: 1/2" = 1'-0"
CSR/PM:				Customer approval is required prior to production.	

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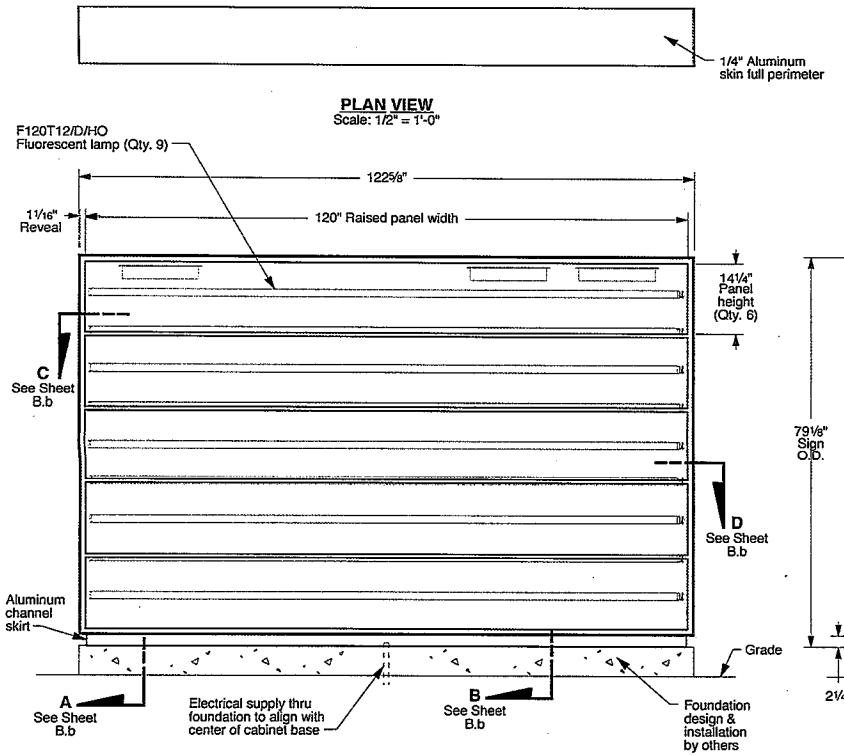
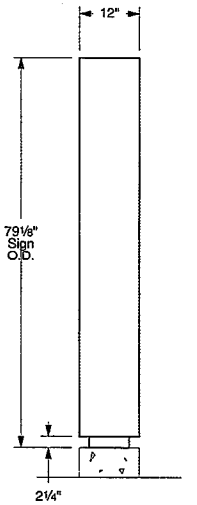
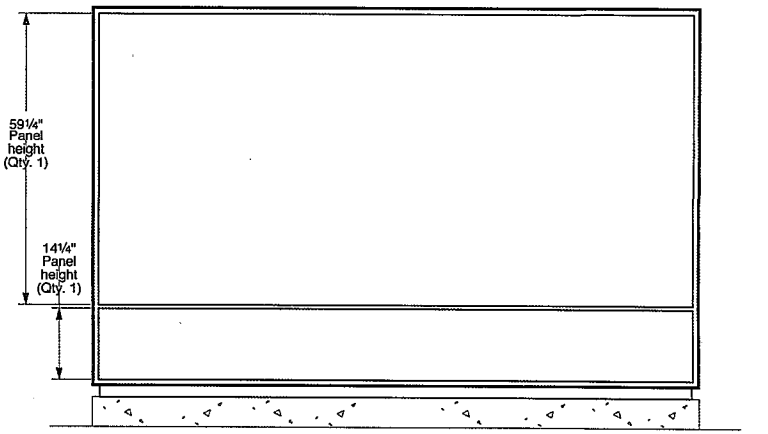


PLAN VIEW
Scale: 1/2" = 1'-0"

FRONT VIEW
Scale: 1/2" = 1'-0"



SIDE VIEW
Scale: 1/2" = 1'-0"



BACK VIEW
Scale: 1/2" = 1'-0"

NOTES:
1. Refer to presentation drawing and/or work order for colors and graphics specifications.
2. 120V Supply & connection by certified electrician.

Project: St. Luke's Outpatient Center Buildings A & B
Sales Rep: Sandy Ellis
CSR/PM:
Revision: Rev-12
Date: 22, March 2016
Drawn By: DLR
Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.
Signature:
Monument Shop Details
Scale:

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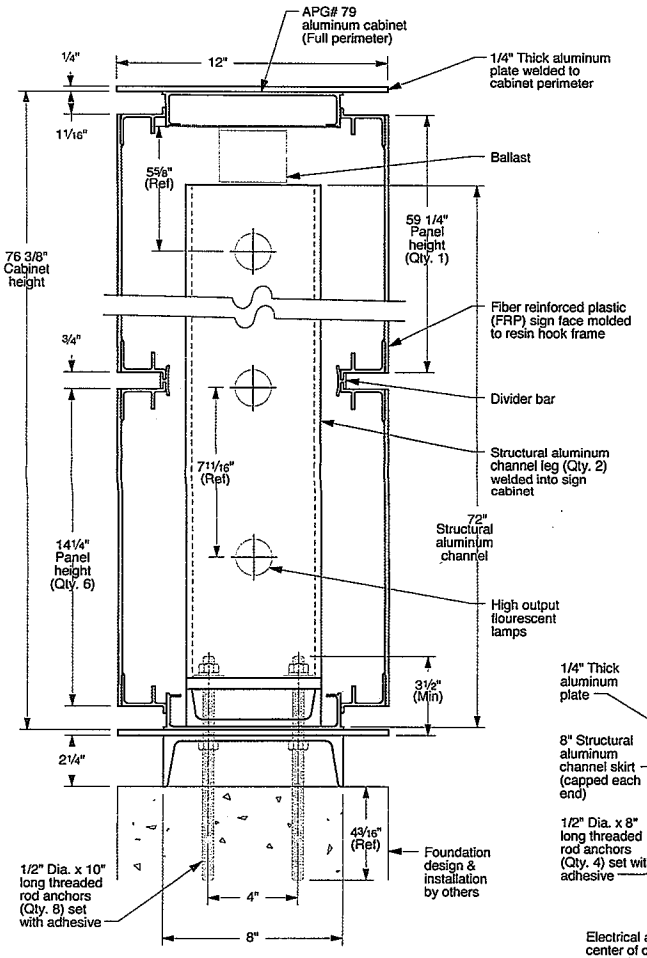
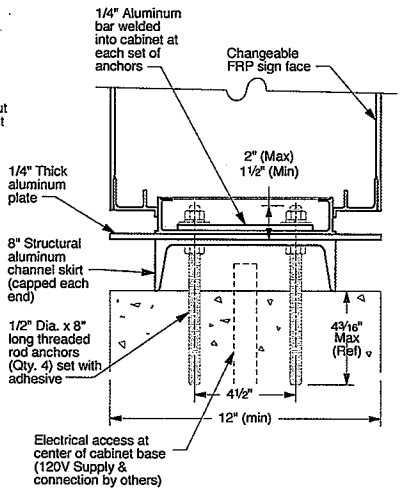
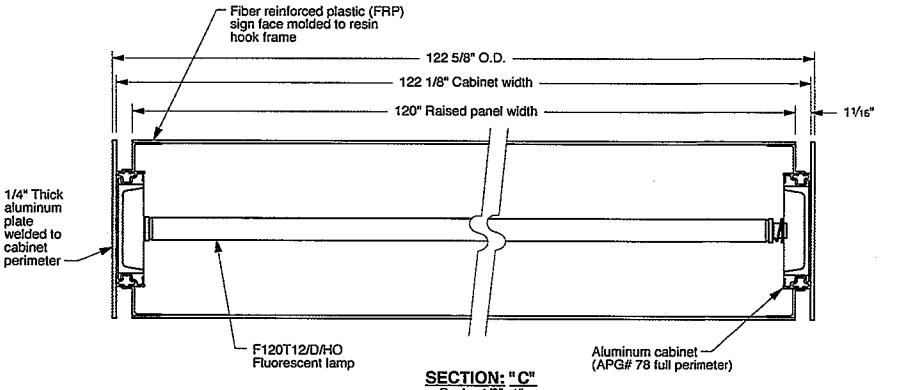


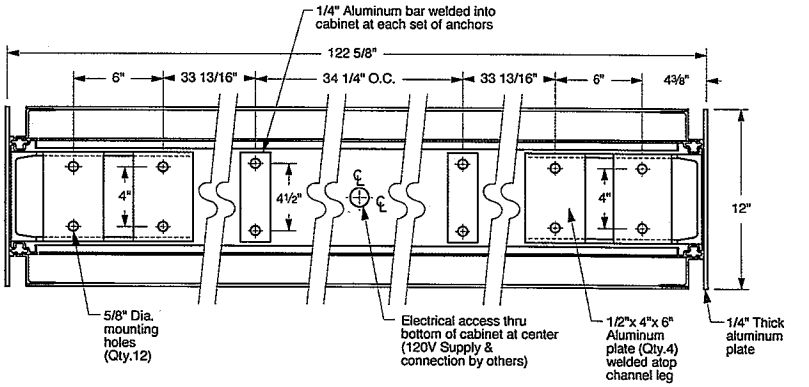
SECTION: "A"
Scale: 3/16"=1"
(Ref. Sheet B.a)



SECTION: "B"
Scale: 3/16"=1"
(Ref. Sheet B.a)



SECTION: "C"
Scale: 1/8"=1"
(Ref. Sheet B.a)



SECTION: "D"
Scale: 1/8"=1"
(Ref. Sheet B.a)

NOTES:
1. Mounting design is shown for reference only. Actual design and hardware by certified persons base on local codes and field conditions.

Project Name:	Monument Shop Details
Project Info:	Work Order #: TBD Approved By: Approved Date:
Drawn By:	DLR
Date:	22, March 2016
Status:	Rev-12
Scale:	
Customer approval is required prior to production.	
Project Codes:	Project: St. Luke's Outpatient Center Buildings A & B
	Sales Rep: Sandy Ellis CSR/PM:

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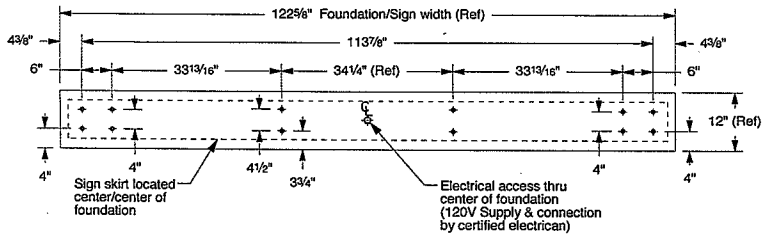
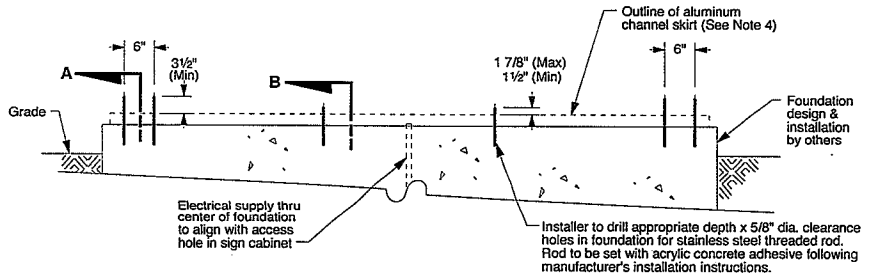
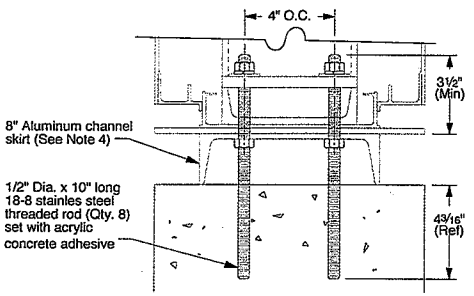


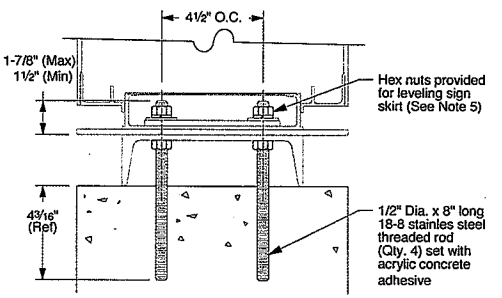
FOUNDATION PLAN VIEW
Scale: 1/2"=1'-0"



FOUNDATION FRONT VIEW
Scale: 1/2"=1'-0"



SECTION: "A"
Scale: 3/16"=1"



SECTION: "B"
Scale: 3/16"=1"

NOTES:
1. Refer to presentation drawing and/or work order for colors and graphic specifications.
2. Foundation is shown for reference only. Actual design & installation provided by certified persons based on local codes & field conditions.
3. Foundation contractor to ensure reinforcing bar does not interfere with anchor bolts.
4. Installer to detach 8" structural channel skirt from sign assembly to use as template for setting anchor bolts.
5. Sign skirt must be installed level and plumb. Compliance will dictate whether sign installs is the same.

Project: St. Luke's Outpatient Center Buildings A & B
Sales Rep: Sandy Ellis
CSR/PM:
Rev-12
22, March 2016
DLR
Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.
Monument Shop Details
Scale:

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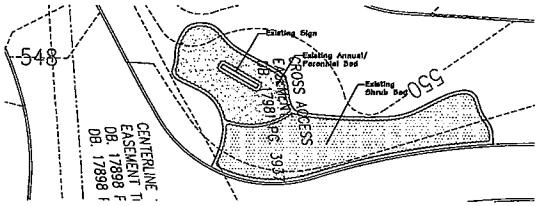
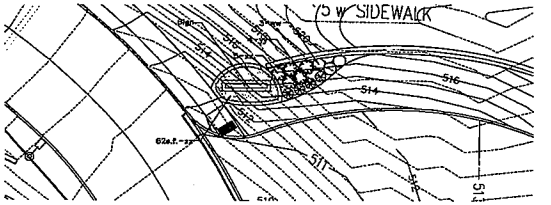
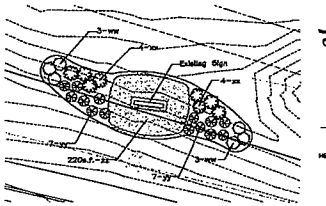


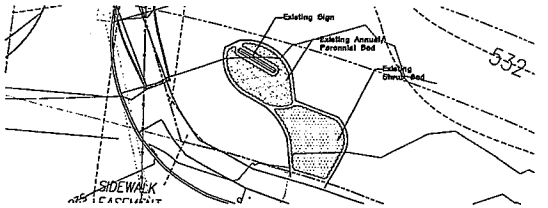
1 L-7 SIGNAGE AREA #21
SCALE 1"=10'



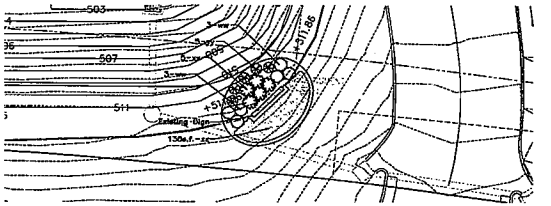
2 L-7 SIGNAGE AREA #9
SCALE 1"=10'



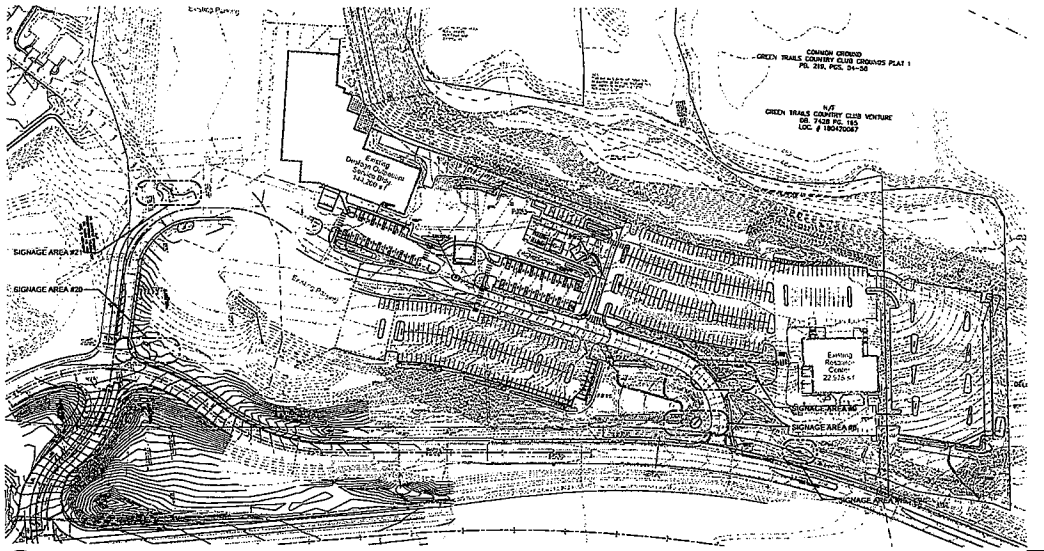
3 L-7 SIGNAGE AREA #15
SCALE 1"=10'



4 L-7 SIGNAGE AREA #20
SCALE 1"=10'



5 L-7 SIGNAGE AREA #8
SCALE 1"=10'



KEY PLAN
NOT TO SCALE

NOTE: See L-1 and L-2 for landscape plans. See L-4 for bioretention planting plan.

PLANTING SCHEDULE - SIGNAGE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS/ANNUALS/PERENNIALS				
ww	15	Ilex virginica 'Henry's Garnet'	Henry's Garnet Ilex	18-24"
xx	15	Nandina domestica 'Tuscan Flame'	Tuscan Flame Heavenly Bamboo	18-24"
yy	93	Pennisetum alopecuroides 'Hamelin'	Hamelin Grass	18-24"
zz	420 s.f.	Annuals and Perennials	(to be selected)	2" cp

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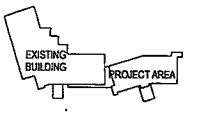
120 S. Central Ave Ste. 1100
St. Louis, MO 63105
ph 314.754.6305 fx 314.754.4452
www.bsalifestructures.com

HEDGEMAN ASSOCIATES, INC.
kpff
Stucky & Associates Consulting Engineers, Inc.

St. Luke's HOSPITAL

WEST CAMPUS BUILDING #2



KEYPLAN

MARK	DATE	DESCRIPTION

STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/17/16
Jerald Saunders - Landscape Architect
MO License # LA-007

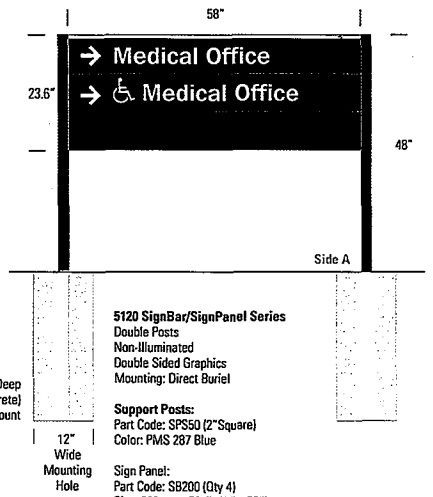
Signage Landscape Plans

SCALE
DATE 12 MARCH 2016
CLIENT NO.
PROJECT NO.
DRAWN
CHECKED
APPROVED
FILENAME

L-7

Total Sign Panel Area
Under 10 Sq. Feet

Loc. 9 10 16 17 18 19



5120 SignBar/SignPanel Series
Double Posts
Non-Illuminated
Double Sided Graphics
Mounting: Direct Buriel

Support Posts:
Part Code: SPS50 (2"Square)
Color: PMS 287 Blue

Sign Panel:
Part Code: SB200 (Qty 4)
Size: 200mm x 58 *(7.87" x 58")*
Color: PMS 287 Blue

Printed Graphics:
Rule Line:
Size: 3/4" x 58"
Color: A01 White

Copy: FranklinGothic-Demi
Size: 3-1/4"
Color: A01 White

Arrow: A110
Size: 4"
Color: A01 White

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale Bar: 0" 1/4" 1/2" 3/4" 1"

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Email: sales@apcosigns.com

Project Name/Code:	Stamp:	Date:	By/Initials:	Description:
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12	22. March 2016	DLR	Work Order #: TBD
	Rev-13	18. April 2016	DLR	Approved By:
				Approved Date:
Sales Rep: Sandy Ellis				Customer approval is required prior to production.
CSR/PM:				

Sign Type: **Exterior Directional**

Scale: 1/2" = 1'-0"

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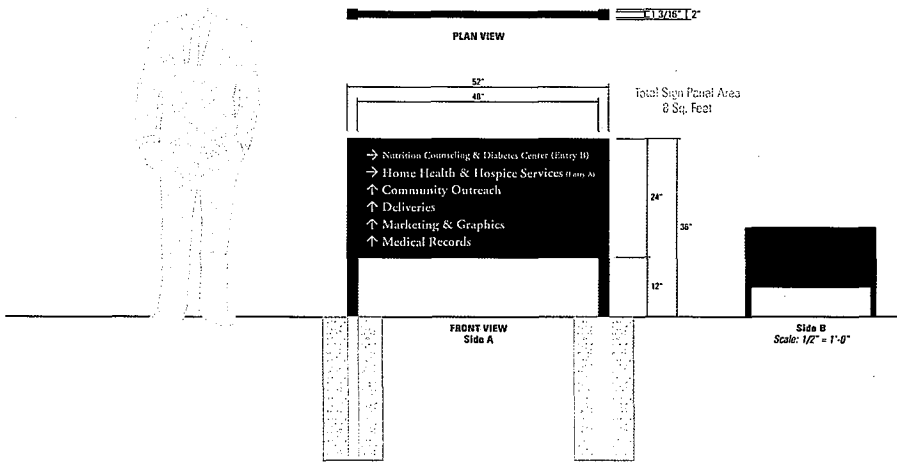

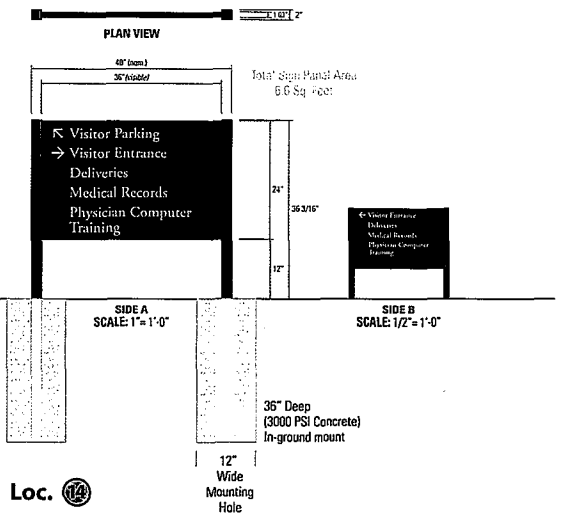

Loc. 12

Existing Sign

SIGN SPECIFICATIONS

5120 SignPanel Series
Non-Illuminated, Single Sided Graphics
Mounting: Direct Burial

Support Posts:
Part Code: SPS50 (2" Square)
Color: PMS 287C Blue

SignPanel:
Part Code: SPA25 *(Qty. 1)*
Size: 24"(h) x 36"(w) *(visible)*
Backgrd. Color: PMS 287C Blue

PSV Graphics:
Arrow: A113
Size: 2 1/2"
Color: 25-01M Matte White

Copy: AGaramond Semibold (GASB)
Size: 2"
Color: 25-01M Matte White

Loc. 14

Existing Sign

SIGN SPECIFICATIONS

5120 SignBar/SignPanel Series
Double Posts
Non-Illuminated
Single Sided Graphics

Support Posts:
Part Code: SPS50 (2" Square)
Color: PMS 287 C (Blue)

Sign Panel:
Part Code: SPA25
Size: 24"(h) x 48"(w) x 1 3/16"(d) *(Visible)*
Backgrd. Color: PMS 287 C (Blue)

PSV Graphics:
Arrow: A113
Size: 2 3/16"
Color: 25-01M Matte White PSV

Copy: AGaramond Bold (GARB)
Size: 1 5/16" & 1 3/4"
Size: 1 5/16"(Entry B & C)
& 1" (Entry A)
Color: 25-01M Matte White PSV

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale Test
0" 1/4" 1/2" 3/4" 1"

Project:	St. Luke's Outpatient Center Buildings A & B	Sales Rep:	Sandy Ellis
CSR/PM:			

Rev-12	22, March 2016	DLR

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Loc. 12 & 14
Directional ID
5120 SignPanel Series

Scale: Various

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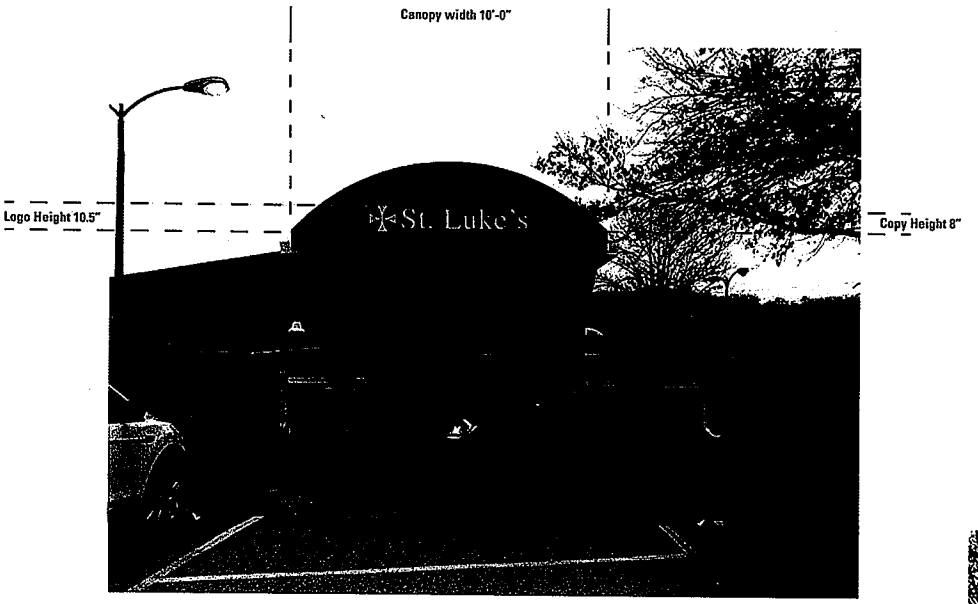
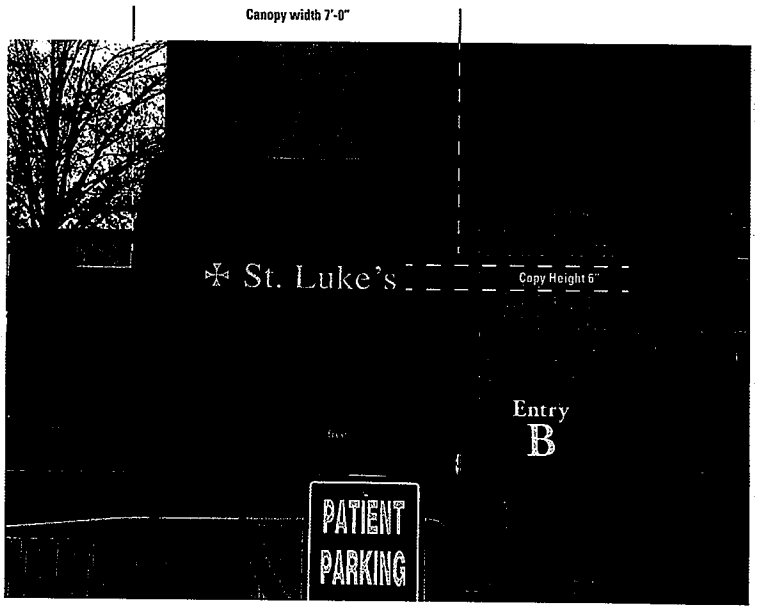


Existing Sign

Loc. 11



Existing Sign

Loc. 13

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale: 1/4" 1/2" 3/4" 1"

Project Details	Sign Type
Work Order #: TBD Approved By: Approved Date: Customer approval is required prior to production.	Canopy Entrances Resource Center Scale: N/A

Sign	Date	Drawing	Project Details
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12	22, March 2016	DLR
Sales Rep: Sandy Ellis CSR/PM:			

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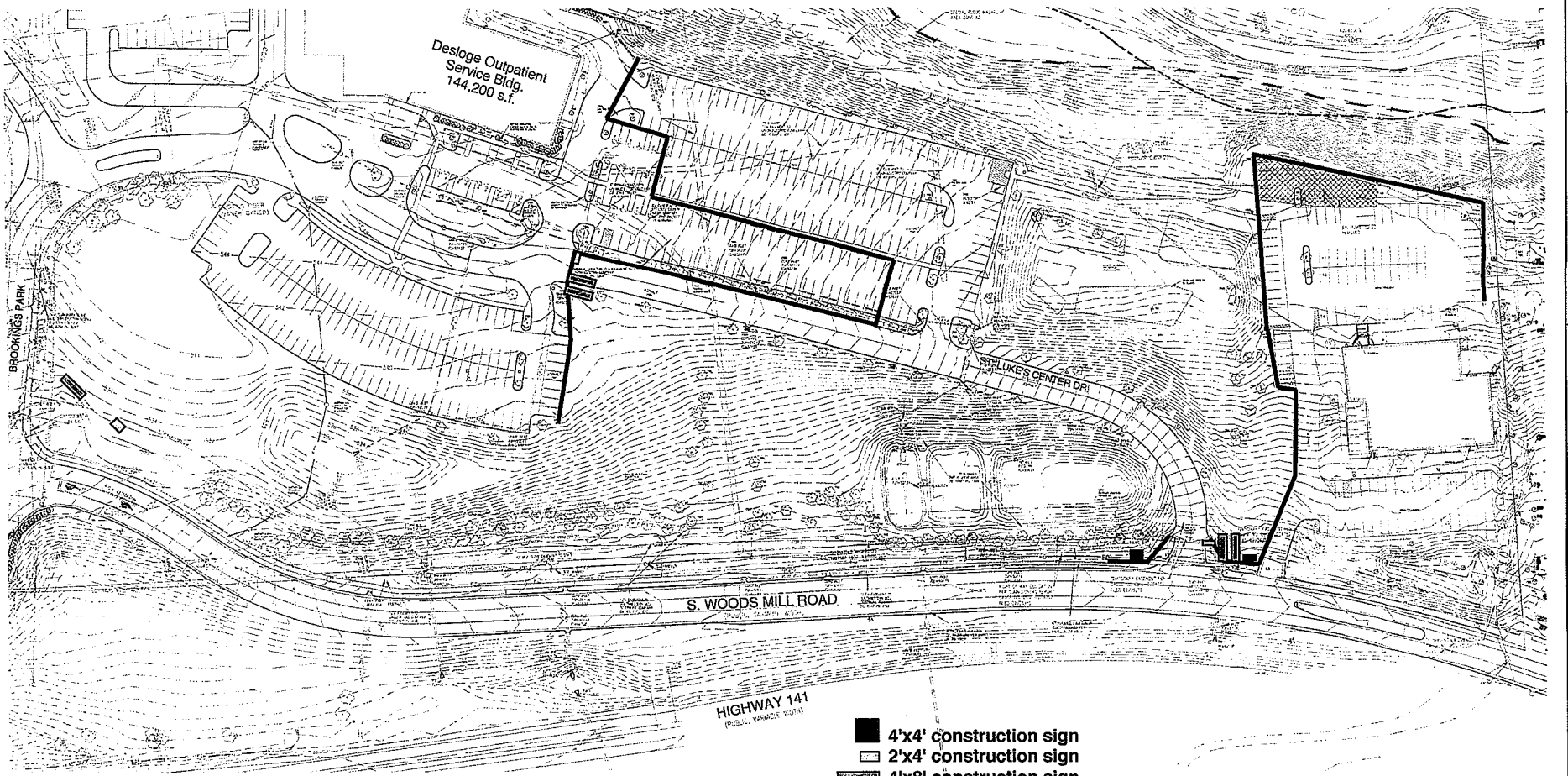

Project Information	Status	Date	Drawn By	Approvals	Sign Type
Project: St. Luke's Ouopatient Center Buildings A & B	Rev-12	22, March 2016	DLR	Work Order #: TBD Approved By: Approved Date:	Temporary Construction Signs
Sales Rep: Sandy Ellis CSR/PM:				Customer approval is required prior to production.	Scale: N/A

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EXHIBIT
A

St. Luke's Outpatient Centers

Northwest Campus
Sign Package

RECEIVED
JUN - 9 2016
City of Milton

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St. Luke's Outpatient Centers

Northwest Campus Sign Package

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St. Luke's Hospital Northwest Campus Sign Package

St. Luke's Hospital is requesting a comprehensive sign package for the St. Luke's Center Drive development across highway 141 from the main hospital. The existing outpatient center (121 St. Luke's Way/Building A) is going to share a 1st floor connection with the new outpatient center (111 St. Luke's Way/Building B). Both buildings will look similar from the exterior and have 5 stories. Although the buildings connect on the first floor, the public will need to park near the appropriate entrance to the building with the services or doctor they are visiting. The two buildings are considered one building by the City of Chesterfield code. All allowable signs were put in place when the first building was constructed. Exterior signage is needed on Outpatient Building B. Signage for future buildings within the Northwest Campus will either comply with the Unified Development Code or an amendment to the Sign Package will be sought in conjunction with any future development beyond Building B. All other signage not detailed in the Sign Package shall be in accordance to the Unified Development Code.

Monuments

- Two monuments exist for Building A. (locations 20 and 21)
  New inserts will be adjusted to reflect new directional information. The increased size of these two monument signs was approved by the City of Chesterfield City Council on November 19, 2007. A third monument is needed at the new entrance (location 8). The new monument needs to match the existing for consistent wayfinding signs.
- There is a monument at the Resource Center (location 15).
- All four monuments are internally illuminated.
- Landscape plans for locations 8, 15, 20 and 21 are in this packet.

Wall Lettering

- Locations 1 and 2 have existing lettering. We need to add the building designation.
- Locations 6 and 7 will be all new lettering.
- Lettering is channel letters, LED illumination. White both day and night.

Donor Name

- Location 4 is an existing donor name. Donor for Building A.
- Location A is requesting a donor name for Building B. Donor TBD.
- Lettering is non-illuminated, brushed aluminum. Flush mounted to the brick with concealed studs.

Directional Signs

- Locations 9, 10, 16-19 are small directional signs requested to help visitors park in the appropriate lot closest to their entrance. Code requires 10 square feet or less. We can accomplish this per the drawings.
- Locations 12 and 14 exist at the Resource Center.
- All these directional signs are non-illuminated post and panel signs.

Informational Signs

- Requesting two informational signs. One at each entrance. (locations 3 and 5)
- Signs to be internally illuminated channel letters, LED.
- Locations 11 and 13 exist on canopies at the Resource Center. Non-illuminated.

Temporary / Construction Signs

- Page 19 illustrates the temporary and construction signs. These will be removed as the project progresses and information is not pertinent.

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Project: St. Luke's Outpatient Center Buildings A & B
Sales Rep: Sandy Ellis
CSR/PM:
Rev-13 1. May 2016 DLR
Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Narrative Overview

Scale: 1/32" = 1'-0"

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Location	Description	Frontage	Notes
1	Building wall lettering add "Building A"	South elevation: 72' ht. x 268' = 19,296sq'	• new plus existing 383 sq' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
2	Building wall lettering add "Building A"	North elevation: 72' x 229' = 16, 488 sq.'	• new plus existing 383 sq' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
3	Informational - Canopy designation Building A		• 25.5 sq.' • pull less than 1.4 amps
4	Donor name/lettering - non-illuminated - Existing		• 117.3 sq.'
5	Informational - Canopy designation Building B	East Elevation: 78' x 218' = 17,004 sq'	• 25.5 sq.' • pull less than 1.4 amps
6	Building wall lettering Building B	East Elevation: 78' x 218' = 17,004 sq'	• 141 sq.' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
7	Building wall lettering Building B	North elevation: 78' x 114' = 8,892 sq'	• 141 sq.' • 12 volt LED illumination powered by 12 volt power supplies. Illuminates white.
8	New monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade. • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
9	Directional		• 10 sq.' max
10	Directional		• 10 sq.' max
11	Existing canopy		• Resource Center
12	existing directional		• Resource Center • 8 sq.'
13	existing canopy		• Resource Center
14	existing directional		• Resource Center • 6 sq.'
15	Existing Monument		• Resource Center • 18.56 sq.'
16	Directional		• 10 sq.' max
17	Directional		• 10 sq.' max
18	Directional		• 10 sq.' max
19	Directional		• 10 sq.' max
20	Existing Monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
21	Existing Monument	60.9 square feet	• Sign size as approved by City of Chesterfield City Council on November 19, 2007. • 85" above grade • Power Consumption: 810 watts • Lumens: 58,500 or 900 lumens per square foot of sign face
A	Donor name/lettering non-illuminated		• Up to 117.3 sq.' • Donor name TBD

Project: St. Luke's Outpatient Center
Buildings A & B

Rev-13 1, May 2016 DLR

Work Order #: TBD
Approved By:
Approved Date:

Sign Location Matrix

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35.807 ACRES±

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

COMMON GROUND
GREEN TRAILS COUNTRY CLUB GROUNDS PLAT 1
PB. 219, PGS. 54-56

N/F
GREEN TRAILS COUNTRY CLUB VENTURE
DB. 7423 PG. 165
LOC. # 18Q420067

Existing Parking

Existing Outpatient Service Bldg. 22,206 SF

Existing Parking

Existing Parking

Existing Resource Center 22,975 SF

ST. LUKE'S CENTER DR.

S. WOODS MILL ROAD

HIGHWAY 141

BROOKWOOD PARK

New (proposed) Sign
Existing Sign
Addition to Existing Sign
Future Sign

Project Number	Project Manager	Revision	Drawing Date	Sheet Title
Project: St. Luke's Outpatient Center Buildings A & B		Rev-12	22, March 2016 DLR	Work Order #: TBD Approved By: Approved Date: Customer approval is required prior to production.
Sales Rep: Sandy Ellis CSR/PM:				Scale: N/A

Sign Locations Site Plan

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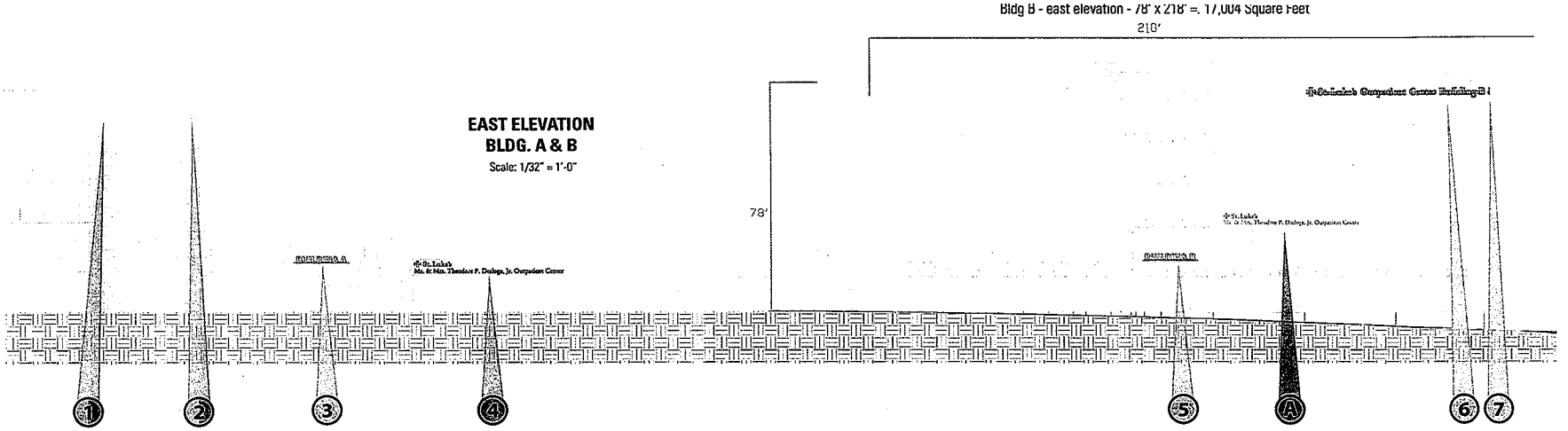
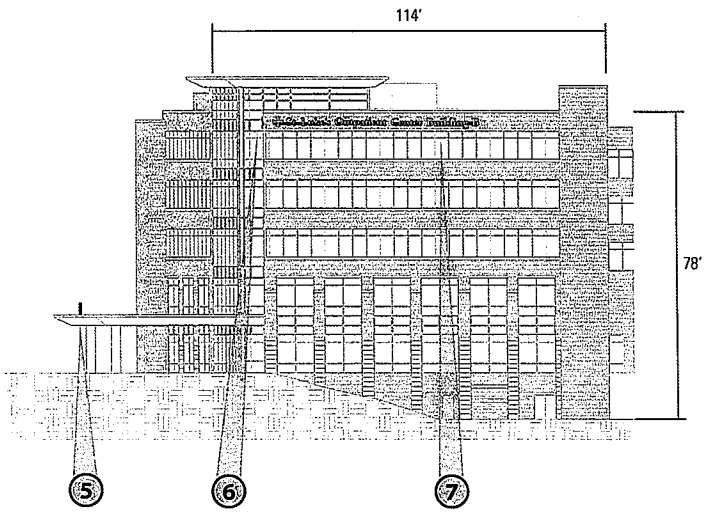
Bldg B - east elevation - 78' x 218' = 17,004 Square Feet



EAST ELEVATION
BLDG. A & B
Scale: 1/32" = 1'-0"



NORTH ELEVATION
BLDG. B
Scale: 1/32" = 1'-0"

Bldg B - north elevation - 78' x 114' = 8,892 Square Feet

Location Legend

- New (proposed) Sign
- Existing Sign
- Addition to Existing Sign
- Future Sign

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

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Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Rev-12	22, March 2016	DLR

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Elevation Overview

Scale: 1/32" = 1'-0"

SIGN SPECIFICATIONS

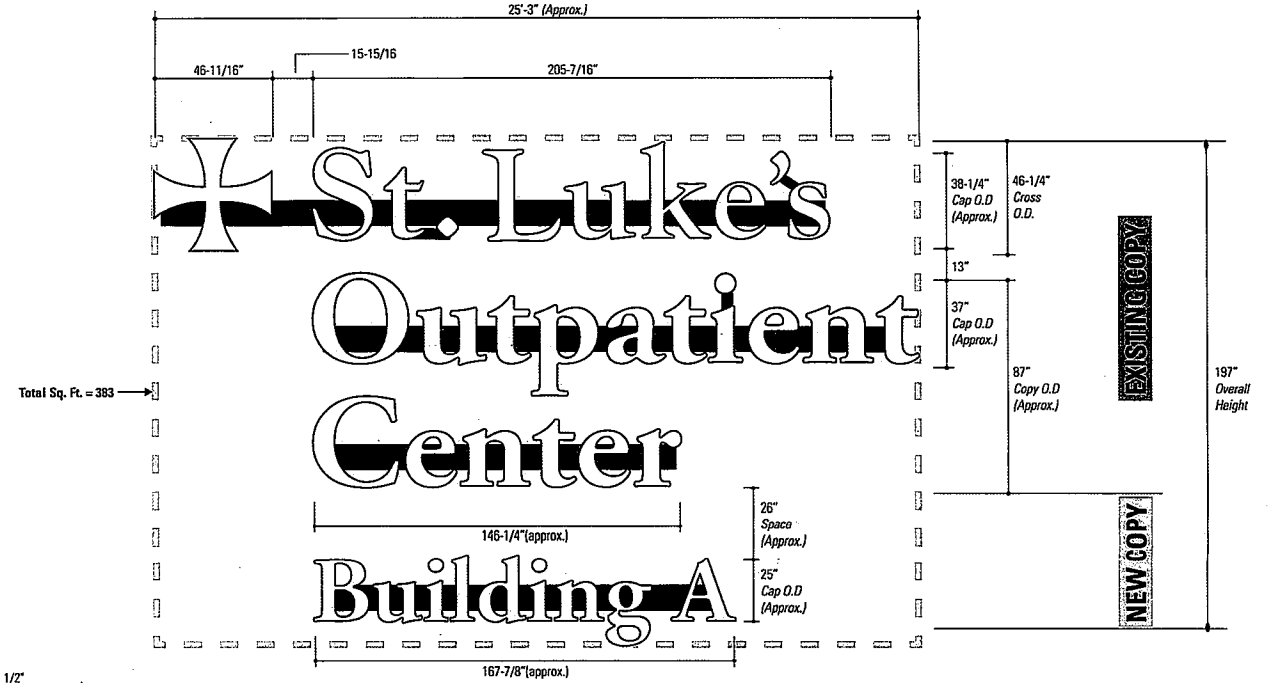
Dimensional Letters
Face Illuminated White
Illuminated Returns on Channel Letters
Mounting: Raceway Mount
Raceway Color: PMS 1675 U
Thickness. To Be Determined
Note: Aluminum returns mechanically attached to aluminum backs. Letters caulked to prevent water. Weep holes lin the bottom of each letter per UL standard
.187 acrylic faces with 1" trim cap
12 volt LED illumination powered by 12 volt power supplies
Raceway is .080 aluminum construction painted specified color.

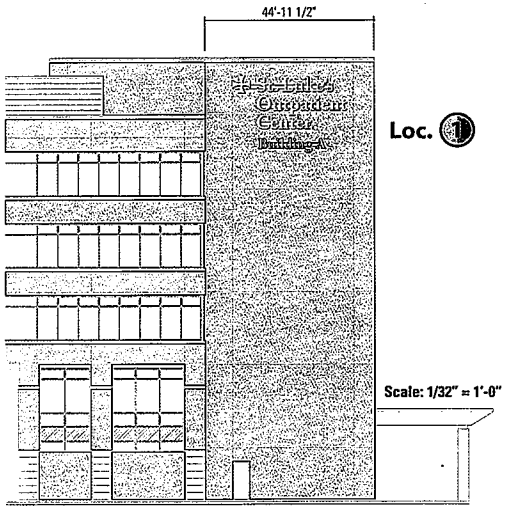
Graphics:
Logo: LTBD (St. Luke's - Modified Cross)
Size: 46 1/4"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Logo: LTBD (St. Luke's - Modified Copy)
Size: 38 1/4"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

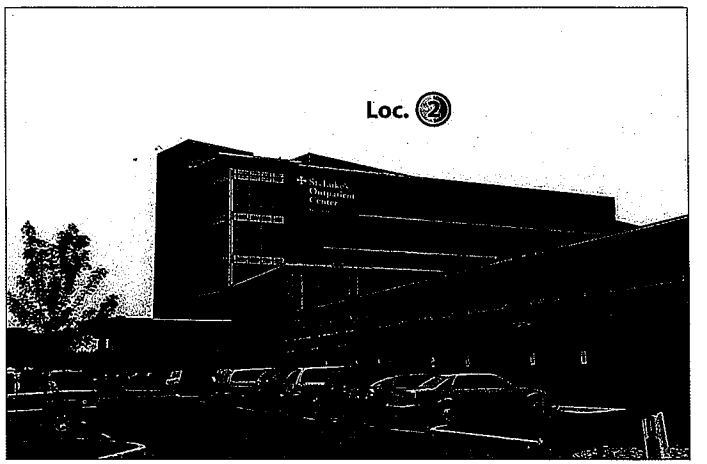
Copy: AGaramond Bold (GARB)
Size: 37"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Copy: AGaramond Bold (GARB)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)





SOUTH ELEVATION, BLDG. A
Bldg A - south elevation - 72' x 268' = 19,296 Square Feet



NORTH ELEVATION, BLDG. A
Bldg A - north elevation - 72' x 229' = 16,488 Square Feet

Colors displayed are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Project: St. Luke's Outpatient Center Buildings A & B
Sales Rep: Sandy Ellis
CSR/PM:
Rev-12 22, March 2016 DLR
Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.
Loc. 1 & 2
Additional Wall Lettering for Bldg. A
Scale: 1/4" = 1'-0"

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Total Area - 141 Sq. Feet

54'-3" Approx.

31 3/8"

St. Luke's Outpatient Center Building B

25" Cap O.D (Approx.)

Scale: 3/16 " = 1'-0"

SIGN SPECIFICATIONS

Loc. 6 & 7

Dimensional Letters
Face Illuminated White
Illuminated Returns on Channel Letters
Mounting: Raceway Mount
Raceway Color: PMS 1675 U
Thickness. To Be Determined

Graphics:

Logo: LTBD (St. Luke's - Modified Cross)
Size: 31"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

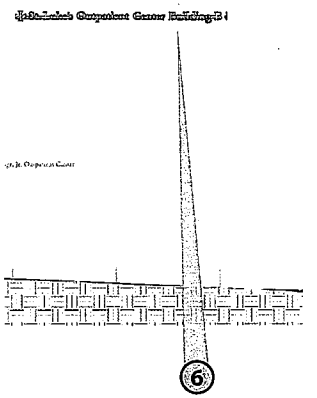
Logo: LTBD (St. Luke's - Modified Copy)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Copy: AGaramond Bold (GARB)
Size: 25"
Face Color: White
Returns: PMS 287 (Blue)
Trim Cap Color: PMS 287 (Blue)

Bldg B - east elevation - 78' x 218' = 17,004 Square Feet

EAST ELEVATION

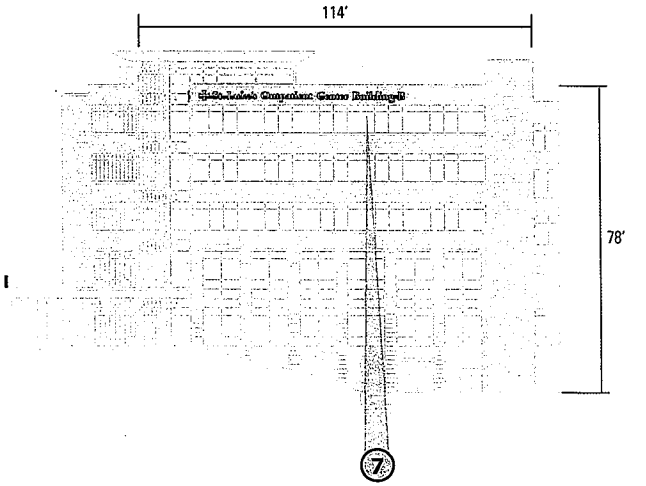
Scale: 1/32" = 1'-0"



Bldg B - north elevation - 78' x 114' = 8,892 Square Feet

NORTH ELEVATION

Scale: 1/32" = 1'-0"



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Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Sheet	Date	Drawn By	Revision Notes
Rev-12	22. March 2016	DLR	
Rev-13	18. April 2016	DLR	

Work Order #: TBD
Approved By:
Approved Date:

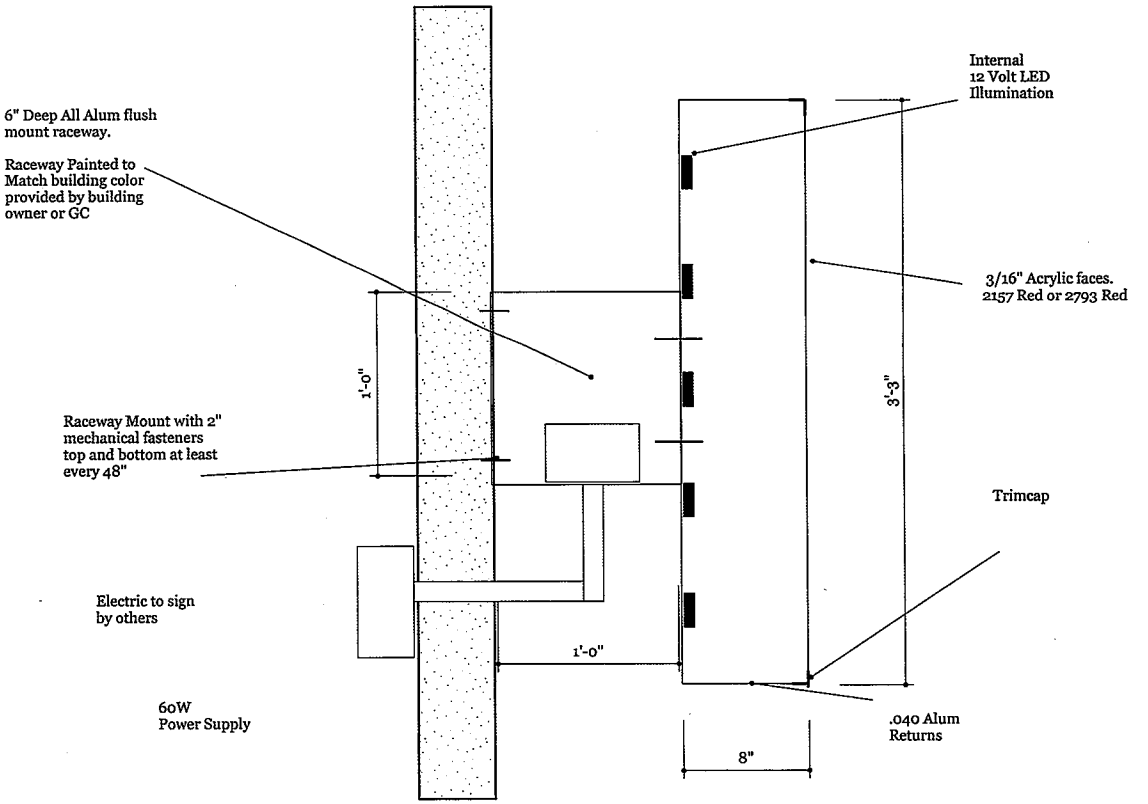
Customer approval is required prior to production.

Sign Type: **Loc. 6 & 7**

Scale: Various

Scale 1 est: 0 1/4" 1/2" 3/4" 1"

Channel Letter
Mounting for Locations: 1 2 6 7



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If color selection is critical, please request sample for approval.

Scale: 1" 1/4" 1/2" 3/4" 1"

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Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Revision:	Rev-12
Date:	22, March 2016
Drawn By:	DLR

Production Info:
Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Signature:

Channel Letter Mounting Details

Scale: N/A

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Loc. A

Dimensional Logo & Letters
Fabricated
Mounting: Concealed Stud Mount
Thickness: 1 1/2"

Graphics:
Logo: LTBD (St. Luke's - Modified)
Size: 24 3/32"
Face Color: Stainless Steel (Brushed)

Copy: AGaramond Bold (GARB)
Size: 17" *(Initial Caps)*
Color: Stainless Steel (Brushed)

NOTE: *St. Lukes logo copy and Garamond copy to be same height (17").*

47' *(Approx.)*

11'-9" *(Approx.)*

St. Luke's
Mr. & Mrs. Theodore P. Desloge, Jr. Outpatient Center

20.80" 24.09"
10"
17"

(existing)
Scale: 1/4" = 1'-0"

Loc. A

Dimensional Logo & Letters
Fabricated
Mounting: Concealed Stud Mount
Thickness: 1 1/2"

Graphics:
Logo: LTBD (St. Luke's - Modified)
Size: 24 3/32"
Face Color: Stainless Steel (Brushed)

Copy: AGaramond Bold (GARB)
Size: 17" *(Initial Caps)*
Color: Stainless Steel (Brushed)

NOTE: *St. Lukes logo copy and Garamond copy to be same height (17").*

47' *(Approx.)*

11'-9" *(Approx.)*

St. Luke's
Speculative Donor Copy Goes Here For Future Sign

20.80" 24.09"
10"
17"

(Proposed Donor ID)
Scale: 1/4" = 1'-0"

Total Area
117.3 Sq. Feet

Scale Test

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

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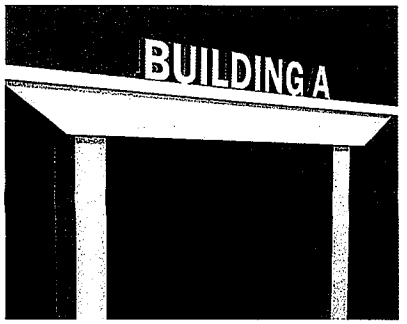
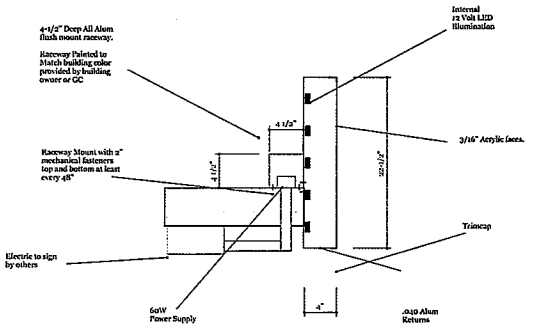
Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	
Rev-12	22, March 2016 DLR
Work Order #: TBD	
Approved By:	
Approved Date:	
Customer approval is required prior to production.	
Location 4 & A	
Lettering (Non-Illuminated)	
Scale:	1/4" = 1'-0"

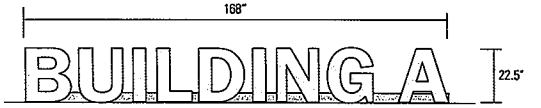
SIGN SPECIFICATIONS

Channel LED Letters
Internally Illuminated
Single Sided Graphics
Mounting: To top of Entrance Canopy
Overall Size: Size: 22.5(h) x 168"(w) x 4"(d)

Copy: FranklinGothic-Demi (FGDB)
Color: A01 White (Translucent)

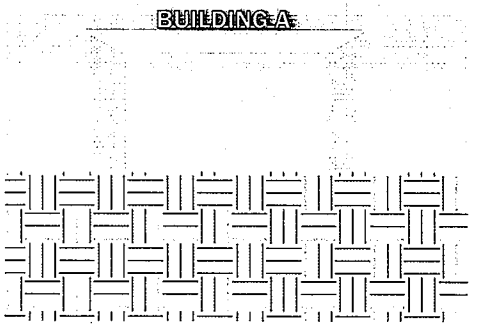




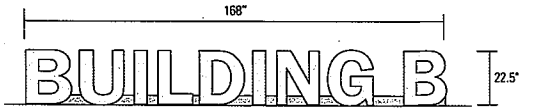


Loc. 3

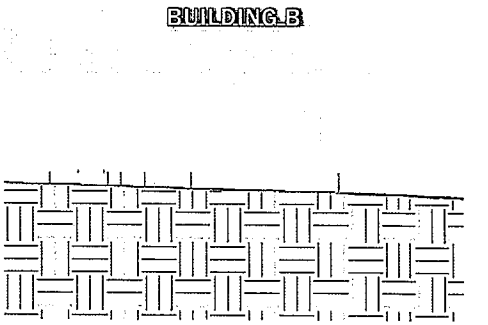
Total Sign Panel Area
25.5 Sq. Feet



Loc. 3



Loc. 5



Loc. 5

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale Feet
0 1/4" 1/2" 3/4" 1"

Project: St. Luke's Outpatient Center Buildings A & B	Rev-12 22, March 2016 DLR	Work Order #: TBD Approved By: Approved Date:	Loc. 3 & 5 Bldg. Entrance I.D.
Sales Rep: Sandy Ellis CSR/PM:		Customer approval is required prior to production.	Scale: 1/4" = 1'-0"

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Loc. 21

Existing Sign
4810 Illuminated Multipanel
Single Sided

4810 PolySign Series
Base Mount w/ Square Ends
Internally Illuminated
Single Sided Graphics

SignPanels: ***(Side A)***
MP15120 (14.25" x 120") (Qty. 5)
Background Color: A01 White (Opaque)
& PMS 287 (Opaque)

Illuminated Graphics:
Logo: 10" St. Luke's
Copy: 5" & 3-1/2" FranklinGothic-Demi
Color: 01 White (Translucent)

Skirt:
Color: PMS 287

Top View

St. Luke's Outpatient Centers A & B

Mr. & Mrs. Theodore P. Desloge, Jr.
Outpatient Center

Albert Pujols Wellness Center
for Adults with Down Syndrome

Cardiology, Laboratory
Radiology, Therapy & Vascular

Physician Offices,
Anti Coagulation Clinic

Side A (Side B Blank)

Loc. 20

Existing Sign @ SE Corner
4810 Illuminated Multipanel
Single Sided

4810 PolySign Series
Base Mount w/ Square Ends
Internally Illuminated
Single Sided Graphics

SignPanels: ***(Side A)***
MP15120 (14.25" x 120") (Qty. 5)
Background Color: A01 White (Opaque)
& PMS 287 (Opaque)

Illuminated Graphics:
Logo: 10" St. Luke's
Copy: 5" & 3-1/2" FranklinGothic-Demi
Color: 01 White (Translucent)

Skirt:
Color: PMS 287

Top View

St. Luke's Outpatient Centers A & B

→ Resource Center

↑ Mr. & Mrs. Theodore P. Desloge, Jr.
Outpatient Center A

↑ Albert Pujols Wellness Center for
Adults with Down Syndrome

↑ Cardiology, Laboratory, Radiology,
Therapy & Vascular

Side A (Side B Blank)

Loc. 8

New Sign
4810 Illuminated Multipanel

Total = 60.9 Sq Ft.

120"

Top View

St. Luke's Outpatient Centers A & B

→ Medical Office

↑ Medical Office, Medical Office,
Medical Office

14.25"

73.125"

Side A (Side B Blank)

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale 1:24

Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	
Rev-13	1, May 2016 DLR
Work Order #: TBD	
Approved By:	
Approved Date:	
Customer approval is required prior to production.	
Monument Loc. 8, 20, 21	
Scale:	1/2" = 1'-0"

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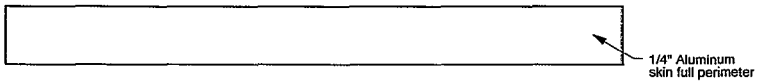
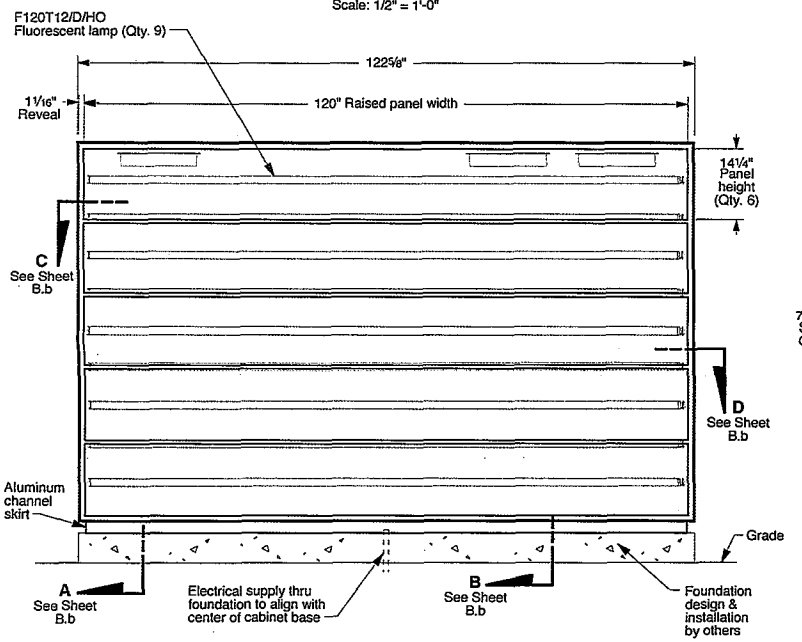
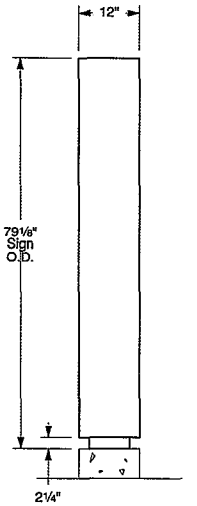


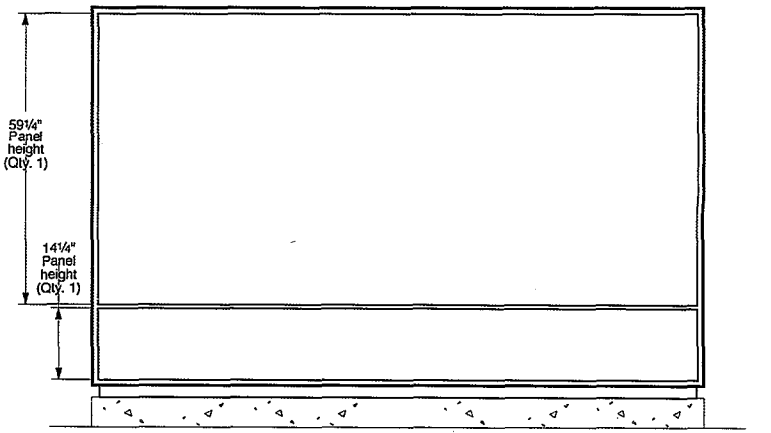
PLAN VIEW
Scale: 1/2" = 1'-0"



FRONT VIEW
Scale: 1/2" = 1'-0"



SIDE VIEW
Scale: 1/2" = 1'-0"



BACK VIEW
Scale: 1/2" = 1'-0"

NOTES:
1. Refer to presentation drawing and/or work order for colors and graphics specifications.
2. 120V Supply & connection by certified electrician.

Monument Shop Details

Scale:

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Rev-12 22, March 2016 DLR

Project: St. Luke's Outpatient Center Buildings A & B
Sales Rep: Sandy Ellis
CSR/PM:

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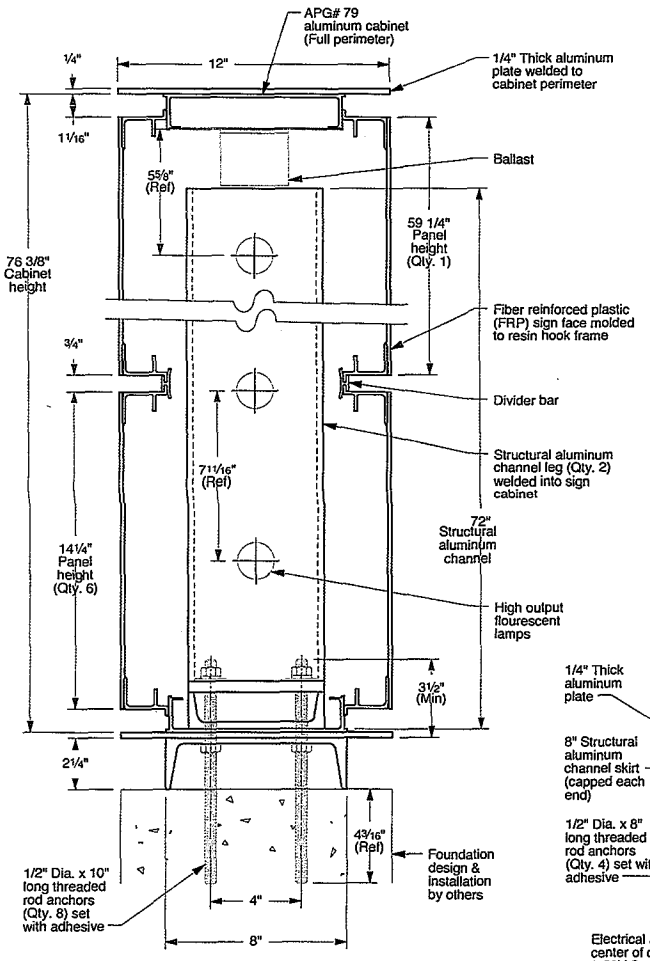
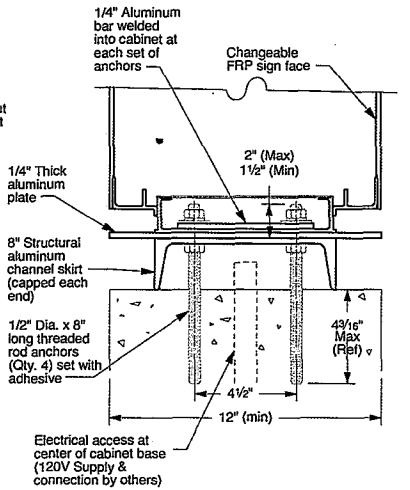
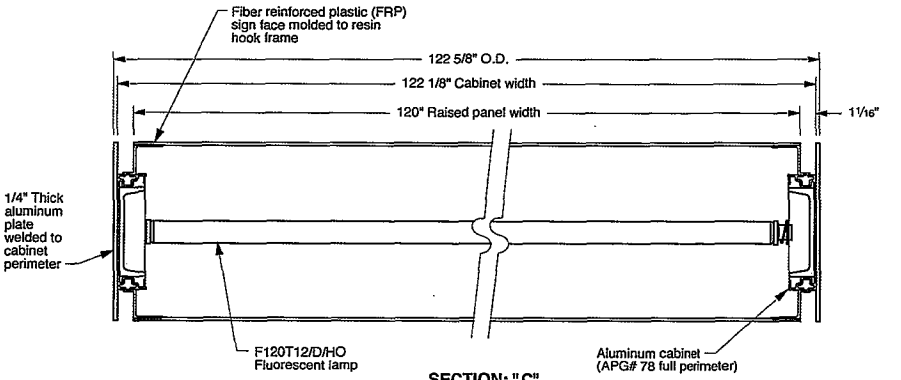


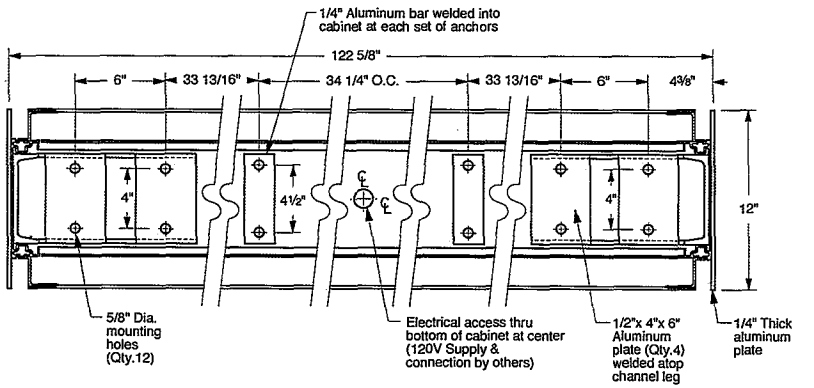
SECTION: "A"
Scale: 3/16"=1"
(Ref. Sheet B.a)



SECTION: "B"
Scale: 3/16"=1"
(Ref. Sheet B.a)



SECTION: "C"
Scale: 1/8"=1"
(Ref. Sheet B.a)



SECTION: "D"
Scale: 1/8"=1"
(Ref. Sheet B.a)

NOTES:
1. Mounting design is shown for reference only. Actual design and hardware by certified persons base on local codes and field conditions.

Project: St. Luke's Outpatient Center Buildings A & B	Rev-12 22, March 2016	DLR	Work Order #: TBD Approved By: Approved Date: Customer approval is required prior to production.
Sales Rep: Sandy Ellis CSR/PM:			Monument Shop Details Scale:

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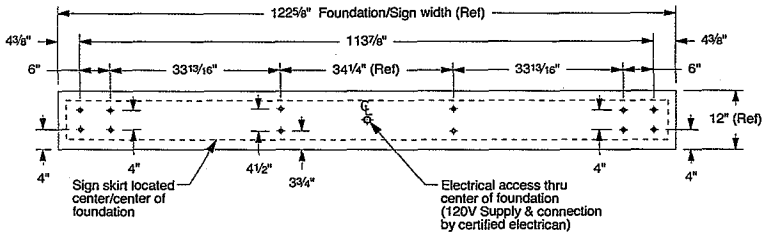
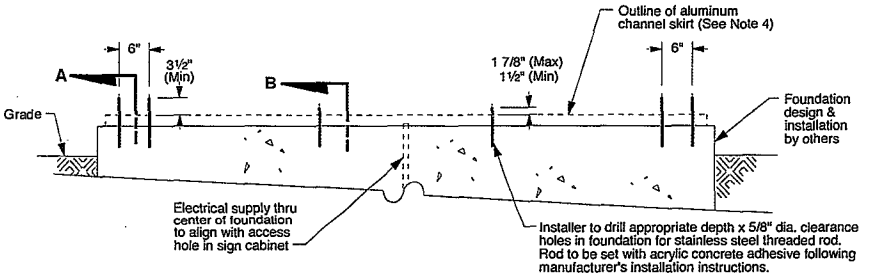
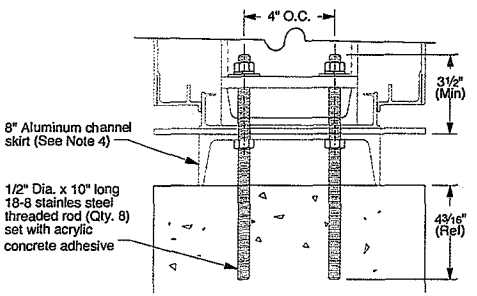


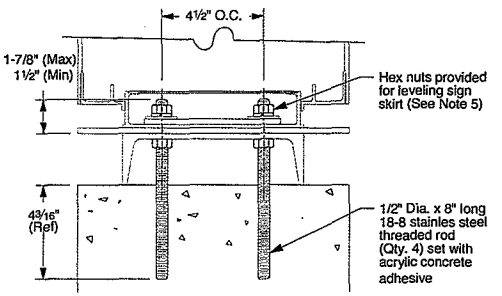
FOUNDATION PLAN VIEW
Scale: 1/2"=1'-0"



FOUNDATION FRONT VIEW
Scale: 1/2"=1'-0"



SECTION: "A"
Scale: 3/16"=1"



SECTION: "B"
Scale: 3/16"=1"

NOTES:
1. Refer to presentation drawing and/or work order for colors and graphic specifications.
2. Foundation is shown for reference only. Actual design & installation provided by certified persons based on local codes & field conditions.
3. Foundation contractor to ensure reinforcing bar does not interfere with anchor bolts.
4. Installer to detach 8" structural channel skirt from sign assembly to use as template for setting anchor bolts.
5. Sign skirt must be installed level and plumb. Compliance will dictate whether sign installs is the same.

Product/Number: Rev-12 | Date: 22, March 2016 | Drawn by: DLR | Approved Number: Work Order #: TBD, Approved By:, Approved Date: | Customer approval is required prior to production. | Submittal: Monument Shop Details | Scale:

Project: St. Luke's Outpatient Center Buildings A & B

Sales Rep: Sandy Ellis
CSR/PM:

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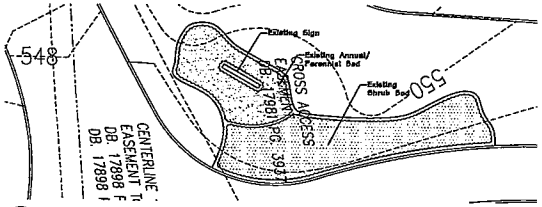
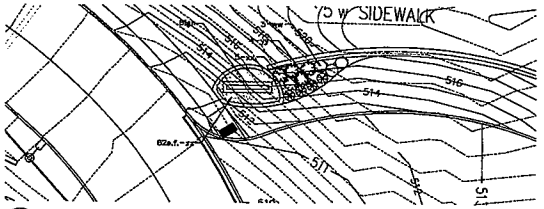
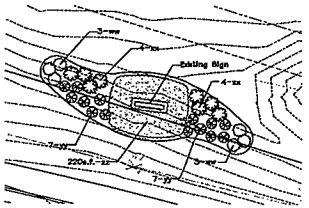


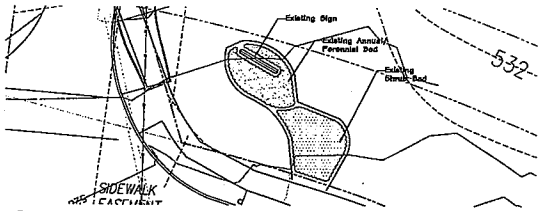
1 L-7 SIGNAGE AREA #21
SCALE 1"=10'



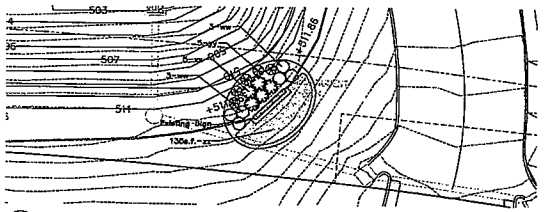
2 L-7 SIGNAGE AREA #9
SCALE 1"=10'



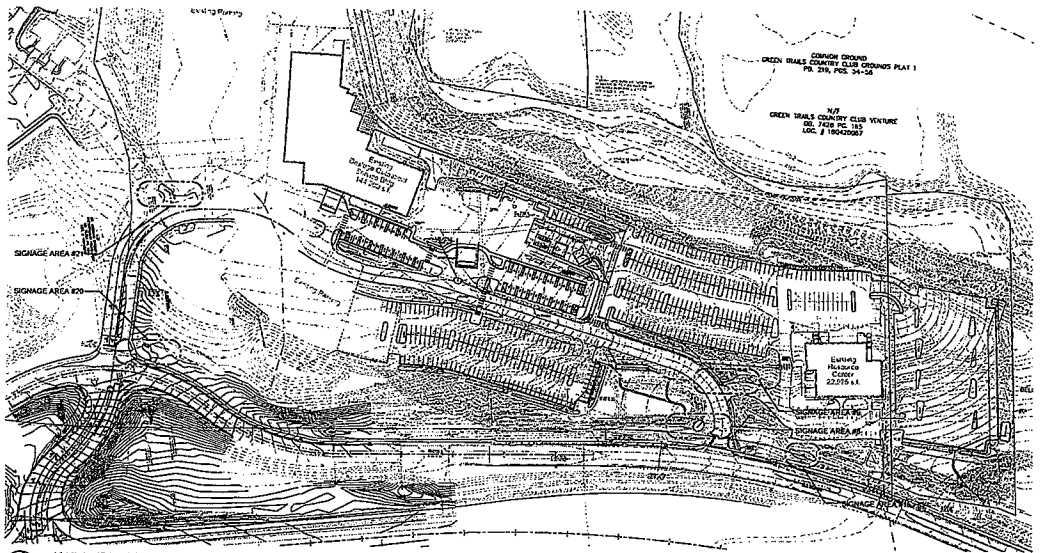
3 L-7 SIGNAGE AREA #15
SCALE 1"=10'



4 L-7 SIGNAGE AREA #20
SCALE 1"=10'



5 L-7 SIGNAGE AREA #8
SCALE 1"=10'



KEY PLAN
NOT TO SCALE

NOTE: See L-1 and L-2 for landscape plans. See L-4 for bioretention planting plan.

PLANTING SCHEDULE - SIGNAGE

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SIGNAGE/ANNUALS/PERENNIALS				
ve	15	Ilex virginica 'Henry's Garnet'	Henry's Garnet Ilex	10-24"
xs	10	Nandina domestica 'Tuscan Flame'	Tuscan Flame Heavenly Bamboo	10-24"
xy	33	Pennisetum alopecuroides 'Hamelin'	Hamelin Grass	10-24"
xx	420 s.f.	Annuals and Perennials	(to be selected)	2" cp

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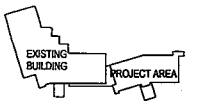
St. Louis, MO 63105
ph 314.754.6306 fx 314.754.4452
www.bsalifestructures.com

HEIDEMAN ASSOCIATES, INC.
kpff
STUCK & ASSOCIATES Consulting Engineers, Inc.

St. Luke's HOSPITAL

WEST CAMPUS BUILDING #2



KEYPLAN

MARK	DATE	DESCRIPTION

STATE OF MISSOURI
JOSHUA SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/17/16

Joshua Saunders - Landscape Architect
MO License # LA-007

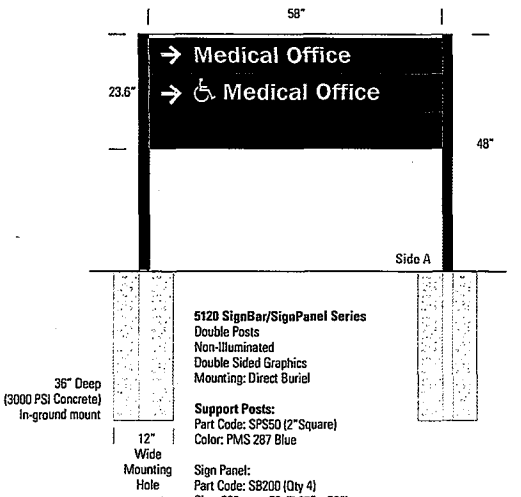
Signage Landscape Plans

SCALE	CLIENT I.D.
DATE 17 MARCH 2016	PROJECT I.D.
COORD	
DRAWN MP	
APPROVED JS	
FILENAME	

L-7

Total Sign Panel Area
Under 10 Sq. Feet

Loc. 9 10 16 17 18 19



5120 SignBar/SignPanel Series
Double Posts
Non-Illuminated
Double Sided Graphics
Mounting: Direct Buriel

Support Posts:
Part Code: SPS50 (2"Square)
Color: PMS 287 Blue

Sign Panel:
Part Code: SB200 (Qty 4)
Size: 200mm x 58 *(7.87" x 58")*
Color: PMS 287 Blue

Printed Graphics:
Rule Line:
Size: 3/4" x 58"
Color: A01 White

Copy: FranklinGothic-Demi
Size: 3-1/4"
Color: A01 White

Arrow: A110
Size: 4"
Color: A01 White

Scale Feet
0 1/4" 1/2" 3/4" 1"

Colors depicted are a general representation of the color specified. If color selection is critical, please request sample for approval.

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Ph: 404.688.8000, Fax: 404.577.3847
Email: sales@apcosigns.com

Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Rev	Date	By
Rev-12	22, March 2016	DLR
Rev-13	18, April 2016	DLR

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Exterior Directional

Scale: 1/2" = 1'-0"

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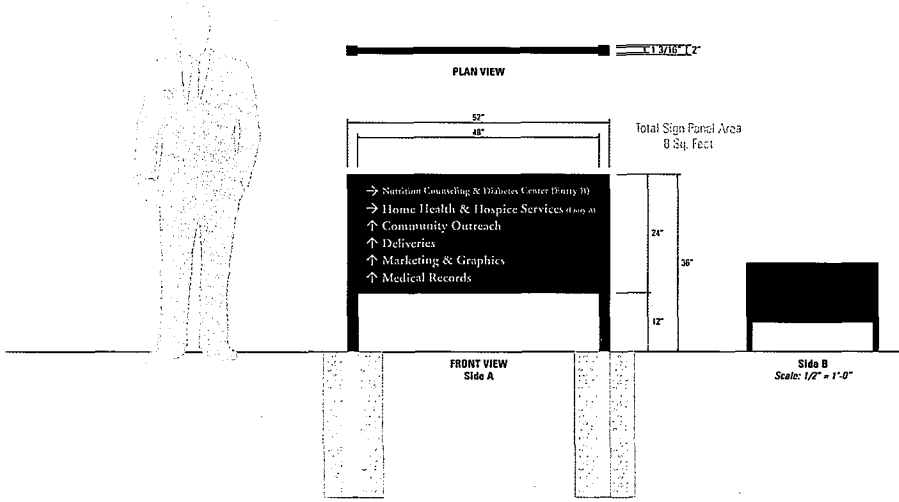


Loc. 12

Existing Sign

SIGN SPECIFICATIONS

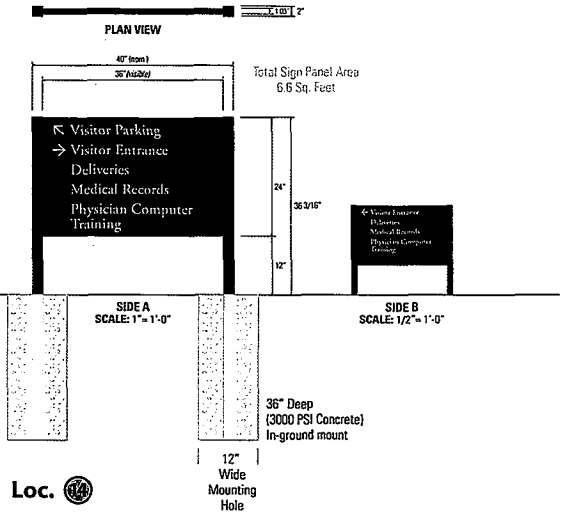
5120 SignPanel Series
Non-Illuminated, Single Sided Graphics
Mounting: Direct Burial

Support Posts:
Part Code: SPS50 (2" Square)
Color: PMS 287C Blue

SignPanel:
Part Code: SPA25 *(Qty. 1)*
Size: 24"(h) x 36"(w) *(visible)*
Backgrd. Color: PMS 287C Blue

PSV Graphics:
Arrow: A113
Size: 2 1/2"
Color: 25-01M Matte White

Copy: AGaramond Semibold (GASB)
Size: 2"
Color: 25-01M Matte White



Loc. 14

Existing Sign

SIGN SPECIFICATIONS

5120 SignBar/SignPanel Series
Double Posts
Non-Illuminated
Single Sided Graphics

Support Posts:
Part Code: SPS50 (2" Square)
Color: PMS 287 C (Blue)

Sign Panel:
Part Code: SPA25
Size: 24"(h) x 48"(w) x 1 3/16"(d) *(Visible)*
Backgrd. Color: PMS 287 C (Blue)

PSV Graphics:
Arrow: A113
Size: 2 3/16"
Color: 25-01M Matte White PSV

Copy: AGaramond Bold (GARB)
Size: 1 5/16" & 1 3/4"
Size: 1 5/16"(Entry B & C)
& 1" (Entry A)
Color: 25-01M Matte White PSV

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

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Project:	St. Luke's Outpatient Center Buildings A & B
Sales Rep:	Sandy Ellis
CSR/PM:	

Revisions	Date	Drawn By
Rev-12	22, March 2016	DLR

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Loc. 12 & 14
Directional ID
5120 SignPanel Series

Scale: Various

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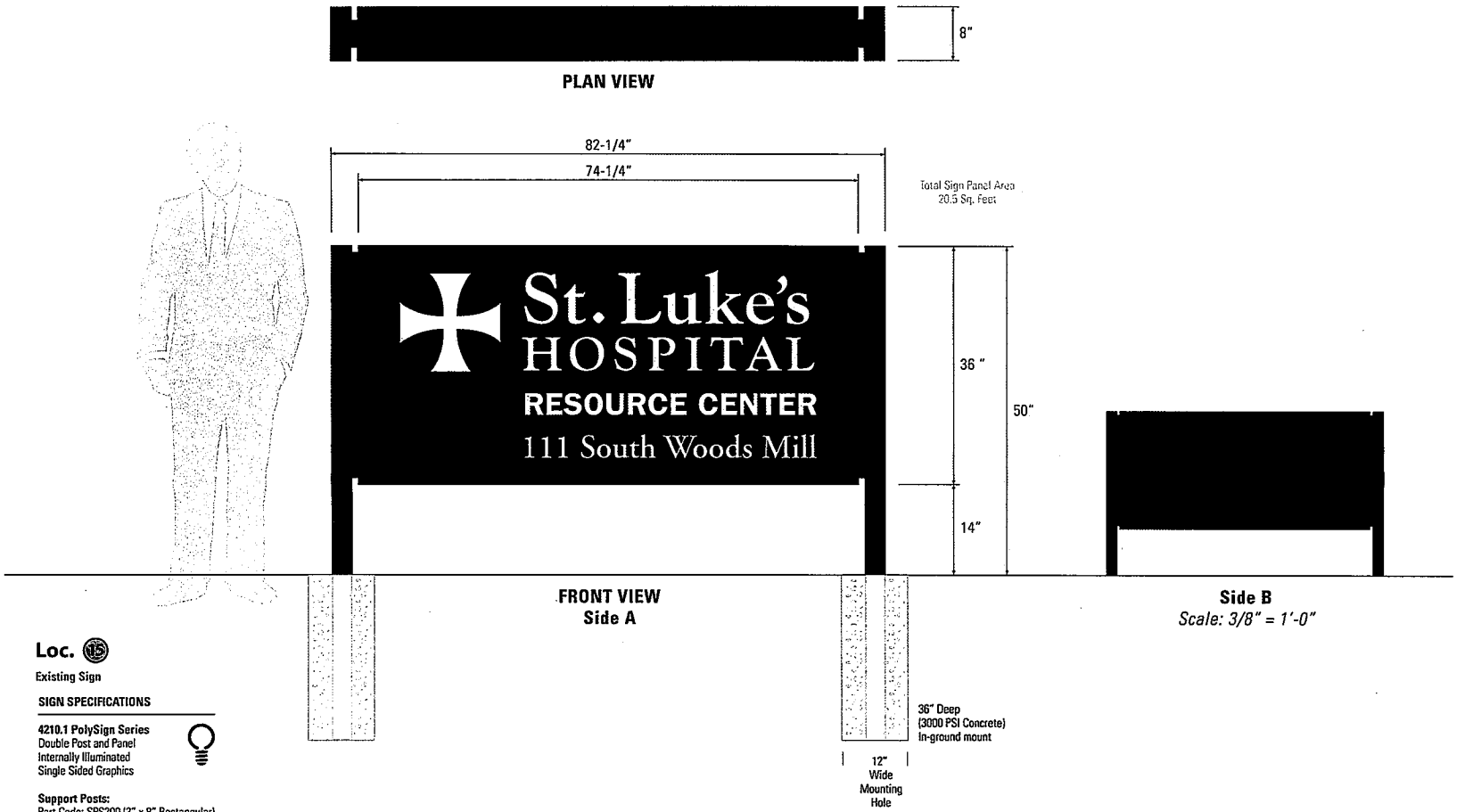

Loc. 15

Existing Sign

SIGN SPECIFICATIONS

4210.1 PolySign Series
Double Post and Panel
Internally Illuminated
Single Sided Graphics

Support Posts:
Part Code: SPS200 (3" x 8" Rectangular)
Color: PMS 287 C Blue

Sign Panel:
Size: 36"(h) x 74 1/4"(w) x 2"(d) (Qty. 2)
Backgrd. Color: PMS 287 C Blue (Opaque)

Illuminated Graphics:
Logo: L5326 (St. Luke's - Resource Cntr)
Size: 22"
Color: 01 White (Translucent)

PSV Graphics:
Copy: AGaramond Semibold (GASB)
Size: 3 1/4"
Color: 25-01M Matte White

Note: *Logo file available for Production use.*

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

Scale: 0" 1/4" 1/2" 3/4" 1"

Project Information	Sales	Drawn By	Production Info	Signature
Project: St. Luke's Outpatient Center Buildings A & B	Rev-12	22, March 2016 DLR	Work Order #: TBD Approved By: Approved Date:	**Loc. 15** Resource Center ID 4210.1 PolySign Series
Sales Rep: Sandy Ellis CSR/PM:			Customer approval is required prior to production.	Scale: Various

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Email: sales@apcosigns.com

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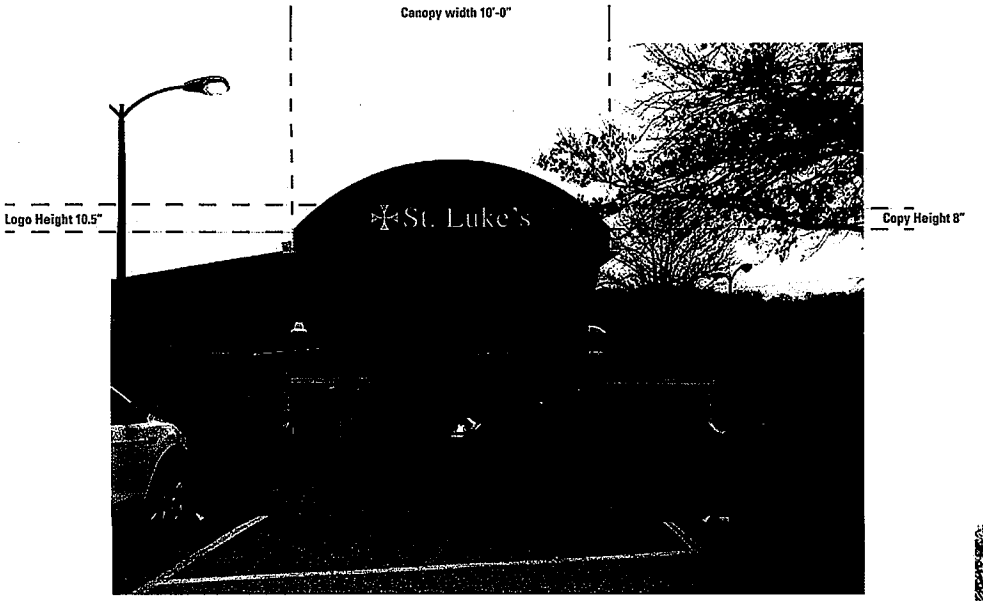
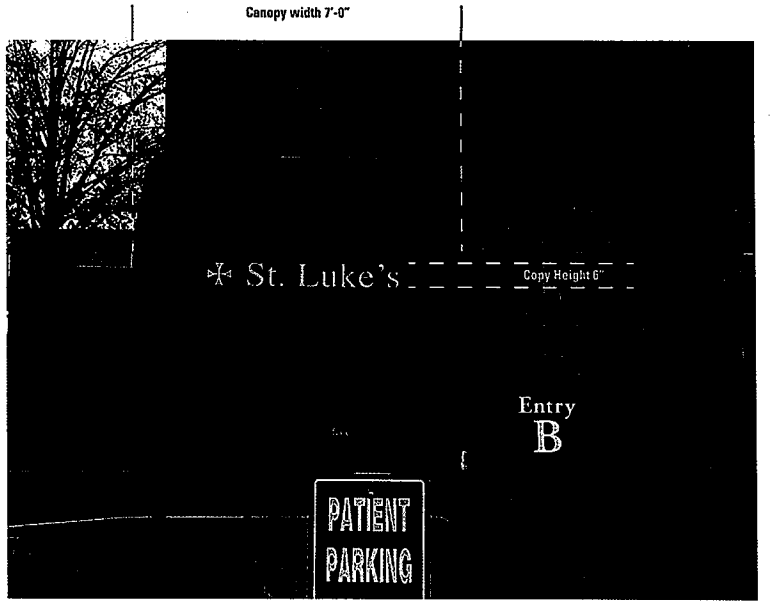


Existing Sign

Loc. 11



Existing Sign

Loc. 13

Colors depicted are a general representation of the color specified.
If color selection is critical, please request sample for approval.

APCO
apcosigns.com
Corporate Headquarters
388 Grant Street SE
Atlanta, GA 30312-2227
Ph: 404.688.9000, Fax: 404.577.3847
Email: sales@apcosigns.com

Project:	St. Luke's Outpatient Center Buildings A & B	Canopy Entrances	
		Resource Center	
Sales Rep:	Sandy Ellis	Scale:	N/A
CSR/PM:			

Revisions	Date	Drawn By	Approved By
Rev-12	22. March 2016	DLR	

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

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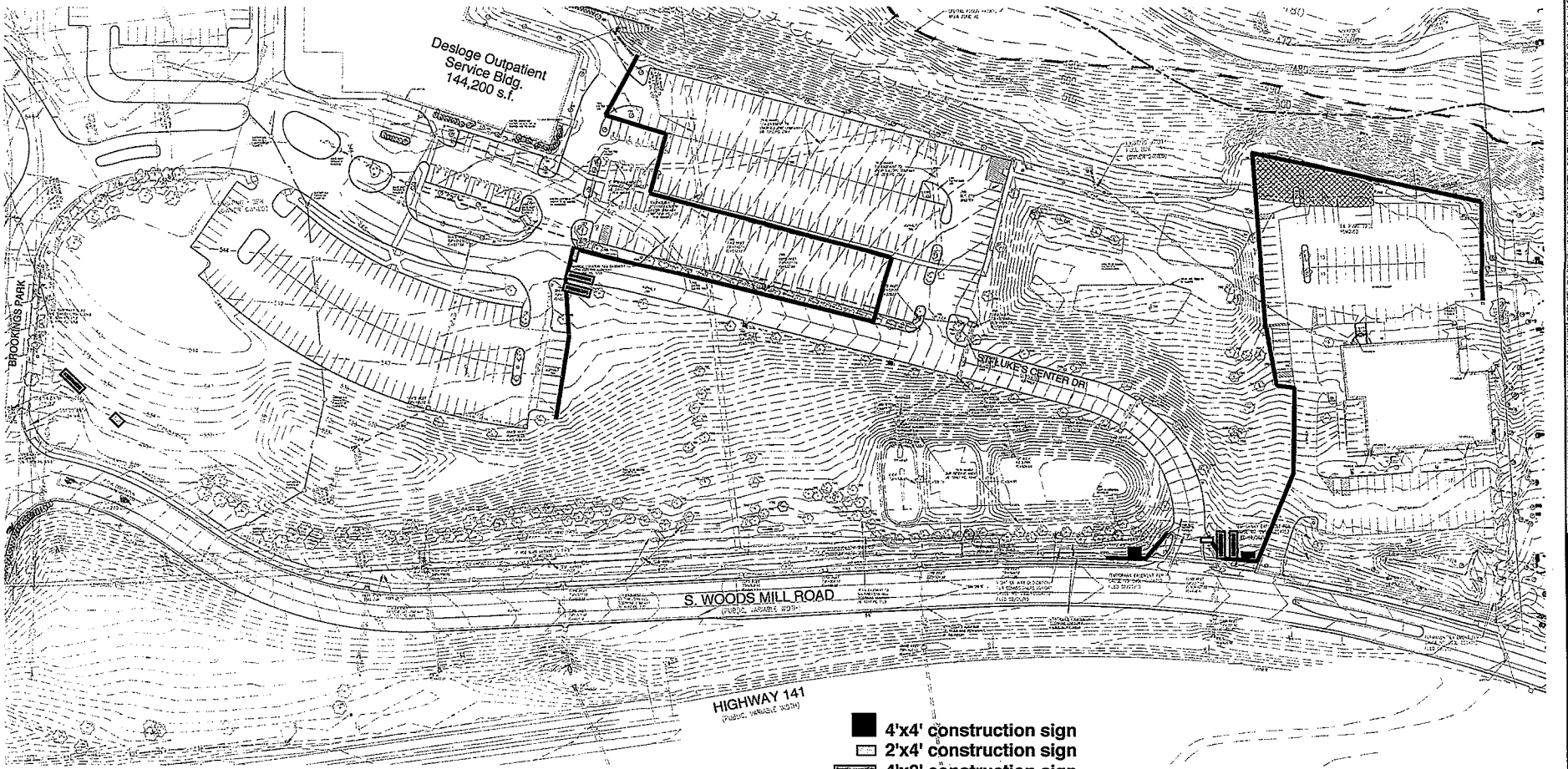

APCO
apcosigns.com

Corporate Headquarters
386 Grant Street SE
Atlanta, GA 30312-2227
Ph: 404.688.9000 Fax: 404.577.3847
Email: sales@apcosigns.com

Project:	St. Luke's Outpatient Center Buildings A & B	Rev-12	22, March 2016 DLR
Sales Rep:	Sandy Ellis		
CSR/PM:			

Work Order #: TBD
Approved By:
Approved Date:
Customer approval is required prior to production.

Temporary Construction Signs

Scale: N/A

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City Council Memorandum

Department of Public Services

To: Michael O. Geisel, Interim Co-City Administrator

From: Aimee Nassif, Planning and Development Services Director

Date: June 14, 2016

CC Date: June 20, 2016

Re: **RE: P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC):** A request for a zoning map amendment from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for 5.00 acres located southwest of the intersection of Olive Street Road and Spirit Airpark West (17W520014).

Summary

Ezra Partners, LLC has submitted a request for a zoning map amendment from "M-3" Planned Industrial District to "PI" Planned Industrial District for a vacant five (5) acre site. The applicant is requesting this rezoning in anticipation of marketing the property for sale.

A Public Hearing was held at the March 14, 2016 Planning Commission meeting. Issues regarding legal access to Spirit Airpark Drive West and Hours of Operation were identified. A vote meeting was held on May 23, 2016 where the applicant made an additional request to consider increasing the maximum building height from 35' to 45' for more flexibility in marketing efforts. Planning Commission voted to approve the request with the amendment that the maximum building height be restricted to 40' by a vote of 5-1.

This petition was reviewed by the Planning and Public Works Committee on June 9, 2016. Two Greensheet amendments were recommended pertaining to:

1) Cross access to the west and south of the subject property, and
2) Extended hours during the Thanksgiving holiday.

The items listed above have been incorporated into two (2) separate Greensheet amendments which are attached to this report. The Committee approved these Greensheet amendments by a vote of 3-0. The Committee then voted 3-0 to forward the petition to City Council with a recommendation to approve as amended.

Attached to the legislation, please find a copy of the Attachment A, the Preliminary Plan, the Greensheet Amendments, and an updated Preliminary Plan reflecting the Greensheet Amendments.

III.B

DATE: June 7, 2016

TO: Michael O. Geisel, P.E.
Director of Public Services

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

RE: Yield Control – Bent Tree Drive and Windfall Ridge

The City of Chesterfield has received a request from the Trustees of the Bent Tree Subdivision for a Yield sign on Windfall Ridge Drive at Bent Tree Drive. The Trustees indicate that these streets intersect in a skew, and it is unclear to some drivers that Bent Tree Drive is the primary street, and motorists from Windfall Ridge Drive should yield to traffic on Bent Tree Drive. The Trustees believe a Yield sign would be an appropriate application and would alleviate this problem.

I have reviewed the intersection and agree with the Trustees. Due to the geometry of the intersection, there could be some ambiguity on the part of a motorist as to which is the primary street. Accordingly, a Yield sign is warranted in accordance with standard engineering practice and the Manual of Uniform Traffic Control Devices (MUTCD).

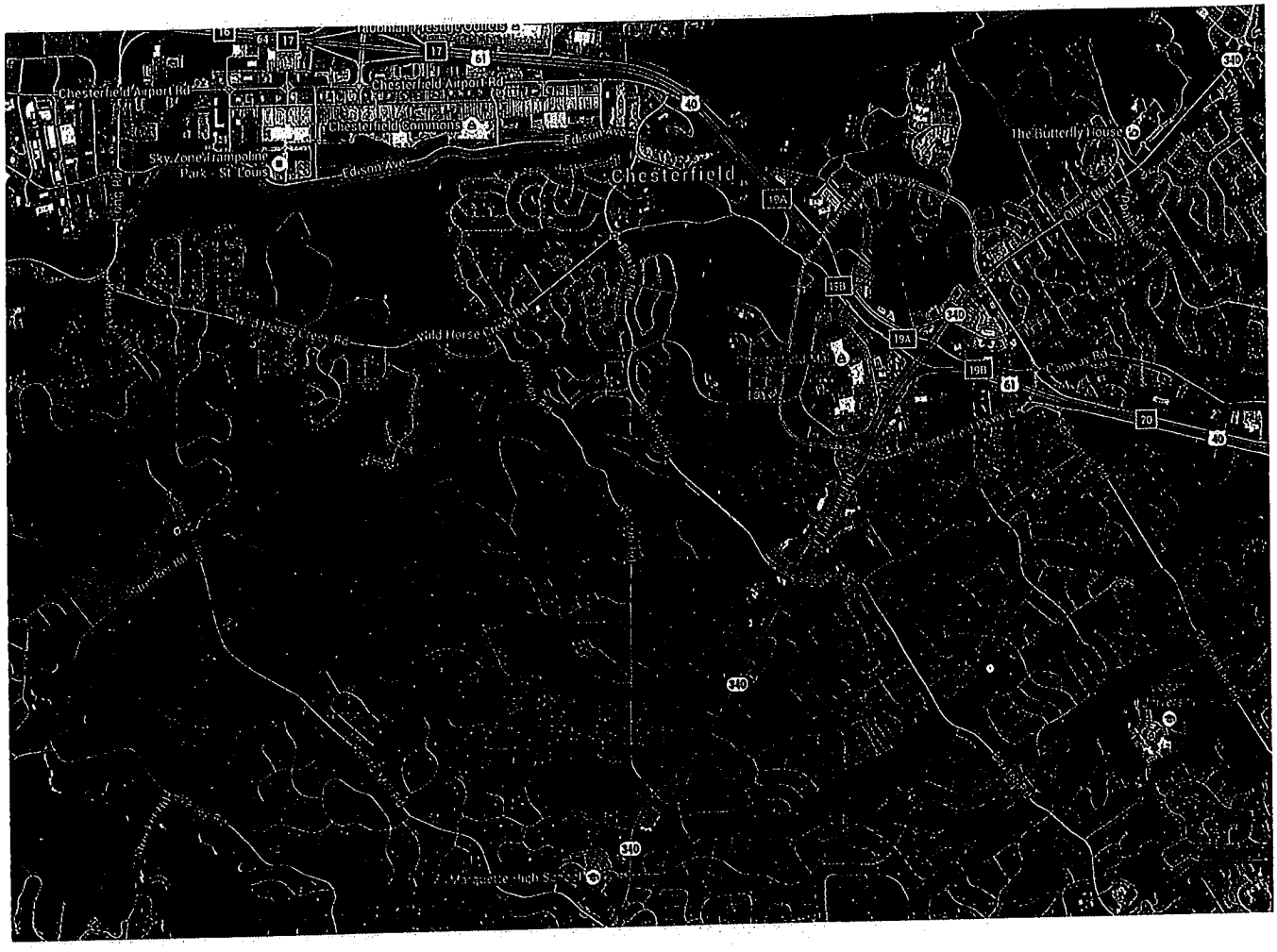
Action Recommended

This matter should be forwarded to the Planning and Public Works Committee for its consideration of the installation of a yield sign on Windfall Ridge Drive at Bent Tree Drive. If recommended for approval by the Planning and Public Works Committee, the matter should then be forwarded to the full City Council for consideration of the attached ordinance.

Forward to PPW
mor
2016-6-8

Bent Tree Subdivision Yield Sign

Windfall Ridge Drive at Bent Tree Drive



BID RESULTS – RIVER VALLEY DRIVE STREET CLOSURE

As detailed in the enclosed memorandum prepared by Jim Eckrich, Public Works Director – City Engineer, bids were received and publicly opened for construction of the **CLOSURE OF RIVER VALLEY DRIVE**.

Based upon a review of the information contained within said memo, I join with Mr. Eckrich in recommending acceptance of the lowest and best bid to Krupp Construction in an amount not to exceed $155,000. Please note that approval of this contract must also be accompanied by a motion to transfer $155,000 from General Fund – Fund Reserves as previously recommended by City Council.

To summarize, City Council is being asked to take the following actions at Monday's meeting:

- **Approve award of a contract to Krupp Construction, in an amount not to exceed $155,000.**
- **Approve transfer of $155,000 from the General Fund – Fund Reserves**
- As you may remember, this recommendation was originally on the 3/21/2016 agenda but was held due to concerns regarding the ability of the River Bend Trustees to convey the property rights associated with this project. City Council has held consideration of this bid approval until such time as the legal concerns are addressed to their full satisfaction. As of this time, Staff continues to work with Interim City Attorney Christopher Graville relative to these issues

Inasmuch as we do not anticipate that the right of way issues will be fully addressed in the immediate future, I recommend that this bid recommendation be tabled indefinitely until such time as the legal impediments have been addressed to the satisfaction of Legal Counsel or Staff, and they can report same to Council.

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

DATE: March 14, 2016

TO: Michael G. Herring
City Administrator

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

RE: River Valley Drive Closure

As directed by City Council, in May of 2015 Public Services Staff provided a report detailing the impacts of the closure and / or vacation of River Valley Drive and Hog Hollow Road. This report was generated in response to the potential development of the Howard Bend area within the City of Maryland Heights. At that time City Council directed City Staff to prepare plans and a cost estimate for the closure of River Valley Drive. As you may recall, the City Attorney reviewed this matter and advised that a closure could be effected so long as the closure was constructed in conformance with City road standards and the public impacts were thoroughly considered.

In November of 2015 City Staff submitted plans and an estimate for the closure of River Valley Drive to the Planning and Public Works Committee. Those plans and estimate were reviewed by the Committee and recommended for approval to City Council, who unanimously authorized Staff to create a bid package. Bids for the River Valley Drive Closure Project were opened on March 8, 2016, as detailed in the attached memorandum from Civil Engineer Chris Krueger. City Staff recommends that this project be awarded to Krupp Construction in the amount of $155,000, which includes the low bid amount of $140,281.55 and a modest contingency. The City has contracted with Krupp Construction previously and they have performed satisfactory.

Area residents have expressed concerns about motorists parking on the new cul-de-sac. To alleviate these concerns and to ensure sufficient space for motorists to turn around using the cul-de-sac, City Staff is recommending the passage of the attached ordinance which would restrict parking on both sides of River Valley Drive from the City Limits to a point 160 feet south of the gate including the cul-de-sac. (SEE BILL # 3079)

The River Bend Association is proposing a memorial to former Councilmember Nancy Greenwood which will be in the form of a bronze plaque. An initial proof of the proposed plaque is attached. The shape and size of the text are generic and may change slightly. The River Bend Association is providing the memorial plaque at no cost to the City.

Action Recommended

I request and recommend that this matter be forwarded to City Council for consideration of approval of an agreement with Krupp Construction and the attached ordinance restricting parking on River Valley Drive. Should Council concur with this recommendation it should approve the attached ordinance and authorize the City Administrator to execute the necessary contract documents with Krupp Construction. Additionally, City Council should authorize the transfer of $155,000 from General Fund – Fund Reserves above the forty percent policy to account 120-079-5490.

Concurrence: Craig D. White

Craig White, Finance Director

Cc: Michael O. Geisel, Director of Public Services

✓MGH
3/15/16

INSTALL PERMANENT DEAD END SIGN (W14-1) BEFORE RAILROAD TRACKS (SUBJECT TO APPROVAL BY MARYLAND HEIGHTS)

CHESTERFIELD CITY LIMITS

INSTALL GATE @4300+20.5

STOP PAVEMENT @4200+91

DO NOT DISTURB EXISTING ASPHALT PAVEMENT

CULVERT PEDESTRIAN FENCING

N/F
SAMUEL E. AND ANGELA P. JONES

LOT 76
160530212

ASPHALT SWALE TO BE REMOVED AND REPLACED WITH ROCK LINED SWALE

PROPOSED RIGHT-OF-WAY

CONSTRUCTION LIMITS

5' DRAINAGE ROCK LINED SWALE

N/F
ALL RECORD LOT OWNERS OF RIVER BEND ESTATES ADDITIONS 1 - 6
160530197

PT. OF COMMON LANDS OF RIVER BEND ESTATES 1ST ADDITION

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BK. 16463, PG. 1857

PROPOSED TREE PROTECTION FENCING

PROPOSED TEMPORARY CONSTRUCTION LICENSE AREA

COLORED CONCRETE ISLAND WITH 6" CURB

PROPOSED RIGHT-OF-WAY

NEW 7" PCC PAVEMENT

N/F
RBB & TC
160530197

17814 / 2321
PT. OF LOT 4 OF SUBDIVISION OF LANDS OF JACOB STUDT JR

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BK. 14258, PG. 435

CONSTRUCTION LIMITS

NEW ROCK LINED SWALE TO TIE INTO ASPHALT DRAINAGE SWALE

START NEW PAVEMENT @4100+44

UNDERGROUND CHARTER LINE DO NOT DISTURB

EXISTING ASPHALT PAVEMENT

EXISTING RIGHT-OF-WAY

INSTALL PERMANENT DEAD END SIGN (W14-1)

INSTALL DEAD END SIGN WITH ARROW AT RIVER VALLEY DRIVE AND RIDGECREST DRIVE

R54'
R44'
R42.00'
R63.31'
R45'
25.98'
25.90'
10'
20'
30'

LEGEND

EXISTING	PROPOSED
IRON PIN FOUND	PROPOSED CONTOUR
CONCRETE MONUMENT FOUND	PROPOSED CONCRETE
BENCHMARK	DRAINAGE V-DITCH WITH RIP-RAP MATERIAL
GAS VALVE	PROPOSED WHITE STRIPE
SANITARY CLEANOUT	PROPOSED YELLOW STRIPE
SANITARY MANHOLE	
SIGN	
YARD LIGHT	
UTILITY POLE	
GUY WIRE	
STORM CATCH BASIN	
FIRE HYDRANT	
WATER VALVE	
CONIFEROUS TREE	
STUMP	
DECIDUOUS TREE	
EXISTING RIGHT OF WAY	
EXISTING LOT LINE	
EXISTING EASEMENT	
CENTERLINE	
WATERLINE	
SANITARY SEWER LINE	
GAS LINE	
OVERHEAD ELECTRIC	
STORM SEWER LINE	
TREE LINE	
VEGETATION LINE	
RAILROAD	
491 MINOR CONTOUR	
490 MAJOR CONTOUR	

1":25'

20' 0' 20'

PRELIMINARY SITE PLAN
NOVEMBER 4, 2015

CITY OF CHESTERFIELD
DEPT. OF PUBLIC SERVICES
690 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017
PH: 636-537-4700
FAX: 636-537-4798

RIVER VALLEY DRIVE IMPROVEMENT
2015-PW-14
RIVER VALLEY DRIVE CLOSURE

CHRISTOPHER KRUEGER
PE-2014010972

DRAWN: A HRENAK

SHEET TITLE: **PROPOSED SITE PLAN**

SHEET NO: C3

MEMORANDUM

DATE: **March 14, 2016**

TO: **James Eckrich, Public Works Director/City Engineer**

FROM: **Chris Krueger, Civil Engineer**

RE: **2015-PW-14 River Valley Drive Closure Project - Construction Contract**

As you know, bids were publicly opened for the River Valley Drive Closure Project. This project will consist of a roadway gate, fencing, the addition of a cul-de-sac, and the replacement of approximately 200 LF of pavement on River Valley Drive. The project plans and specifications were completed by City Staff.

Staff opened bids on March 8, 2016 at 10:00 am for the project. Three bids were received. The three responsive bidders were Krupp Construction, RV Wagner, and Spencer Contracting. Please see the attached Bid Tabulation for detailed information on each bid.

Krupp Construction provided the lowest responsive and responsible total bid of $140,281.55 (bid attached). With positive past project experience and favorable reference checks, I recommend the bid from Krupp Construction.

As part of this project, a parking restriction is proposed on both sides of River Valley starting at the City limits and terminating at a point 40 feet northwesterly of the south property line of River Valley Drive. This would restrict parking on both sides of River Valley Drive from the City Limits to a point 160 feet south of the gate including the cul-de-sac.

I recommend requesting authorization to enter into an agreement with Krupp Construction to provide construction services for the River Valley Drive Closure Project in an amount not to exceed $155,000.00. This amount includes a modest contingency to account for any unforeseen conditions and/or additional work. I also recommend consideration of the attached ordinance to restrict parking on both sides of River Valley Drive at the gate and cul-de-sac.

If you have any questions, or need additional information, please let me know.

Attachments: River Valley Drive Closure Project Bid Tabulation
Krupp Construction Bid
River Valley Drive Proposed Parking Restriction Ordinance
Memorial Graphic to Former Councilmember Nancy Greenwood

Cc: P-File: 2015-PW-14

City of Chesterfield

BID TABULATION
RIVER VALLEY DRIVE CLOSURE
2015-PW-14
March 8, 2016

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		KRUPP CONSTRUCTION		R.V. WAGNER		SPENCER CONTRACTING	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	$10,000.00	$10,000.00	$23,650.00	$23,650.00	$19,000.00	$19,000.00	$28,468.00	$28,468.00
2	Traffic Control	LS	1	$2,000.00	$2,000.00	$2,290.00	$2,290.00	$3,600.00	$3,600.00	$460.00	$460.00
3	Portable Changeable Message Sign-Rental	LS	1	$4,000.00	$4,000.00	$4,000.00	$4,000.00	$2,400.00	$2,400.00	$4,000.00	$4,000.00
4	Tree Protection Fence	LF	220	$8.00	$1,760.00	$6.70	$1,474.00	$14.00	$3,080.00	$3.64	$800.80
5	Clearing and Grubbing	LS	1	$15,000.00	$15,000.00	$11,258.00	$11,258.00	$19,000.00	$19,000.00	$30,950.00	$30,950.00
6	Silt Fence	LF	160	$10.00	$1,600.00	$3.00	$480.00	$8.00	$1,280.00	$3.60	$576.00
7	Removal of Improvements	LS	1	$12,000.00	$12,000.00	$3,706.00	$3,706.00	$9,000.00	$9,000.00	$11,000.00	$11,000.00
8	Cul-de-Sac Embankment	CY	530	$35.00	$18,550.00	$26.30	$13,939.00	$24.00	$12,720.00	$14.32	$7,589.60
9	Geotextile Fabric	SY	845	$4.00	$3,380.00	$2.10	$1,774.50	$2.00	$1,690.00	$1.00	$845.00
10	Type 5 Aggregate Base (4' Thick)	SY	845	$8.00	$6,760.00	$9.65	$8,154.25	$8.00	$6,760.00	$6.24	$5,272.80
11	Concrete Pavement (7" Non-Reinforced)	SY	845	$40.00	$33,800.00	$47.15	$39,841.75	$47.00	$39,715.00	$57.88	$48,908.60
12	Type "A" Vertical Curb (Monolithic)	LF	110	$30.00	$3,300.00	$20.00	$2,200.00	$11.00	$1,210.00	$8.05	$885.50
13	Colored Concrete Pavement (5" Non-Reinfor	SY	107	$50.00	$5,350.00	$50.40	$5,392.80	$84.00	$8,988.00	$48.39	$5,177.73
14	Rock Lined Swale	LF	300	$24.00	$7,200.00	$22.30	$6,690.00	$30.00	$9,000.00	$27.34	$8,202.00
15	Aesthetic 42 inch Pedestrian Fence	LF	60	$155.00	$9,300.00	$120.00	$7,200.00	$130.00	$7,800.00	$130.00	$7,800.00
16	Barrier Roadway Gate	LS	1	$3,000.00	$3,000.00	$4,250.00	$4,250.00	$4,800.00	$4,800.00	$4,550.00	$4,550.00
17	Steel Bollard	EA	2	$1,000.00	$2,000.00	$600.00	$1,200.00	$1,100.00	$2,200.00	$650.00	$1,300.00
18	Permanent Yellow Pavement Striping, Paint	LF	425	$1.25	$531.25	1.25	$531.25	$2.00	$850.00	$4.30	$1,827.50
19	Permanent White Pavement Striping, Paint	LF	400	$1.25	$500.00	1.25	$500.00	$2.00	$800.00	$4.30	$1,720.00
20	Permanent Street Signage	EA	5	$300.00	$1,500.00	350	$1,750.00	$450.00	$2,250.00	$375.00	$1,875.00
	TOTAL BID				**$141,531.25**		**$140,281.55**		**$156,143.00**		**$172,208.53**

BID FORM

BID TIME: 10:00 AM Prevailing Central Time
BID DATE: Tuesday, March 8, 2016

TO: THE CITY OF CHESTERFIELD

The undersigned, having carefully examined the site and all the Contract Documents, adding Addenda Ø through Ø, for the

River Valley Drive Closure Project
2015-PW-14

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

The City is requesting unit price proposals for this work, consisting of the reconstruction of approximately 200 LF of street pavement, installation of a cul-de-sac, a gate installation, and associated clearing and grading work as shown within the plans in accordance with the project specifications.

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

Bid submitted by:

Company Name: L.F. Krupp Construction Inc. dba, Krupp Construction

Address: 415 Old Steuben Rd

City, State Ellisville, MO 63021

Phone number: 636-391-8844 Fax: 636-391-7544

E-mail address: markreizer@kruppmo.com

Type of Firm: Sole Partnership ____ Partnership ____
Corporation ✓ Other ____

Officer Mark Reizer

Title President

Signature

Date March 8, 2016

8/27/04 form

3/8/2016

ITEMIZED BID FORM

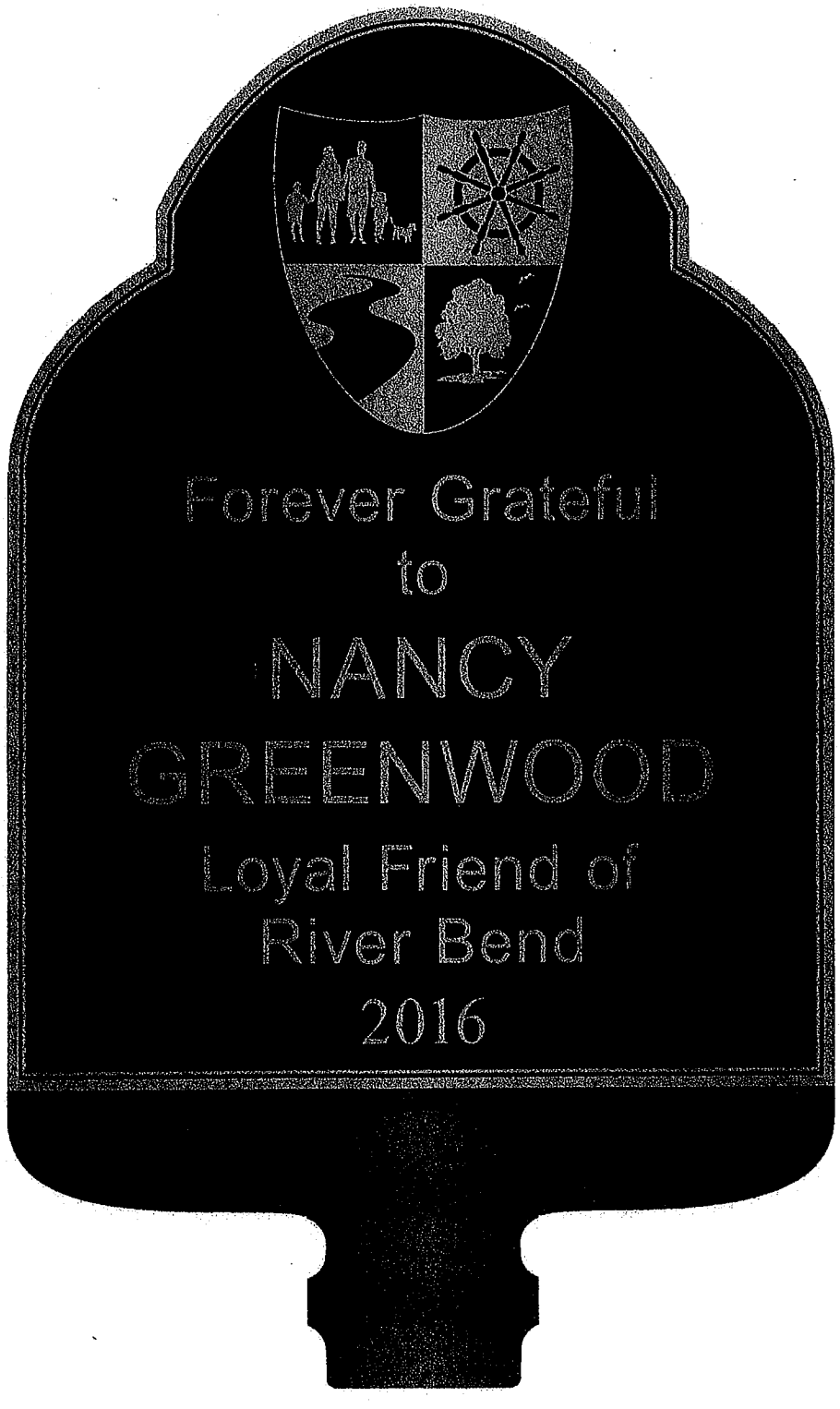
Item #	Description	Unit	Quantity	Unit Price	Extended Price
1	Mobilization	LS	1	23650.00	23650.00
2	Traffic Control	LS	1	2290.00	2290.00
3	Portable Changeable Message Sign, Rental	LS	1	4000.00	4000.00
4	Tree Protection Fence	LF	220	6.70	1474.00
5	Clearing and Grubbing	LS	1	11258.00	11258.00
6	Silt Fence	LF	160	3.00	480.00
7	Removal of Improvements	LS	1	3706.00	3706.00
8	Cul-de-Sac Embankment	CY	530	26.30	13939.00
9	Geotextile Fabric	SY	845	2.10	1774.50
10	Type 5 Aggregate Base (4" Thick)	SY	845	9.65	8154.25
11	Concrete Pavement (7" Non-Reinforced)	SY	845	47.15	39841.75
12	Type "A" Vertical Curb (Monolithic)	LF	110	20.00	2200.00
13	Colored Concrete Pavement (5" Non-Reinforced)	SY	107	50.40	5392.80
14	Rock Lined Swale	LF	300	22.30	6690.00
15	Aesthetic 42 Inch Pedestrian Fence	LF	60	120.00	7200.00
16	Barrier Roadway Gate	LS	1	4250.00	4250.00
17	Steel Bollard	EA	2	600.00	1200.00
18	Permanent Yellow Pavement Striping, Paint	LF	425	1.25	531.25
19	Permanent White Pavement Striping, Paint	LF	400	1.25	500.00
20	Permanent Street Signage	EA	5	350.00	1750.00
				Total Bid	

$140,281.55

Submitted 3/8/16

John Miener
VP
Krupp Construction

8/27/04 form


Forever Grateful
to
NANCY
GREENWOOD
Loyal Friend of
River Bend
2016

PARKWAY
SCHOOLS
HIGHER EXPECTATIONS.
BRIGHTER FUTURES.

KEITH A. MARTY, Ed.D., Superintendent

✓MGH
3/3/16
cc: MAYOR/COUNCIL
GELSEL
ECKRICH
O'ROURKE

February 25, 2016

Mike Herring, City Administrator
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Dear Mike,

The Parkway School District remains most concerned with the City of Chesterfield's decision to close River Valley Drive. As you know, should residential development occur within the Maryland Heights Bottoms, closure of this road would negatively impact our ability to transport students to the nearest elementary school, River Bend Elementary, which could significantly increase our costs.

It is our understanding that, in designing the closure of River Valley Drive, accommodations are being made for emergency vehicles, such as fire trucks and ambulances. However, drivers of such vehicles would be required to exit their vehicles in order to activate/open the "gate". School bus drivers simply cannot exit their vehicles. However, if the closure could be designed in such a manner to provide for electronic activation, then all those who, on occasion, would need to use River Valley Drive, including our school bus drivers, could do so without leaving their vehicles. We ask that consideration be given to designing/building the closure structures, with this in mind.

Given your planned retirement, as of March 31, 2016, I am asking that you forward this letter to the appropriate staff members and ask that they contact me directly, prior to any meetings when the closure of River Valley Drive will be discussed. This would specifically include any meetings during which action is contemplated, regarding construction contracts for the River Valley Drive closure. Before any final decisions are made, regarding the design and construction of this closure, I am requesting the opportunity, as Parkway's Superintendent, to address Chesterfield's Mayor and City Councilmembers, by way of endorsing the construction of a closure system with electronic activation, which would be used by our school bus drivers, in addition to those who drive fire trucks and ambulances. In the meantime, please forward a copy of this letter to your elected officials. I am happy to discuss my concerns with anyone, prior to any final decisions being made.

Thank you, Mike.

Sincerely,

Keith A. Marty, Ed.D.

C: Patty Bedborough, CFO
Bonnie McCracken, Principal, River Bend Elementary
Will Rosa, Director of Transportation

455 N. Woods Mill Road Chesterfield, MO 63017 (314) 415-8002 Fax: 415-8013 www.parkwayschools.net

Michael Herring

From:	Jim Eckrich
Sent:	Wednesday, March 16, 2016 10:12 AM
To:	Barry Flachsbart; Barbara McGuinness; Dan Hurt; Mike Casey; Elliot Grissom; Bridget Nations; Connie Fults; Bruce DeGroot; rsnation@aol.com
Cc:	Michael Herring; Mike Geisel; Aimee Nassif; Christopher Krueger
Subject:	River Valley Drive Closure
Attachments:	DOC031616.pdf

As directed by City Council, the Public Works division has been pursuing the closure of River Valley Drive just south of the Chesterfield City Limits. That project has been bid and consideration of approval of a construction project will be submitted to City Council as part of the March 21, 2016 meeting packet. Subsequent to the project being designed, Dr. Keith Marty, Superintendent of the Parkway School District, sent the attached letter, a copy of which should have been received by each of you. That letter reiterates Parkway's objection to the closure and requests that if such a closure is approved, that the gate be designed in such a manner that it can be electronically activated by the driver of a school bus.

The gate is currently designed as a manual gate that would have to be opened by the driver physically getting out of his/her car and unlocking the gate. This meets the requirements of the Monarch Fire Protection District and is similar to the design of other gates throughout the City. We anticipate that the gate would rarely be used and believe that this style of gate is appropriate given the current circumstances. That said, Dr. Marty's points are valid and the solution he proposes is possible. We believe an electronic / automatic gate could be designed and constructed for approximately $15,000 - $20,000. However, there are still questions as to whether the development of the Howard Bend area within the City of Maryland Heights will actually occur. Accordingly, I would recommend against the additional expenditure of an electronic gate at this time. If that area is developed and if the school district wants access through River Valley at that time, an electronic gate could always be added later. It is even possible (although not a certainty) that we could negotiate that the developer be required to pay a portion of the costs for the electronic gate.

We obviously value the relationship with Parkway School District. I have contacted Dr. Marty and explained the reasons behind the proposed closure. I explained that PPW and Council wanted to close River Valley prior to development of the Howard Bend Area to ensure that anyone buying property in that area would understand that access would not be provided via River Valley Drive. Dr. Marty understood this rationale and also questions whether the Howard Bend area will actually be developed with residential property. He understood that it may not be in the City's best interest to install an electronic gate at this time, but would like for the City to consider a gate modification if the Howard Bend area develops with residential property and the Parkway School District desires access through River Valley Drive.

I have discussed this matter with Mr. Herring and Mr. Geisel, and am providing you this email so you have all of the information prior to the City Council meeting on March 21. If you have questions or need additional information, please let me know.

James A. Eckrich, P.E.
Public Works Director / City Engineer
City of Chesterfield
(636) 537-4764

Michael Herring

From: Mike Geisel
Sent: Monday, March 21, 2016 12:41 PM
To: Michael Herring; Harry O'Rourke
Cc: Jim Eckrich
Subject: RE: Send data from MFP-07137507 03/21/2016 09:19

One caveat, and I wish I was able to catch this before Harry sent out his letter.

But it should be made clear that this projects approval by council was predicated upon the Trustees assertion that they would provide the right of way and\or easements. If there is an effort to obtain concurrence of the multitude of property owners, that effort should be initiated by the trustees and not City staff. We have NO ability to initiate or undertake this level of effort.

-----Original Message-----

Michael Herring

From: Harry O'Rourke <horourke@smhhlaw.com>
Sent: Monday, March 21, 2016 12:38 PM
To: Bob Nation; Barry Flachsbart; Barbara McGuinness; Bridget Nations; Elliot Grissom; Mike Casey; Dan Hurt; Bruce DeGroot; Connie Fults
Cc: Michael Herring; Mike Geisel; Jim Eckrich
Subject: CONFIDENTIAL / ATTORNEY - CLIENT PRIVILEGED: River Valley Drive
Attachments: Documents from Shanfelds 3_21_16.pdf

Dear Mayor and City Councilmembers:

The attached letter, with attachments, was submitted to Mr. Herring, earlier today. He immediately forwarded to Mr. Geisel, Mr. Eckrich and me, for an interpretation, specifically regarding what it means, if anything, regarding City Council's ability to address the proposed closure of River Valley Drive, at tonight's City Council meeting. As you know, there is both a BID RECOMMENDATION and proposed legislation, dealing with this subject, on tonight's AGENDA. FYI, Mr. Shanfeld indicated that he would be emailing a copy of his letter, with attachments, to each of you, sometime today. In any event, I did not want you to be surprised by this, at tonight's City Council meeting.

To begin with, having conferred with both Mr. Geisel and Mr. Eckrich, I can confirm that this letter is the first time that this issue has been brought to our attention. However, having said that, Jim has confirmed to me that the easements that the Trustees signed over constitute the same property described in the general warranty deed and title report that the Shanfelds emailed you. **Based on that, it appears that the Shanfelds are correct - the Trustees did not have the power to grant the easements and the City does not have any interest in the property right now.** Since the Shanfelds indicate that they, at least, will not grant the easement to the City - the only way for the City to proceed at this point is (1) to try to get as many property owners to sign over easements to the City, and (2) to acquire the rest by way of a condemnation suit. I would think that the actual value to each individual household will be low, since all the lot owners own the property as tenants-in-common. However, it is the only way to proceed at this point based on the documents I have now reviewed. I am available to answer any questions you might have and am also prepared to discuss this, at tonight's City Council meetings.

Sincerely,

HAROLD V. O'ROURKE
Attorney at Law
Stewart, Mittleman & O'Rourke, L.L.C.
222 South Central Avenue, Suite 501
Saint Louis, Missouri 63105-3575
tel: (314) 863-8484
fax: (314) 863-5312
e-mail: horourke@smholaw.com

****

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Andrew B. Shanfeld and Beverly Shanfeld
171 Henning Drive
Chesterfield, Missouri 63017

✓MGH
3/21/16

March 21, 2016

City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017
ATTN: Mike Herring, City Administrator

River Bend Estates
338 Ridge Trail Drive
Chesterfield, MO 63017
ATTN: Curt Wintrode, East Side Trustee

Re: Proposed Closure of River Valley Drive - Ownership Common Land of River Bend Subdivision

Gentlemen:

We are writing to you as the owners of Lot 171 of River Bend Estates 2nd Addition, known and numbered as 171 Henning Drive, Chesterfield, Missouri 63017

Enclosed is a copy of General Warranty Deed dated June 8, 1962, recorded in Book 4846 Page 96 of the St. Louis County Recorder's Office, by which the original developer of the River Bend Subdivision deeded and conveyed certain Common Land of the Subdivision to the Trustees of the Subdivision for a period of twenty (20) years, after which time the applicable Common Land of the Subdivision became vested in the Lot Owners of the Subdivision, as Tenants in Common.

Also enclosed is a copy of Title Commitment No. 5288STL effective date 8/4/2015, issued by Old Republic National Title Insurance Company, confirming that the Lot Owners of the Subdivision own the applicable Common Land of the Subdivision as Tenants in Common, as provided and contemplated by the 1962 Deed.

As you know, pursuant to Right of Way Dedication instrument dated January 20, 2016, recorded in Book 21869 Pages 0454 thru 0461 of the St. Louis County Recorder's Office, the current Trustees of the Subdivision have purported to convey a portion of the applicable Common Land of the Subdivision to the City of Chesterfield, for the construction by the City of the turn-around to effect the closure of River Valley Drive.

Any conveyance of the applicable Common Land requires the written agreement of all of the Lot Owners of the Subdivision, as the Tenants in Common Owners of the applicable Common Land. As the Owners of a Lot on the Subdivision, we did not and we do not agree or consent to the conveyance of any portion of the Common Lands of the Subdivision to the City, and we did not and we do not agree or consent to any change in use of the Common Land or any construction of any roadway in the Common Land.

Please be advised that: (a) we, along with the other Lot Owners of the Subdivision continue to own the applicable Common Land as Tenants in Common; (b) the 2016 Deed by the Trustees to the City of Chesterfield is wholly ineffective to grant or convey any interest whatsoever in the Common Land to the City of Chesterfield; (c) the 2016 Deed by the Trustees to the City of Chesterfield is slander of title; and (d) any entry by the City of Chesterfield onto the Common Land described in the applicable deeds, and any construction activity by the City of Chesterfield on the applicable Common Land, will be actionable trespass.

As a Tenant in Common Owner of the applicable Common Land, we intend to fully assert our ownership right in the Common Lands, and we intend to hold applicable parties liable for slander of title, for damages and for actionable trespass, by all appropriate legal proceedings.

Respectfully submitted,

Andrew B. Shanfeld

Beverly Shanfeld

Cc: Roger Herman, Esq.

03-21-16 A08:52 IN

Form 235E

Printed Form Approved by Real Estate Board of Metropolitan St. Louis.
Printed and Sold by Real Estate Printing & Publishing Co., St. Louis, Mo.

Class 30

BOOK 4846 PAGE 96

General Warranty Deed

(Corporation)

This Deed, Made and entered into this Eighth day of June nineteen hundred and Sixty-two, by and between

BURTON W. DUENKE BUILDING COMPANY

a corporation, organized and existing under the laws of the State of Missouri with its principal office in the County of St. Louis State of Missouri party of the first part, and Burton W. Duenke, Virginia M. Duenke and G. W. Mefferd, as Trustees of River Bend East, a subdivision in the County of St. Louis, Missouri, and the then existing lot owners of River Bend Estates Additions as covered in the County Council's order 1/24/62 on a petition dated Dec. 21, 1961, twenty years from the date hereof, of the County of St. Louis State of Missouri part ies of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION ---------- paid by the said part ies of the second part, the receipt of which is hereby acknowledged, does by these presents *Grant, Bargain and Sell, Convey and Confirm* unto the said part ies of the second part, the following described Real Estate, situated in the County of St. Louis, and State of Missouri, to-wit: Burton W. Duenke, Virginia M. Duenke and G. W. Mefferd as Trustees under a Restrictive Agreement of even date executed by Grantor to said Trustees and recorded in the Office of the Recorder of Deeds of St. Louis County, Missouri, as Daily No. 274 on June 22nd 1962, which Agreement is incorporated herein by reference, for a period of twenty (20) years from the date hereof, in trust, however, to be held as a park and scenic area for the use and benefit of the present and future lot owners of River Bend Estates First Addition and other additions as covered in the County Council's order dated January 24, 1962, on a petition dated December 21, 1961, all as more fully set out in said Restrictive Agreement, with remainder over in equal parts (one equal part per lot) at the end of said 20-year period to the then existing lot owners of River Bend Estates Additions as covered in the County Council's order dated January 24, 1962, and a petition dated December 21, 1961, and their heirs and assigns in fee simple absolute subject, however, in all events to the provisions of said Restrictive Agreement, the following described Real Estate, situated in the County of St. Louis and State of Missouri, to-wit: All that part marked and described as "Common Lands" of River Bend Estates First Addition, a subdivision in St. Louis County according to the plat thereof recorded in the office of the Recorder of Deeds of St. Louis County, Mo., as Daily No. 274 on June 22nd, 1962.

To Have and to Hold the same, together with all rights and appurtenances to the same belonging, unto the said ~~part ies of the second part, and to~~ Trustees for the uses and purposes aforesaid for twenty (20) years & thence unto the lot owners as provided above and their heirs and assigns forever.

The said party of the first part hereby covenanting that it and its successors and assigns, shall and will *Warrant and Defend* the title to the premises unto the said part ies of the second part, and to their successors in trust and heirs and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 19 62 and thereafter, and the special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party of the first part has caused these presents to be signed by its Vice President and its corporate seal ~~attested by its~~ Secretary, to be hereunto affixed.

BURTON W. DUENKE BUILDING COMPANY

By G. W. Mefferd
Vice President.

ATTEST:

Secretary.

State of Missouri, }
County of St. Louis } ss.

On this 8th day of June, 19 62, before me appeared

G. W. Mefferd

to me personally known, who, being by me duly sworn, did say that he is the Vice President of BURTON W. DUENKE BUILDING COMPANY

a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said G. W. Mefferd acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

James B. Wells
Notary Public.

My term expires ~~A PRIL 8, 1966~~ August 8-1964

GENERAL WARRANTY DEED
(Corporation)
Approved by
REAL ESTATE BOARD OF METROPOLITAN ST. LOUIS

FROM

TO

State Of Missouri } ss
County of St. Louis }
FILED FOR RECORD
JUN 22 1962
12:26 O'clock P M
Recorder of Deeds

END OF DOCUMENT

Issued By Old Republic National Title Insurance Company

SCHEDULE A

Escrow Officer: Jamie Hensel **Escrow Officer Email:** jhensel@stltitle.com	File No: **5288STL** Client File #:
Title Officer: Russ Pittman	Revision #: Original, Print Date: September 3, 2015

1. Effective Date: **August 04, 2015 at 8:00 am**

2. Policies to be issued:

   (a) ALTA Owner's Policy (6/17/06):

   Policy Amount:

   Proposed Insured:

   (b) ALTA Loan Policy (6/17/06):

   Policy Amount:

   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is:

   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

   All of the "Record Lot Owners" of all of the lots in the lands platted as River Bend Estates Addition Plat 1; River Bend Estates Addition Plat 2, River Bend Estates Additions Plat 3, River Bend Estates Addition Plat 4, River Bend Estates Addition Plat 5, and River Bend Estates Addition Plat 6, and any subsequent plats, as tenants in common.

5. The land referred to in the Commitment is described as follows:

   SEE ATTACHED EXHIBIT "A"

Countersigned
St. Louis Title, LLC

By:

EXHIBIT "A"

A part of the Common Land of River Bend Estates First Addition, a Subdivision according to the plat thereof recorded in Plat Book 103 page 82 of the St. Louis County Records and being assessed by the St. Louis County Assessor under Locator Number 16Q530221 as of August 31, 2015, and being more particularly bounded as follows: Northerly, by the Southerly line of of the land now or formerly possessed by the Chicago Rock Island and Pacific Rail Road Company; Southwesterly by the Northeasterly line of the land formerly conveyed to National Swim Clubs of America, Inc., by the General Warranty Deed dated June 18, 1962 and recorded in Book 4841 page 626; and East, by the West line of the land assessed by the St. Louis County Assessor under Locator Number 16Q530241 as of August 31, 2015.

Issued By Old Republic National Title Insurance Company

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

2. Pay us the premiums, fees and charges for the policy.

3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

5. Real Estate Settlement Funds from both Purchasers and Lenders must be in the form of a Cashier's Check, Certified Check, Teller's Check or Wire Transfer.

6. All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

7. **The legal description of the subject land appearing on Schedule A hereof is not a "record" legal description found on deeds in the recorded chain of title. The legal description of the subject land appearing on Schedule A hereof is not a "survey" legal description prepared by a licensed, registered land surveyor. The legal description of the subject land appearing on Schedule A hereof is prepared only for the purpose of issuing this informational report and for no other purpose. To any and all persons relying on this informational report, for whatever reason or reasons, the Company will not issue any commitment to insure or issue any policy to insure using the legal description appearing on Schedule A hereof. For an accurate legal description of the subject land, the subject land must be surveyed by a licensed and registered land surveyor.**

8. **The Company has reported that that title to the subject land is vested as appears on Schedule A hereof by operation of the following instruments:**

   (a) Restrictive Agreement of River Bend Estates Addition executed by Burton W. Duenke Building Company, a Missouri corporation, dated May 23, 1962 and recorded June 22, 1962 in Book 4846 page 88; see provision concerning Commoin Lands;

   (b) General Warranty Deed executed by Burton W. Duenke Building Company, a Missouri corporation, grantor to Burton W. Duenke, et-al, Trustees, grantees, dated June 8, 1962 and recorded June 22, 1962 in Book 4846 page 96, containing a recital that 20 years from the date thereof title to the Common Lands shall

vest in the then lot owners in equal shares;

(c) Amended Restrictive Agreement of River Bend Estates Additions 1, 2, 3, 4, 5, and 6 executed by the Trustees, executed July 12, 1990 and recorded July 13, 1990 in Book 8801 page 2470; and

(d) Amended and Restated Restrictive Agreement of River Bend Estates Additions 1, 2, 3, 4, 5, and 6 executed by the Trustees, dated March 29, 2005 and recorded April 8, 2005 in Book 16463 page 1857.

9. Judgments and liens against the "Record Lot Owners" as shown on Schedule A hereof are not examined.

10. The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, St. Louis Title, LLC assumes no liability as to the accuracy or completeness of such information.

St. Louis Title, LLC shall have no liability for this report unless the invoice for this report is paid in full within 30 days of the invoice date.

St. Louis Title, LLC's liability for this report is limited to $1,000.00. There is no liability assumed for items not indexed properly in the public records or other data bases on which St. Louis Title, LLC relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by St. Louis Title, LLC as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

11. This Commitment is not to be construed either as an abstract of title, a report of the condition of title or an opinion as to marketability of title.

2015 Assessed Valuation	**Exempt**
2015 Assessed Valuation	**Exempt**
2014 County Rate	**Exempt**
2014 City Rate	**Exempt**
Locator Number	**16Q530221 (1.08 acres)**
Address	**178 River Valley Drive**

Note:
Senate Bill 66, which became effective January 1, 2008, requires the issuance of Closing Protection Letters (CPL's), one to the Seller and one to the Buyer/Lender, in every residential transaction where St. Louis Title, LLC is involved in the closing of the transaction.
According to the statute, the CPL is defined as a letter which shall "indemnify a buyer, lender or seller solely against losses not to exceed the amount of the settlement funds only because of the following acts of the title insurer's named issuing agency or title

agent: (a) Acts of theft of settlement funds or fraud with regard to settlement funds; and (b) Failure to comply with written closing instructions by the proposed insured when agreed to by the title agency or title agent relating to title insurance coverage." Each letter has a fee of $25.00. You may waive this protection, but must do so in writing using a form acceptable to the underwriter and St. Louis Title, LLC.

Issued By Old Republic National Title Insurance Company

SCHEDULE B - SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

STANDARD EXCEPTIONS

2. a. Rights or claims of parties in possession not shown by the public records.
   b. Easements or claims of easements, not shown by the public records.
   c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
   d. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. **All assessments and taxes for the year 2015 and all subsequent years levied by the County of St. Louis and the City of Chesterfoeld.**

4. **Covenants, conditions, and restrictions contained in the Amended and Restated Restrictive Agreement for River Bend Estates Additions 1, 2, 3, 4, 5, and 6 (East Side), dated March 7, 2005 and recorded in Book 16463 page 1857, including a provision for subdivision assessments.**

5. **Subdivision assessments, if any.**

6. **Easement awarded to St. Louis County Water Company, by the Order rendered in the Circuit Court of St. Louis County, Missouri, under Cause No. 270350. A certified copy of the Report of Commissioner's is recorded in Book 5964 page 123.**

7. **Easement granted to St. Louis County, Missouri, by the instrument recorded in Book 7506 page 1773.**

NP
Searched: Metro

Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

Old Republic National Title Insurance Company, a Minnesota corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured names in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment. This commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All Liability and obligation under this Commitment shall cease and terminate six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A

Issued through the Office of
St. Louis Title, LLC

7701 Forsyth Blvd.
Suite 200
Clayton, MO 63105

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue, Minneapolis Minnesota
(612) 371-1111

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith
(a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.
You may review a copy of the arbitration rules at: http://www.alta.org/.

St. Louis Title, LLC
PRIVACY POLICY NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this privacy notice to help you understand how we handle the personal information about you that we collect and may disclose. The provisions of this notice will apply to former customers as well as current customers unless we state otherwise.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

MEMORANDUM

DATE: June 13, 2016

TO: Mike Geisel, Co-Interim City Administrator

FROM: Craig D. White, Finance Director CDW

SUBJECT: Requested Budgeted Amendments

Attached, please find the summary of budget amendments and reapproriations necessary to bring the 2015 budget in-line with actual activity. The adjustments are "house-keeping" in nature but require approval by the City Council. As you can see, they either amend the budget for items approved by Council or they are transfers that DO NOT impact the total budgeted expenditures.

Budget Amendments – These items were originally approved by City council

Budget Reappropriations – These are the outstanding purchase orders as of December 31, 2015 which have been approved by City Council, but were still in process at year end. The reappropriations LOWER the 2015 budgeted amount while increasing the 2016 budgeted amount.

2015 Budget Amendments
All Activity Previously Approved By City Council

Description	Amount	Total
GENERAL FUND		
CHESTERFIELD PARKWAY EAST PEDESTRIAN BRIDGE	$ 1,175,000	
(a) HVAC EQUIPMENT	600,000	
FORWARD FUND GO BONDS DEBT SERVICE	335,276	
(d) ART PURCHASE: "THE BATHER"	100,000	
(b) VHP DESIGN COSTS	155,000	
LEGAL SERVICES - LOBBYIST	25,000	
LEGAL SERVICES - SPECIAL LEGAL SERVICES	17,000	
LEGAL SERVICES - STINSON LEONARD STREET	27,185	
FORWARD FUND POLICE VEHICLES	242,195	
STREET TREE REMOVALS	100,000	
(c) EMERALD ASH BORER	240,000	
2014 BUDGET REAPPROPRIATION	101,710	
General Fund Net Budget Adjustment		$ 3,118,366
PARKS SALES TAX FUND		
CVAC LIGHTING		$ 305,000
FROM GENERAL FUND - TRANSFERS IN OFFSET EXPENDITURES		
(d) ART PURCHASE: "THE BATHER" ($100,000 gross)		-
EBERWIEN POND IMPROVEMENTS GRANT AND EXPENDITURE		
GRANT REVENUE	37,735	
PROJECT EXPENDITURES	63,558	
		25,823
PLAYGROUND RESURFACING GRANT AND EXPENDITURE		
GRANT REVENUE	265,844	
PROJECT EXPENDITURES	332,970	
		67,126
2014 BUDGET REAPPROPRIATION		208,779
Parks Sales Tax Fund Net Budget Adjustment		$ 606,728
CAPITAL IMPROVEMENTS SALES TAX FUND		
FROM GENERAL FUND - Chesterfield Parkway E. Pedestrian Bridge		
AMOUNT TRANSFERRED IN	1,175,000	
EXPENDITURES ENCUMBERED	84,000	
		$ (1,091,000)
FROM GENERAL FUND - TRANSFERS IN OFFSET EXPENDITURES		
(a) HVAC EQUIPMENT ($600,000 gross)	-	
(b) VHP DESIGN COSTS ($155,000 gross)	-	
(c) EMERALD ASH BORER ($240,000 gross)	-	
		-
2014 BUDGET REAPPROPRIATION		593,668
Capital Imp. Sales Tax Fund Net Budget Adjustment		$ (497,332)

NOTE: Budget adjustments have been excluded for insurance reimbursements, projects financed by third parties, and similar activity that has no impact on fund balance (revenues match expenditures).

2015 Budget Reappropriation
Outstanding PO's - 12/31/15

PO #	Vendor	Description	Department	GL Date	Amount	Expensed	Roll Forward
2008-00000121	COLE & ASSOCIATES INC	PROFESSIONAL SERVICES, TIF INFRASTRUCTURE EXTENSIONS	Engineering	10/6/2008	271,265.16	214,957.59	56,307.57
2012-00000064	MISSOURI DEPARTMENT OF TRANSPORTATION	ROUTE 141 ENHANCEMENT PROJECT	Capital Projects	9/27/2012	404,337.00	276,199.55	128,137.45
2013-00000069	GEOTECHNOLOGY INC.	GEOTECHNICAL FOR RIPARIAN TRAIL	Planning	10/29/2013	15,810.00	-	15,810.00
2014-00000046	MOTOROLA	PORTABLE RADIOS	Capital Projects	6/5/2014	55,000.00	49,982.01	5,017.99
2015-00000002	BURNS & MCDONNELL	DESIGN/CONSTRUCTION-SCHOETTLER ROAD BRIDGE	Capital Projects	1/7/2015	217,900.00	127,630.62	90,269.38
2015-00000009	LOU FUSZ FORD, INC.	PURCHASE OF 2 NEW F-150S & 1 F-550	Vehicle Maintenance	1/16/2015	153,614.00	107,427.00	46,187.00
2015-00000012	HANSEN'S TREE SERVICE AND ENVIRONMENTAL	2015 Street Tree Removal	Street Maintenance	1/22/2015	35,000.00	30,000.00	5,000.00
2015-00000019	CONTRACTORS & MUNICIPAL	2015 STREET SWEEPING CONTRACT	Street Maintenance	2/25/2015	23,240.00	18,569.00	4,671.00
2015-00000027	GAMMA TREE EXPERTS	STUMP GRINDING SERVICE	Street Maintenance	3/11/2015	12,000.00	2,182.40	9,817.60
2015-00000028	AMERICA'S PARKING REMARKING INC	2015 PAVEMENT STRIPING	Street Maintenance	3/12/2015	40,000.00	33,353.05	6,646.95
2015-00000029	FRED WEBER INC.	2015 HOT MIX ASPHALT	Street Maintenance	3/12/2015	25,000.00	7,818.18	17,181.82
2015-00000030	FRED WEBER INC.	2015 LIMESTONE AGGREGATE	Street Maintenance	3/12/2015	30,000.00	6,363.14	23,636.86
2015-00000046	BRECKENRIDGE MATERIAL CO.	2015 REDI-MIX CONCRETE	Street Maintenance	4/2/2015	120,000.00	85,301.51	34,698.49
2015-00000054	SSC ENGINEERING, INC.	PROFESSIONAL DESIGN SERVICES FOR HVAC REPLACEMENT AT CITY HALL	Capital Projects	5/8/2015	24,750.00	24,650.00	100.00
2015-00000062	HR GREEN, INC.	CHESTERFIELD PARKWAY PEDESTRIAN BRIDGE	Engineering	5/27/2015	84,000.00	55,384.30	28,615.70
2015-00000063	WORKING SPACES INC	OFFICE FURNITURE	Parks and Recreation	5/27/2015	4,572.91	2,286.00	2,286.91
2015-00000064	MUSCO SPORTS LIGHTING LLC	FIELD LIGHTING - A3, A4, B5 AT CVAC	Parks and Recreation	6/2/2015	305,000.00	275,000.00	30,000.00
2015-00000070	NATIVE LANDSCAPE SERVICES	BACK TO NATURE GRANT	Parks and Recreation	7/2/2015	40,000.00	5,733.68	34,266.32
2015-00000073	KUESEL EXCAVATING, INC	CONSTRUCTION SERVICES FOR THE RIPARIAN TRAIL BANK STABILIZATION	Capital Projects	7/24/2015	765,000.00	123,367.98	641,632.02
2015-00000074	INTUITION & LOGIC	TESTING, OBSERVATION & INSPECTION SERVICES-RIPARIAN TRAIL BANK	Capital Projects	7/24/2015	25,150.00	7,260.00	17,890.00
2015-00000077	AIR MASTERS CORPORATION	REPLACEMENT OF HVAC EQUIPMENT-CITY HALL	Capital Projects	8/10/2015	749,000.00	563,084.00	185,916.00
2015-00000079	HANSEN'S TREE SERVICE AND ENVIRONMENTAL	2015 STREET TREE REMOVALS	Street Maintenance	8/11/2015	30,000.00	27,728.00	2,272.00
2015-00000080	THOUVENOT,WADE & MOERCHEN, INC.	SURVEYING SERVICES-RIVER VALLEY DRIVE PROJECT	Engineering	8/18/2015	9,800.00	7,200.00	2,600.00
2015-00000081	COMPASS MINERALS AMERICA INC	2015/2016 SALT CO-OP DEICING SALT	Street Maintenance	8/26/2015	196,920.00	49,624.83	147,295.17
2015-00000082	BEELMAN LOGISTICS LLC	2015/2016 LOADING AND HAULING OF SALT	Street Maintenance	8/26/2015	34,480.00	8,689.22	25,790.78
2015-00000085	POWERS BOWERSOX ASSOCIATES, INC.	VETERANS HONOR PARK	Capital Projects	9/23/2015	155,000.00	17,882.32	137,117.68
2015-00000088	TIMBERLINE PROFESSIONAL TREE CARE	2015 STREET TREE REMOVAL	Street Maintenance	10/9/2015	100,000.00	39,061.00	60,939.00
2015-00000091	LAKESIDE EXTERIORS INC	CHESTERFIELD PARK ENTERTAINMENT PLAZA	Parks and Recreation	10/23/2015	24,900.00	4,980.00	19,920.00
2015-00000095	VERMEER OF MISSOURI & ILLINOIS	BRUSH CHIPPER (2)	Capital Projects	11/30/2015	57,250.00	-	57,250.00
2015-00000096	ALTEC INDUSTRIES INC.	2 BUCKET TRUCKS	Capital Projects	12/1/2015	323,938.00	-	323,938.00
2015-00000098	SAWYER MAILING SYSTEMS	48 MONTH MAILING SYSTEM LEASE	Customer Service	12/3/2015	10,521.60	-	10,521.60
2015-00000099	LOU FUSZ FORD, INC.	FORD F550 DIESEL 4X4 REG CAB W/ ADDED OPTIONS	Parks and Recreation	12/3/2015	42,919.00	-	42,919.00
2015-00000100	KNAPHEIDE TRUCK EQUIPMENT CENTER	DUMP BED FOR SNOW REMOVAL FORD F550 DIESEL 4X4 REG CAB	Parks and Recreation	12/3/2015	38,181.00	-	38,181.00
2015-00000102	GAMMA TREE EXPERTS	TREE REMOVAL & REPLACEMENT OF PARKWAY MEDIANS	Parks and Recreation	12/10/2015	9,200.00	-	9,200.00
2015-00000104	IMPERIAL FENCE INC	128' FENCE INSTALLED AT CHESTERFIELD AMP	Parks and Recreation	12/18/2015	10,718.00	-	10,718.00
2015-00000105	HACKMAN LUMBER & HOME CENTER	CAR SIDING, STAIN, AND GLULAMS	Parks and Recreation	12/22/2015	1,900.00	-	1,900.00
2015-00000106	EARTHWORKS, INC.	STONE FOR BEER GARDENS	Parks and Recreation	12/22/2015	3,200.00	-	3,200.00
2015-00000107	FARVER, DAVID L	SUPERJAM PERFORMANCE AT CHESTERFIELD AMPHITHEATER	Parks and Recreation	12/22/2015	3,000.00	1,500.00	1,500.00
2015-00000108	M LARKIN	CREEDENCE FOREVER CONCERT AT AMPHITHEATER	Parks and Recreation	12/23/2015	5,500.00	2,750.00	2,750.00
2015-00000109	HR GREEN, INC.	CONSTRUCTION ENGINEERING SERVICES FOR GREENTRAILS DRIVE SOUTH	Capital Projects	12/23/2015	132,000.00	3,904.63	128,095.37
2015-00000110	KIRKWOOD FENCE, INC.	INSTALL OF 4FT GALV CHAINLINK FENCE AT PRACTICE FIELD	Parks and Recreation	12/23/2015	10,700.00	-	10,700.00
2015-00000111	SWAIN PRODUCTIONS	SILVER BULLET STL CONCERT AT AMPHITHEATER	Parks and Recreation	12/23/2015	3,000.00	1,500.00	1,500.00
2015-00000112	QUEENS BLVD, LLC	QUEENS BLVD CONCERT AT AMPHITHEATER	Parks and Recreation	12/23/2015	1,700.00	850.00	850.00
2015-00000113	THE GARAGE INC	AMPHITHEATER WEBSITE DESIGN, HTML, CONTENT MANAGEMENT BUILD	Parks and Recreation	12/23/2015	7,100.00	-	7,100.00
2015-00000114	JB SOUND	SOUNDS OF SUMMER BREEZE CONCERT SERIES	Parks and Recreation	12/28/2015	15,500.00	6,600.00	8,900.00
2015-00000115	GULF STATES	AMMUNITION	Police	12/28/2015	9,800.00	-	9,800.00
2015-00000116	LEON UNIFORM CO., INC.	TRAINING UNIFORMS	Police	12/28/2015	1,882.52	-	1,882.52
2015-00000117	DON BROWN CHEVROLET AND GMAC	POLICE VEHICLES	Police	12/28/2015	233,187.00	-	233,187.00
2015-00000118	BURKE'S LANDSCAPE & RETAINING WALL SYSTEMS, LLC	DEMO AND RECONSTRUCTION OF BRICK PAVER AREA	Parks and Recreation	12/29/2015	8,022.59	-	8,022.59
2015-00000119	ABRASIVE SANDBLAST	SANDBLAST AND PAINT 2.5 TON TRUCKS	Vehicle Maintenance	12/29/2015	7,200.00	-	7,200.00
2015-00000121	BRECKENRIDGE MATERIAL CO.	$79 PER CUBIC YARD OF CONCRETE-CVAC & PKS FACILITY WALL EXT.	Parks and Recreation	12/21/2015	35,550.00	-	35,550.00
2015-00000122	FRED WEBER INC.	$8.40 PER TON AGGREGATE FOR EBERWEIN TRAIL UPGRADES	Parks and Recreation	12/22/2015	25,000.00	-	25,000.00
2015-00000123	ED ROEHR SAFETY PRODUCTS	TASESRS	Police	12/30/2015	3,048.10	-	3,048.10

Note: These are outstanding purchase orders as of 12/31/15 which have been approved by Council, but were still in process at year end. The reappropriations LOWER the 2015 budgeted amount while increasing the 2016 budget amount.

LEGISLATION

A. **BILL NO. 3096 -** AN ORDINANCE AMDENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE. **(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**

B. **BILL NO. 3097-** APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS IN THE MONARCH CENTER SUBDIVISON WITHIN THE CITY OF CHESTERFIELD. **(FIRST READING; DEPT. OF PUBLIC SERVICES RECOMMENDS APPROVAL)**

C. **BILL NO. 3098-** AN ORINANCE REPEALING ORDINANCE NUMBER 2895 AND REPLACING IT WITH A NEW ORDINANCE ESTABLSHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES. **(FIRST READING; FINANCE & ADMINISTRATION COMMITTEE)**

BILL NO. 3096 ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VII OF THE MODEL TRAFFIC ORDINANCE OF THE CITY OF CHESTERFIELD BY ADDING YIELD CONTROL FOR THE INTERSECTION OF WINDFALL RIDGE DRIVE AND BENT TREE DRIVE

WHEREAS, it is desirable to maintain safe and appropriate traffic control on all roadways in a manner consistent with recognized traffic engineering standards; and

WHEREAS, a traffic engineering analysis indicates that yield control is needed to maintain traffic safety at the intersection of Windfall Ridge Drive and Bent Tree Drive;

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

Section 1. Chapter 300, Schedule VII, Yield Intersections is hereby amended by adding the following provision thereto:

Intersection	*Traffic on Highway, Road, Street or Alley Listed Below Shall Yield*
Bent Tree Drive and Windfall Ridge Drive	Windfall Ridge Drive (southbound)

Section 2. In all other respects, Chapter 300, Schedule VII is in full force and effect.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK

[FIRST READING HELD: _____]

BILL NO. 3097 **ORDINANCE NO. _____**

APPROVES THE INSTALLATION OF TWO FIRE HYDRANTS IN THE MONARCH CENTER SUBDIVISION WITHIN THE CITY OF CHESTERFIELD.

WHEREAS, at a duly called meeting of the Board of Directors of the Monarch Fire Protection District, the placement of certain fire hydrants was approved; and,

WHEREAS, it is necessary for the authorization of the placement of said fire hydrants by ordinance.

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

Section 1. The placement of the following fire hydrants at such exact locations as specified by the Insurance Services Office of Missouri and as approved by the Board of Directors of the Monarch Fire Protection District is hereby approved by the City of Chesterfield for installation:

a. Two (2) fire hydrants at the following locations:

1. One on the east side of Long Road approximately 425 feet north of the centerline of Edison Avenue.
2. One on the north side of Edison Avenue approximately 210 feet east of the centerline of Long Road.

Section 2. The Missouri American Water Company is authorized to install said fire hydrants at the aforesaid locations.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____day of _____, 2016.

_____
MAYOR

ATTEST:

_____
CITY CLERK

FIRST READING HELD: _____

I, Charles Marsonette, Fire Chief of the Monarch Fire Protection District, Incorporated as a political subdivision under the laws of the STATE OF MISSOURI, DO HERE BY CERTIFY that at a meeting of the Board of Directors of said Fire District, duly called and held on the 16th day of June, 2016, at which a quorum was present, the following action was taken:

> "Upon motion duly made, seconded and carried, the following resolution was unanimously adopted."

WHEREAS, pursuant to MISSOURI PUBLIC SERVICE COMMISSION ORDER NO. 4, issued on November the 28th, 1969, Missouri-American Water Company has promulgated certain rules relating to the location of fire hydrants by incorporated Fire Districts: and,

WHEREAS, The Insurance Services Office of Missouri has specified the location of 2 public fire hydrant(s) in **Monarch Center** (subdivision) as follows:

1. On the east side of Long Road approximately 425 feet north of the centerline of Edison Avenue.

2. On the north side of Edison Avenue approximately 210 feet east of the centerline of Long Road.

WHEREAS, The Insurance Services Office of Missouri has specified the minimum fire flow for Monarch Center (subdivision) to be 1,500 GPM at 20 PSIG:

WHEREAS, for the purpose of keeping fire insurance rated as low as possible, the MONARCH FIRE PROTECTION DISTRICT has always fixed the location of fire hydrants, and fire flows in accordance with the recommendations of the Insurance Service Office of Missouri:

NOW THEREFORE, BE IT RESOLVED, that the Missouri-American Water Company install said 2 public fire hydrant(s) at the aforesaid location(s),

IN WITNESS THEREOF, I have hereunto set my hand as Fire Chief of the Monarch Fire Protection District, and have caused the corporate seal of said Fire District to be affixed this 16th day of June, 2016.

_____

FIRE CHIEF

BILL NO. 3098 ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NUMBER 2859 AND REPLACING IT WITH A NEW ORDINANCE ESTABLISHING NEW RULES AND REGULATIONS IN REGARDS TO THE CITY OF CHESTERFIELD'S STANDING COMMITTEES.

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

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

WHEREAS, the City Council of the City of Chesterfield repealed and replaced Ordinance Number 467, by passing and approving Ordinance number 2859 which established procedures for appointing membership of the four Standing Committees of the City Council of the City of Chesterfield; and

WHEREAS, the Finance and Administration Committee has reviewed and recommended additional changes to said procedures for appointing membership to the four Standing Committees of the City Council; and

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

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

Section 1. Ordinance Number 2859 is hereby repealed in its entirety.

Section 2. Chesterfield City Code, Section 2-54 Standing Committees is hereby deleted and replaced with the following language in its place:

Section 2-54. Standing Committees.

(a) *Establishment.* There are hereby established as Standing Committees of the City Council the following:

(1) Finance and Administration;

(2) Parks, Recreation and Arts;

(3) Planning and Public Works; and

(4) Public Health and Safety.

(b) *Membership; appointment.*

(1) *Composition.* Each committee shall be compromised of four (4) Council members. One (1) Council member from each of the City's four (4) wards will serve on each committee, with no two (2) Council members from the same ward serving on the same committee.

(2) *Appointment.* After the first City Council meeting immediately following the regular municipal Election held in April of every year, the newly elected President Pro-Tem shall appoint members of the Council to Committees and designate Committee Chairpersons for each Standing Committee, subject to the approval of the City Council by formal vote taken not later than the first City Council meeting in May of every year.

(3) *Ex-Officio Members.* The Mayor and City Administrator shall both serve as non-voting ex officio members of each committee.

(4) *Chairperson.* One (1) Council member from each ward shall serve as a Chairperson of a committee, and no person shall serve as Chairperson of more than one (1) committee.

(5) *Vacancy.* Should there be a vacancy on the Council, the other Council member of the affected ward shall be deemed a full voting member of the committees upon which his or her ward-mate served until said vacancy has been filled. If the Council member previously occupying the currently vacant position served as Chairperson, the Vice Chairperson, at the time of the vacancy, shall assume the position of Chairperson.

(6) *Proxy Voting.* In the event that a Councilmember is unable to attend a committee meeting, that Councilmember may request that his or her Ward mate be allowed to vote at the Committee meeting. Such request would be directed to the Committee Chairperson and must be in writing.

(c) *Functions.*

(1) *Recommendations.* Making recommendations to the Council or to the City Administrator, or both, concerning any of the matters within its purview, when requested and also at other times when it appears that the best interest of the City and its residents will be served thereby;

(2) *Formulating and evaluating plans.* Formulating, with the assistance of the staff, long-range plans and evaluation and revision (if necessary) of such plans as adopted;

(3) *Legislation.* Reviewing and recommending legislation concerning any of the matters within its purview;

(4) *Quorum and presiding officer.* At least three (3) Council members must be present in order to hold a Committee meeting. The Chairperson shall preside over the Committee meeting. In the absence of the Chairperson, the Vice Chairperson shall preside;

(5) *Recommendations to Council.* Other than items discussed and/or acted upon by the Planning and Public Works Committee, in order for an item to pass out of Committee to the Council, said item shall require at least two (2) affirmative votes. Three (3) affirmative votes are required for an item to be passed to the Council with a favorable recommendation from the Committee;

(6) *Closed meetings.* Closed meetings cannot be held at any meeting of the Standing Committees.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2016.

ATTEST:

_____

CITY CLERK

First Reading Held: _____

LEGISLATION – PLANNING COMMISSION

A. **BILL NO. 3095 -** AN ORDINANCE AMENDING THE ZONING ORINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "M-3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST. (P.Z. 01-2016 18600 OLIVE STREET ROAD (EZRA PARTNERS LLC) **(FIRST READING; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS DETAILED IN THE ATTACHED GREEN SHEET AMENDMENT)**

BILL NO. 3095 **ORDINANCE NO.**_____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "M-3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR 5.00 ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE STREET ROAD AND SPIRIT AIRPARK WEST (P.Z. 01-2016 18600 Olive Street Road (Ezra Partners LLC) - 17W520014) .

WHEREAS, Ezra Partners, LLC has submitted a request for a zoning map amendment from the existing "M-3" Planned Industrial District to a "PI" Planned Industrial District for the currently vacant five (5) acre subject site; and,

WHEREAS, a Public Hearing was held before the Planning Commission on March 14, 2016; and,

WHEREAS, the petitioner, subsequent to the Public Hearing, added items to the request pertaining to the hours of operation and legal access to Spirit Airpark Drive West; and,

WHEREAS, the Planning Commission, having considered said request, and in consideration of a request to increase the maximum building height to 40 feet, recommended approval of the ordinance amendment; and,

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with amendments to the hours of operation and cross access requirements; and,

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request with the amendments to the hours of operation and cross access requirements.

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

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by transferring from the "NU" Non-Urban District to a "PI" Planned Industrial District for a 5.oo acre tract of land located on Olive Street Road. A description of the subject site is as follows:

PROPERTY DESCRIPTION

A Tract Of Land In U.S. Surveys 153 And 368. Township 45 North, Range 3 East, St. Louis County, Missouri, And Described As

Follows: Beginning At Point On The Southern Line Of Olive Street Road, 60 Feet Wide, Of Its Intersection With The Northward Prolongation Of The Eastern Line Of U.S. Survey153, As Aforementioned; Thence Along Said Prolongation And Along Said Eastern Line South 13 Degrees 00 Minutes East, 1,047.12 Feet To A Point; Thence Leaving Said Eastern Line And Running Along A Line Parallel With The Southern Line Of Olive Street Road North 83 Degrees 54 Minutes 24 Seconds West, 220.11 Feet To A Point, Said Point Being Perpendicular Distant Westward 208.00 Feet From The Eastern Line Of U.S. Survey 153, As Aforementioned; Thence Leaving Said Point And Running Along A Line Parallel With Said Eastern Line Of U.S. Survey 153 North 13 Degrees 00 Minutes West, 1,047.12 Feet To A Point On The Southern Line Of Olive Street Road, As Aforementioned; Thence Along Said Road Line South 83 Degrees 54 Minutes 24 Seconds East, 220.11 Feet To A Point Of Beginning.

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" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Ezra Partners LLC. in P.Z. 01-2016, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 14th day of March 2016, 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 _____, 2016

_____
MAYOR

ATTEST:

_____
CITY CLERK

FIRST READING HELD:_____

AMENDMENT 1:

The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3 - 0:

Section I. Hours of Operation, A. page 3. Add the following to extend the hours of operation on Thanksgiving Day and the day after Thanksgiving:

b. The permitted hours of operation for retail establishments may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of the holiday.

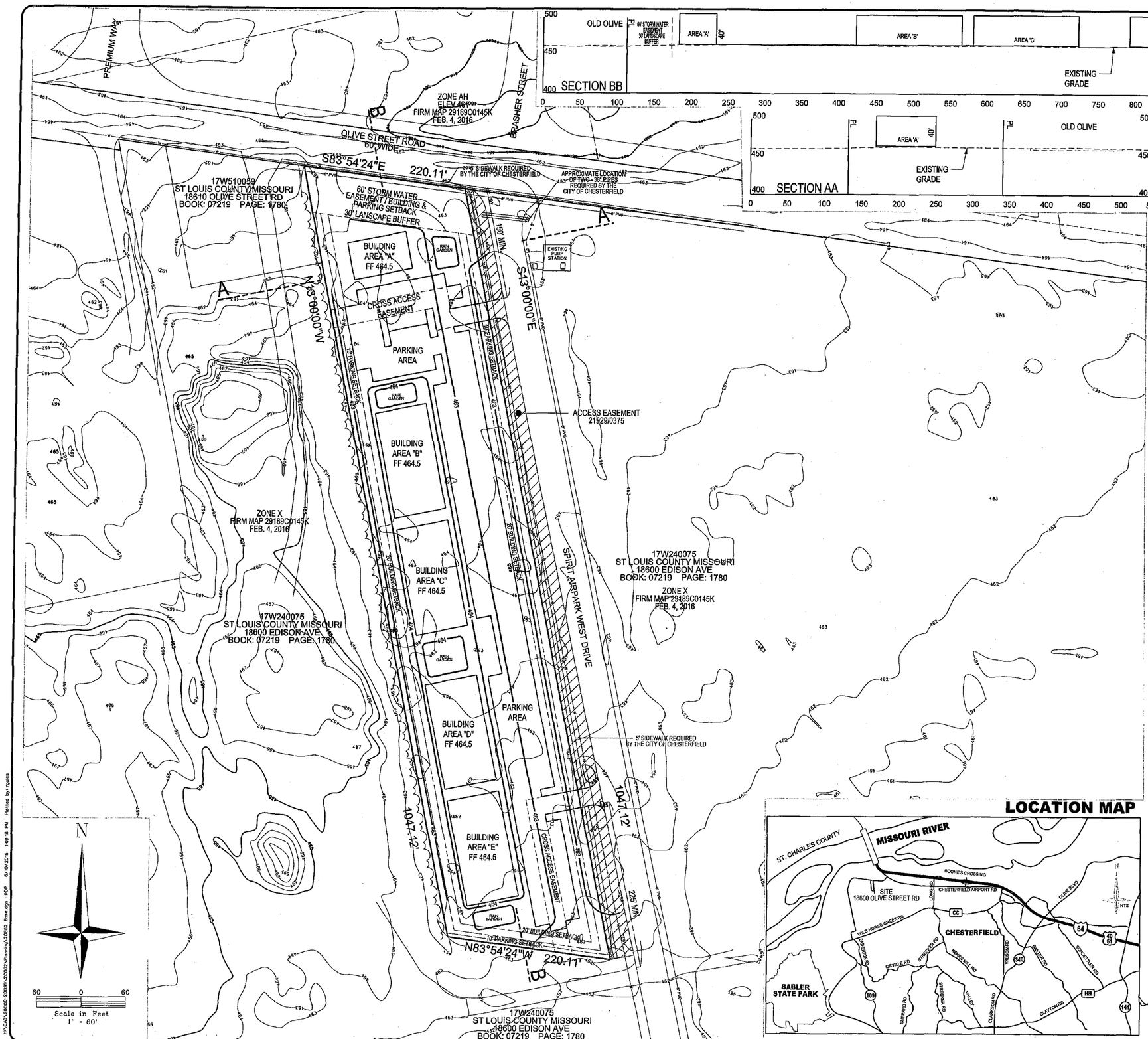
AMENDMENT 2:

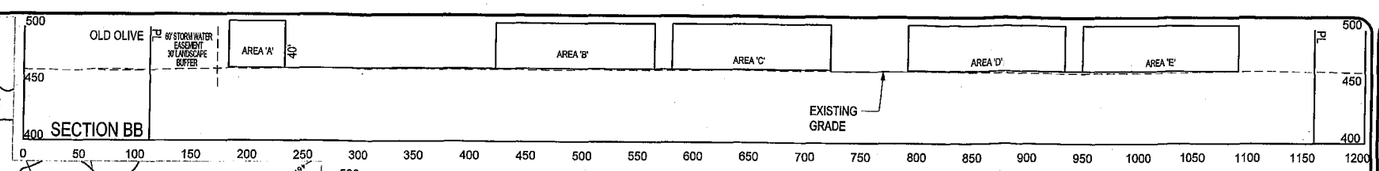
The Planning and Public Works Committee recommended that the following change be made to the Attachment A by a vote of 3 - 0:

Section I. Access/Access Management, I. page 6. Update the following language to require cross access to the west and south of the subject property:

5. Cross access shall be provided to the west and south of the subject site to serve 18610 Olive Street Road and 18600 Edison Avenue.

Green Sheet





CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE ATTACHMENT B – GREEN SHEET

GENERAL NOTES:		
AREA OF SITE:	8.00 ACRES	
LOCATOR NO:	17W 52 0014	
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005	
OWNER OF RECORD: PREPARED FOR:	EZRA PARTNERS LLC	1360 CARRIAGE CROSSING LN CHESTERFIELD, MO 63005
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.428.8212 MAIN 314.890.1250 FAX
EXISTING ZONING :	"M-3" PLANNED INDUSTRIAL DISTRICT	
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT	
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE	
THERE ARE NO TREES LOCATED ON THIS SITE - TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST		
TOPOGRAPHY	MoLidar – MEAN SEA LEVEL DATUM	
OPEN SPACE	MINIMUM	35%
FLOOR AREA RATIO	MAXIMUM	65%
HEIGHT	MAXIMUM	40'
SETBACKS:	60' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES	

GENERAL NOTES:

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITIAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED
CITY OF CHESTERFIELD WARD 4.

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
AT&T
CHARTER COMMUNICATION

RECEIVED
City of Chesterfield
Jun 10 2016
Department of Public Services

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

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

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

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

THE SETBACK/BUFFER/EASEMENT AREA ALONG OLIVE STREET ROAD WILL BE DESIGNED TO ACCOMMODATE ALL STORM WATER AND LANDSCAPE REQUIREMENTS OF THE CITY OF CHESTERFIELD

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

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

6/10/16
STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER E-24666
PROFESSIONAL ENGINEER

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24666

STATE OF MISSOURI
ERIC J. KIRBY
NUMBER PLS-2005000074
PROFESSIONAL LAND SURVEYOR

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. 2005000074

EZRA PARTNERS LLC
1360 CARRIAGE CROSSING LN
CHESTERFIELD, MO 63005

VOLZ Incorporated
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Authority #203

18600 OLIVE STREET RD
CHESTERFIELD, MO 63005

A TRACT OF LAND IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY DEVELOPMENT PLAN

BASE MAP NO. 17 W | REVISED 5-17-2016 | PROJECT # 20862

12-08-15

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ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District shall be:
   a. Administrative offices for educational or religious institutions
   b. Animal grooming service
   c. Automotive detail shop
   d. Automotive retail supply
   e. Bakery
   f. Bar
   g. Brewery
   h. Brewpub
   i. Broadcasting studio
   j. Car wash
   k. Car wash, industrial
   l. Car wash, self-service
   m. Check cashing facility
   n. Church and other places of worship
   o. Club
   p. Commercial service facility
   q. Day care center
   r. Dry cleaning establishment

s. Dry cleaning establishment, drive-thru

t. Farmers market

u. Farming, livestock and stables. Farming includes cultivation and sale of crops, plants and domestic animals with no salesrooms

v. Filling station and convenience store with pump stations

w. Financial Institution, drive-thru

x. Financial institution, no drive-thru

y. Gymnasium

z. Industrial sales, service, and storage

aa. Kennel, boarding

bb. Kennel, private

cc. Laboratories-professional, scientific

dd. Laundromat

ee. Lumberyard

ff. Mail order sale warehouse

gg. Manufacturing, fabrication, assembly, processing, or packaging except explosives or flammable gases or liquids.

hh. Office – dental

ii. Office – general

jj. Office – medical

kk. Oil change facility

ll. Pawnshop

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

nn. Postal stations

oo. Professional and technical service facility

pp. Public building facilities owned or leased by the City of Chesterfield

qq. Public safety facility

rr. Research laboratory & facility

ss. Restaurant-fast food

tt. Restaurant-take out

uu. Self-storage facility

vv. Sheet metal shop

ww. Shooting range, indoor

xx. Specialized private school

yy. Substance abuse facilities-outpatient

zz. Substance abuse facility-inpatient

aaa. Transit storage yard

bbb. Transit transfer station and terminals for trucks, buses, railroads, watercraft or other modes of public transportation.

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

ddd. Union halls and hiring halls

eee. Vehicle repair and service facility

fff. Veterinary clinic

ggg. Vocational school

hhh. Vocational school, outdoor training

iii. Warehouse, general

2. Hours of Operation.

   a. Uses "d", "e", "t", and "ll", listed above are considered retail uses and retail sales, with respect to those uses, will be subject to hours of operation from 6:00 AM to 11:00 PM.

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

1. Height

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

2. Building Requirements

   a. A minimum of thirty-five percent (35%) openspace is required for each lot within this development.

   b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

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

   a. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the "PI" District.

   b. Twenty (20) feet from the eastern boundary of the "PI" District.

   c. Twenty (20) feet from the southern boundary of the "PI" District.

   d. Twenty (20) feet from the western boundary of the "PI" District.

2. Parking Setbacks

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

   a. Sixty (60) feet from the Olive Street Road right-of-way on the northern boundary of the "PI" District.

   b. Ten (10) feet from the eastern boundary of the "PI" District.

   c. Ten (10) feet from the southern boundary of the "PI" District.

   d. Ten (10) feet from the western boundary of the "PI" District.

3. Structure and Parking Setbacks from Olive Street Road may be made more restrictive during the Site Development Plan process as determined necessary by the Department of Public Services due to the final location and design of Chesterfield Valley Master Storm Water, Landscape, or other development requirements.

D. PARKING AND LOADING REQUIREMENTS

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

2. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

3. Parking lots shall not be used as streets.

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

E. LANDSCAPE AND TREE REQUIREMENTS

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

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, 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. Direct access to Olive Street Road from this development shall be prohibited.

2. Access to the development shall be from Spirit Airpark West Drive and adequate sight distance shall be provided, as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.

3. Access to this development from Spirit Airport West Drive shall be located a minimum of one-hundred fifty (150) feet from Olive Street Road as directed by the Saint Louis County Department of Transportation. Spirit Airport West Drive entrance geometrics shall accommodate the design vehicle as directed by the Saint Louis County Department of Transportation.

4. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.

5. Cross access shall be provided to serve 18610 Olive Street Road and 18600 Edison Avenue located to the west of the subject site.

6. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St Louis County Department of Transportation.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Olive Street Road frontage to one half of the ultimate section including all storm drainage facilities as directed by the Saint Louis County Department of Transportation.

2. Provide a 5 foot wide sidewalk, conforming to ADA standards, along Spirit Airpark West Drive and Olive Street Road. The sidewalk shall provide for future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

3. Obtain approvals from the City of Chesterfield and St. Louis County Department of Transportation and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.

4. Additional right-of-way and road improvements shall be provided, as required by St. Louis County Department of Transportation and the City of Chesterfield.

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

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

7. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.

8. 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrance onto Spirit Airpark West 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 or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.

2. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.

3. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.

4. Locations of site features such as bioretention must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.

5. The developer shall be responsible for construction of any required storm water improvements per the Chesterfield Valley Master Storm Water Plan, as applicable, and shall coordinate with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed.

6. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements per the Chesterfield Valley Master Storm Water Plan. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic

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

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

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

9. 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.

10. 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).

N. SANITARY SEWER

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

2. Connection to public sanitary sewers is required. Public sewer extension and new easements may be necessary. Peak sanitary flow estimates will need to be provided by the developer's engineer during formal plan review so the capacity of the receiving pump station and force main can be evaluated. Facility upgrades may be required of the developer if this development cannot be serviced within existing system capacity.

3. The site is located within the Caulks Creek Surcharge Area. The Caulks Creek Surcharge, assessed at $2,750/ac, will apply to this development.

O. GEOTECHNICAL REPORT

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

R. MISCELLANEOUS

1. All utilities will be installed underground.

2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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 CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.

2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

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

B. 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.

C. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and 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. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs.

10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. 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.

13. 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.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. 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.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. 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.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.

20. Compliance with Sky Exposure Plane.

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

V. TRUST FUND CONTRIBUTION

Traffic Generation Assessment Rates

The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2017, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Transportation.

A. ROADS

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

Type of Development	Required Contribution
General Retail	$2,223.29/parking space
Office Space	$741.06/parking space
Loading Space	$3,638.14/parking space

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

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

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

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

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

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of $894.19 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on $2,837.06 per acre for the total area as approved on the Site Development Plan.

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

D. SANITARY SEWER

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

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

VI. RECORDING

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

VII. ENFORCEMENT

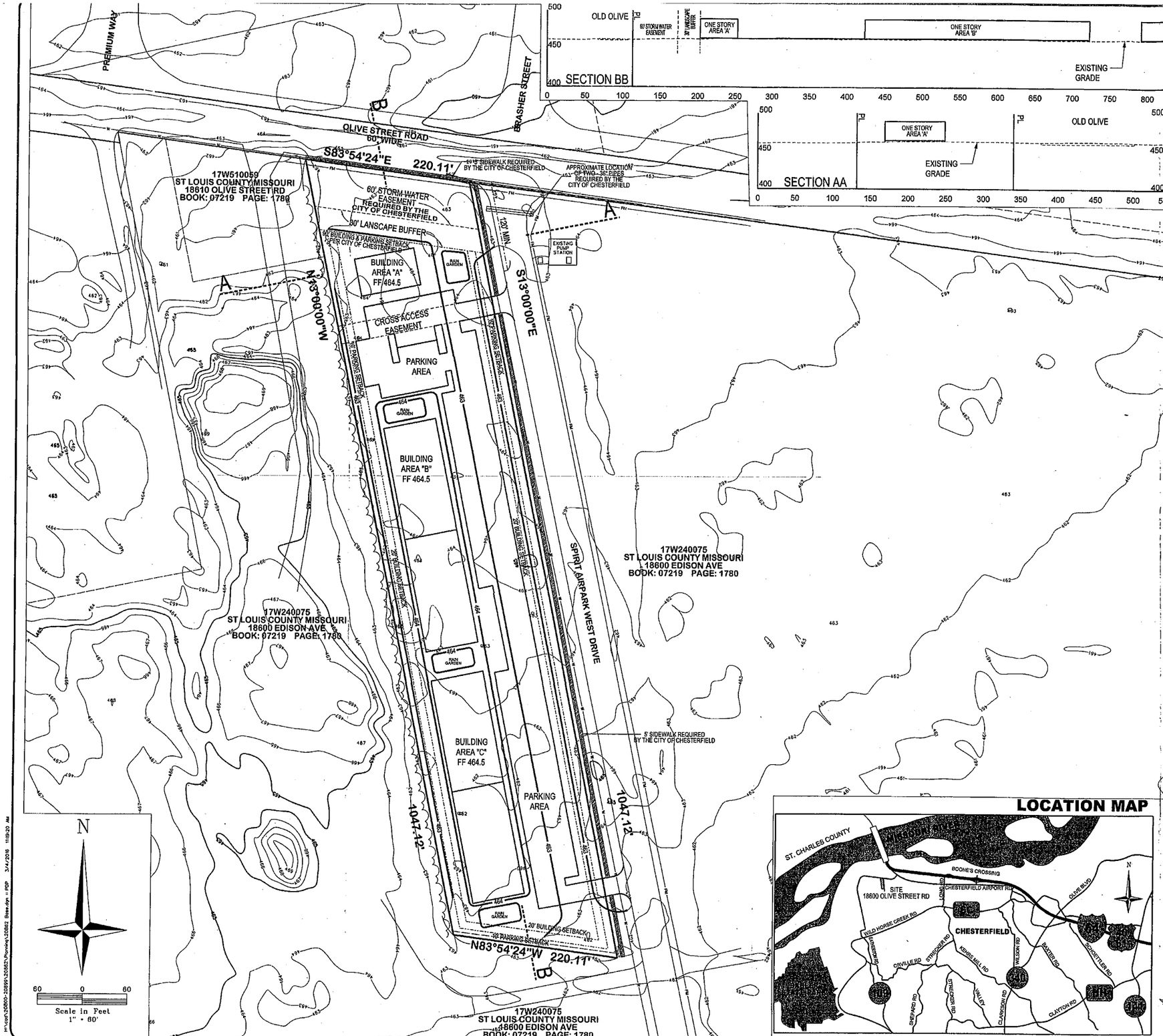
A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

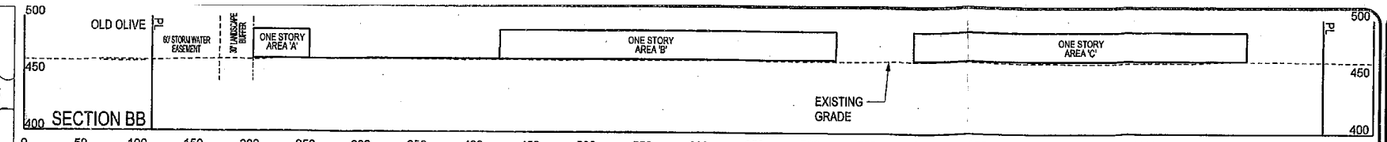
B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.





CITY OF CHESTERFIELD

PLANNED DISTRICT ORDINANCE ATTACHMENT B

GENERAL NOTES:		
AREA OF SITE:	5.00 ACRES	
LOCATOR NO:	17W 52 0014	
ADDRESS:	18600 OLIVE STREET RD CHESTERFIELD, MO 63005	
OWNER OF RECORD: PREPARED FOR:	EZRA PARTNERS LLC	1380 CARRIAGE CROSSING LN CHESTERFIELD, MO 63005
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING :	"M-3" PLANNED INDUSTRIAL DISTRICT	
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT	
FIRM MAP #	29189C0145K / ZONE AH EL 461 AREA WITH REDUCED RISK DUE TO LEVEE	
THERE ARE NO TREES LOCATED ON THIS SITE - TREES ARE LOCATED ON THE ADJACENT PROPERTY TO THE WEST		
TOPOGRAPHY	MoLidar – MEAN SEA LEVEL DATUM	
OPEN SPACE	116,500 SF (2.67 AC) / 217,800 SF (5.00 AC) = 0.53	53%
FLOOR AREA RATIO	46,000 SF (2.32 AC) / 217,800 SF (5.00 AC) = 0.46	21%
SETBACKS:	90' BUILDING & PARKING SETBACK FROM OLIVE 20' BUILDING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES 10' PARKING SETBACK FROM SPIRIT AIRPARK WEST, WEST & SOUTH PROPERTY LINES	

GENERAL NOTES:

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITIAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD SCHOOL DISTRICT
MISSOURI RIVER WATERSHED
CITY OF CHESTERFIELD WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
AT&T
CHARTER COMMUNICATION

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

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

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

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.

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

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

STATE OF MISSOURI
TIMOTHY JOHN MEYER
NUMBER
E-24665
PROFESSIONAL ENGINEER

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #2005000274

STATE OF MISSOURI
ERIC J. KIRBY
NUMBER
PLS-2005000274
PROFESSIONAL LAND SURVEYOR

EZRA PARTNERS LLC
1380 CARRIAGE CROSSING LN
CHESTERFIELD, MO 63005

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
ENVIRONMENTAL MANAGEMENT
10849 Indian Head Indl. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #223

A TRACT OF LAND IN U.S. SURVEYS 153 AND 368, TOWNSHIP 45 NORTH, RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI

18600 OLIVE STREET RD
CHESTERFIELD, MO 63005

RECEIVED
City of Chesterfield
MAR - 7 2016
Department of Public Services

PRELIMINARY DEVELOPMENT PLAN

BASE MAP NO. 17 W

PROJECT # 20862

12-08-15

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