



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, June 19, 2017
6:00 PM**

1. Appointments

- Mary Monachella – Planning Commission
- Chris Natsch – F&A Citizens Advisory Committee

Re-Appointments

- Barry Silver - F&A Citizens Advisory Committee
- Doris Frazier – Human Rights Commission

2. Planning and Public Works Committee – Chairperson Guy Tilman-Ward II

A. Bill No. 3153 – Placement of Solid Waste Containers (Second Reading)

B. Bill No. 3154 – P.Z. 14-2016 18331, 18333, & 18335 Chesterfield Airport Road (Second Reading)

C. Planning and Development Services Policies 1-3

- #1 Reading of Re-zoning Ordinances
- #2 Planning & Zoning Committee Amendments
- #3 Chesterfield Historic and Landmark Preservation Committee

D. Bill No. 3158 – Kemp Auto Museum (16955 Chesterfield Airport Road) – Boundary Adjustment Plat (First & Second Readings)

E. Bill No. 3159 – Installation of Five Fire Hydrants at the Warwick on White Subdivision (First & Second Readings)

F. Next Meeting – June 22, 2017 (5:45pm)

3. Finance and Administration Committee – Chairperson Tom DeCampi-Ward IV

A. Next Meeting – June 26, 2017 (5:30pm)

4. **Parks, Recreation and Arts Committee** – Chairperson Randy Logan-Ward III
 - A. **Art Installation** – “The Flow”
5. **Public Health and Safety Committee** – Chairperson Barry Flachsbart-Ward I
 - A. **Bill No. 3155** – Unmanned Aircraft Systems (Drones) **(Second Reading)**
Blue Sheet Amendment
 - B. **Bill No. 3156** – Short Term Rental of Single Family Dwellings **(Second Reading)**
 - C. **Proposed Resolution** – Clarkson Valley Law Enforcement Contract
 - D. **Budget Adjustment** – Clarkson Valley Law Enforcement, Revenue and Expenditures
 - E. **Proposed Resolution** – SRO Agreement – Authorizing execution of Rockwood SRO agreement related to law enforcement in Clarkson Valley
6. **Report from the City Administrator** – Mike Geisel
 - A. **Bid Recommendation** – 2017 Lake 1 Asphalt Resurfacing Project
7. **Unfinished Business** – Mayor Bob Nation
8. **New Business** – Mayor Bob Nation
9. **Adjourn** –

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

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



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, June 19, 2017
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 5, 2017
 - B. Executive Session Minutes** – June 5, 2017
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, June 22, 2017** – Planning and Public Works (5:45pm)
 - B. Monday, June 26, 2017** – Finance & Administration Committee (5:30pm)
 - C. Monday, June 26, 2017** – Planning Commission (7pm)
 - D. Monday, July 17, 2017** – Next City Council meeting (7pm)

VIII. APPOINTMENTS – Mayor Bob Nation

A. Appointments

- Mary Monachella – Planning Commission
- Chris Natsch – F&A Citizens Advisory Committee

B. Re-Appointments

- Barry Silver – F&A Citizens Advisory Committee
- Doris Frazier – Human Rights Commission

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Guy Tilman, Ward II

- 1. Bill No. 3153 – Placement of Solid Waste Containers (Second Reading)**
- 2. Bill No. 3154 – P.Z. 14-2016 18331, 18333, & 18335 Chesterfield Airport Road (Second Reading)**
- 3. Planning and Development Services Policies 1-3**
 - #1 Reading of Re-zoning Ordinances
 - #2 Planning & Zoning Committee Amendments
 - #3 Chesterfield Historic and Landmark Preservation Committee
- 4. Bill No. 3158 – Kemp Auto Museum (16955 Chesterfield Airport Road) – Boundary Adjustment Plat (First & Second Readings)**
- 5. Bill No. 3159 – Installation of Five Fire Hydrants at the Warwick on White Subdivision (First & Second Readings)**
- 6. Next Meeting – June 22, 2017 (5:45pm)**

B. Finance and Administration Committee – Chairperson Tom DeCampi, Ward IV

- 1. Next Meeting – June 26, 2017 (5:30pm)**

C. Parks, Recreation and Arts Committee – Chairperson Randy Logan, Ward III

- 1. Art Installation – “The Flow”**

D. Public Health and Safety Committee – Chairperson Barry Flachsbart, Ward I

- 1. Bill No. 3155** – Unmanned Aircraft Systems (Drones) **(Second Reading)**
Blue Sheet Amendment
- 2. Bill No. 3156** – Short Term Rental of Single Family Dwellings **(Second Reading)**
- 3. Proposed Resolution** – Clarkson Valley Law Enforcement Contract
- 4. Budget Adjustment** – Clarkson Valley Law Enforcement, Revenue and Expenditures
- 5. Proposed Resolution** – SRO Agreement – Authorizing execution of Rockwood SRO agreement related to law enforcement in Clarkson Valley

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Bid Recommendation** – 2017 Lake 1 Asphalt Resurfacing Project

XI. UNFINISHED BUSINESS – Mayor Bob Nation

XII. NEW BUSINESS – Mayor Bob Nation

XIII. LEGISLATION

- A. BILL NO. 3153** – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI REPEALING AND REPLACING SECTION 25-28 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE REGARDING THE PLACEMENT OF WASTE CONTAINERS, TREE WASTE AND FIREWOOD. **(SECOND READING) (PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)**
- B. BILL NO. 3155** – AN ORDINANCE TO REGULATE UNMANNED AIRCRAFT SYSTEMS (DRONES) **(SECOND READING) (PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL)**
- C. BILL NO. 3156** – AN ORDINANCE AMENDING SECTION 21-77 TO CHAPTER 21, ARTICLE VI OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF RENTING OF SINGLE-FAMILY DWELLINGS. **(SECOND READING) (PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL)**

XIV. LEGISLATION – PLANNING COMMISSION

- A. **BILL NO. 3154** – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 16.0 ACRE TRACT OF LAND AT 18331, 18333, AND 18335 CHESTERFIELD AIRPORT ROAD, LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD. (P.Z. 14-2016 18331, 18333 & 18335 CHESTERFIELD AIRPORT ROAD {LSL I, LLC AND LSL II, LLC} 17V410060, 17V410026 AND 17V410037). **(SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED.)**
- B. **BILL NO. 3158** – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE KEMP AUTO MUSEUM DEVELOPMENT FOR TWO TRACTS TOTALING 5.01 ACRES, ZONED “PC” PLANNED COMMERCIAL DISTRICT AND LOCATED AT 16955 CHESTERFIELD AIRPORT ROAD A AND 16955 CHESTERFIELD AIRPORT ROAD (17T140202 & 17T140211). **(FIRST & SECOND READINGS) (DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL)**
- C. **BILL NO. 3159** – APPROVES THE INSTALLATION OF FIVE FIRE HYDRANTS AT THE WARWICK ON WHITE SUBDIVISION LOCATED WITHIN THE CITY OF CHESTERFIELD. **(FIRST & SECOND READING) (DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL)**

XV. ADJOURNMENT

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

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AGENDA REVIEW – Monday, 6/19/2017 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm, on Monday, June 19, 2017.**

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



RECORD OF PROCEEDING

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

JUNE 5, 2017

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Barry Flachsbart
Councilmember Barbara McGuinness
Councilmember Ben Keathley
Councilmember Guy Tilman
Councilmember Dan Hurt
Councilmember Randy Logan
Councilmember Tom DeCampi
Councilmember Michelle Ohley

APPROVAL OF MINUTES

The minutes of the May 15, 2017 City Council meeting were submitted for approval. Councilmember Tilman made a motion, seconded by Councilmember Flachsbart, to approve the City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the May 15, 2017 Executive Session were submitted for approval. Councilmember McGuinness made a motion, seconded by Councilmember Tilman, to approve the Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Dr. Eric Nepute, 1646 Baxter Road, spoke in support of the Power Plex project.

Ms. Tracy Ellis, 699 Trade Center Blvd., spoke in support of the Power Plex project.

Mr. Michael Ebert, 12785 Strathearn Drive, spoke in support of the Power Plex project.

Mr. Bill Lawson, 2114 Riding Trail Drive, expressed his disappointment that an email he sent to Council was shared with the media and no one has responded to him regarding his concern.

Ms. Colleen O'Neill, 17057 N. Outer 40 Road, spoke in support of the Power Plex project.

Mr. Steve Randall, 8 E. Main, Wentzville, stated he was available to answer questions related to Bill No. 3154 (P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Road).

Mr. Quinn Buck, 2803 Barvilla Court, Ballwin, spoke in support of the Power Plex project.

Ms. Marjie Saiter, 1328 Carriage Crossing Lane, spoke in opposition to the extension of TDD funds to support the proposed ice rink.

Mr. Rick Sems, 2007 Kingspointe Drive, Clarkson Valley, spoke in support of the Power Plex project.

Ms. Nora Amato, 101 Chesterfield Business Parkway, spoke in support of the Power Plex project on behalf of the Chesterfield Chamber of Commerce.

Mr. John Hammond, 1203 Walnut Hill Farm Drive, spoke in support of the Power Plex project, but recommended re-negotiating the rent portion of the lease agreement or selling the land.

Mr. Ron Cawood, 16992 Riverdale Drive, spoke in opposition to taxpayer funding for private ventures, specifically the TDD extension to support the proposed ice rink.

Mr. Dick Shaiper, 15 West Drive, spoke in support of the Power Plex project.

Mr. Dan Buck, Big Sports Properties, gave a presentation on the status of funding for the Power Plex project and requested a 60 day extension to enable St. Louis County to make their infrastructure investment into the City of Chesterfield.

Mr. Mark Harder, St. Louis County Council – District 7, assured City Council that County Executive Steve Stenger and the Economic Development Partnership are working diligently to find ways to finalize funding for the infrastructure portion of the Power Plex project.

Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to suspend the rules in order to address item 11A (Land Acquisition). A roll call vote was taken with the following results: Ayes – Hurt, Tilman, Keathley, Logan and Flachsbart. Nays – McGuinness, Ohley and DeCampi. Whereupon Mayor Nation declared the motion failed (two-thirds vote required for motion to suspend the rules).

[Mayor Nation called for a five minute recess at 8:30 p.m. and the meeting re-convened at 8:35 p.m.]

INTRODUCTORY REMARKS

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, June 19, at 7 p.m.

APPOINTMENTS

Mayor Nation nominated Timothy Andrew Engelmeyer and the firm of Engelmeyer Pezzani LLC for reappointment as the City's Prosecuting Attorney for another four year term. Councilmember Flachsbart made a motion, seconded by Councilmember Hurt, to approve a proposed resolution for this reappointment. A roll call vote was taken with the following results: Ayes – Flachsbart, Tilman, Hurt, Logan and McGuinness. Nays – Ohley, Keathley and DeCampi. Whereupon Mayor Nation declared the motion passed. The successful resolution became Chesterfield Resolution No. 435.

COUNCIL COMMITTEE REPORTS

Planning/Public Works Committee

Councilmember Guy Tilman, Chairperson of the Planning/Public Works Committee, reported that Bill No. 3148 (P.Z. 16-2016 EJ Properties [16625 & 16635 Old Chesterfield Rd]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman reported that Bill No. 3149 (P.Z. 06-2017 City of Chesterfield [Unified Development Code – Articles 3 & 4]) will be considered for adoption under the "Legislation – Planning Commission" portion of the agenda.

Councilmember Tilman reported that Bill No. 3153 (Placement of Solid Waste Containers) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Tilman reported that Bill No. 3154 (P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Road) will be read for the first time under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman reported that Bill No. 3157 (Warwick on White Road – Record Plat) is scheduled for both first and second reading approval under the “Legislation – Planning Commission” portion of the agenda.

Councilmember Tilman announced that the next meeting of this Committee has been scheduled for Thursday, June 8, at 5:45 p.m.

Finance and Administration Committee

Councilmember Tom DeCampi, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Keathley, to release emails between Prosecuting Attorney Tim Engelmeyer and former Councilmember Connie Fults, which had previously been deemed privileged closed records, regarding a municipal code violation for visible placement of solid waste containers. A roll call vote was taken with the following results: Ayes – Keathley, DeCampi, McGuinness and Ohley. Nays – Logan, Hurt, Flachsbart and Tilman. Mayor Nation voted “Aye” to break the tie and declared the motion passed.

Councilmember DeCampi made a motion, seconded by Councilmember Logan, to approve a policy to reduce the total number of members on the MIS Citizens Advisory Committee. This recommendation was jointly offered by the Chair of the Committee and Staff, who expressed that the smaller sized committee could more effectively address the technical issues that they are charged with. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Councilmember DeCampi announced that the next meeting of this Committee has been scheduled for Monday, June 26, at 5:30 p.m.

Parks, Recreation & Arts Committee

Councilmember Randy Logan, Chairperson of the Parks, Recreation & Arts Committee, announced that the next meeting of this Committee has been scheduled for Tuesday, June 6, at 6:00 p.m.

Public Health & Safety Committee

Councilmember Barry Flachsbart, Chairperson of the Public Health & Safety Committee, reported that Bill No. 3152 (Revised Ordinance – Deer Hunting Regulations &

Requirements) will be considered for adoption under the “Legislation” portion of the agenda.

Councilmember Flachsbart reported that Bill No. 3155 (Unmanned Aircraft Systems [Drones]) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Flachsbart reported that Bill No. 3156 (Short Term Rental of Single Family Dwellings) will be read for the first time under the “Legislation” portion of the agenda.

Councilmember Flachsbart made a motion, seconded by Councilmember Logan, to endorse the City’s participation in a trial program offered by Axon (formerly TASER). The company is offering to provide Body Worn Cameras (BWCs) for all Chesterfield officers along with all necessary “back-office” storage and retrieval equipment/capabilities for a full one year period with no cost or obligation. A voice vote was taken with an affirmative result (Councilmember DeCampi voted “No”) and the motion was declared passed.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that the City budgeted and scheduled the purchase of a cargo van to replace the existing 2009 ½ ton pick-up truck used by the facility maintenance division. This vehicle was originally planned to be purchased as a CNG conversion vehicle, but that option is not currently available on that vehicle. Accordingly, Mr. Geisel joined with Director of Public Works/City Engineer Jim Eckrich in recommending that the City Council authorize the City Administrator to approve a purchase order with Don Brown Chevrolet for the purchase of a ¾ ton Chevrolet Express 2500 Cargo Van in an amount not to exceed \$24,312. This Cargo Van will be purchased using existing budgeted funds. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve this recommendation. A roll call vote was taken with the following results: Ayes – McGuinness, Ohley, Flachsbart, DeCampi, Keathley, Hurt, Logan and Tilman. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that the City of Chesterfield manages the St. Louis APWA Metro Branch Salt cooperative, which coordinates the purchase and delivery of deicing salt for 51 cities and six school districts. In doing so, the City is able to secure a stable, reliable, and economical supply of deicing chemicals. Staff recommends approval for a one year extension for the supply of deicing salt by Compass Materials at a cost of \$49.23/ton; as well as a one-year extension for salt delivery by Beelman Logistics LLC at a cost of \$8.62/ton. Both companies have agreed to extend this pricing, which is priced at competitively low levels and this would be the third year at these levels. These costs are below the 2014 bid prices and substantially below the second bidder in 2015 bid pricing. Mr. Geisel joined with Director of Public Works/City Engineer Jim Eckrich in recommending a one year extension of the current salt supply and delivery contracts with Compass Materials and Beelman Logistics LLC respectively. Councilmember Flachsbart

made a motion, seconded by Councilmember Tilman, to approve this recommendation. A roll call vote was taken with the following results: Ayes – DeCampi, Logan, McGuinness, Flachsbart, Hurt, Tilman, Ohley and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for the Public Works Facility Roof Replacement Project. Based upon review of information provided by Senior Civil Engineer Chris Krueger, Mr. Geisel joined with him in recommending award of a contract to Greg Glandt Roofing Incorporated in an amount not to exceed \$96,000. This figure includes the bid amount (\$89,000) and a modest contingency to account for any change orders which may become necessary during the project. Greg Glandt Roofing has successfully performed similar work in the St. Louis area, and has positive references checked by Public Works staff. This is a budgeted item in 2017. Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Flachsbart, Logan, Keathley, Ohley, McGuinness, DeCampi, Hurt and Tilman. Nays – None. Whereupon Mayor Nation declared the motion passed.

Councilmember Tilman made a motion, seconded by Councilmember Logan, to suspend the rules and proceed to the “Legislation” portion of the agenda before addressing “Unfinished Business”. A roll call vote was taken with the following results: Ayes – DeCampi, Hurt, McGuinness, Keathley, Ohley, Logan and Tilman. Nays – Flachsbart. Whereupon Mayor Nation declared the motion passed.

LEGISLATION

BILL NO. 3152 UPDATES DEER CONTROL AND DEER HUNTING REGULATIONS AND REQUIREMENTS (SECOND READING) (PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL)

Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, for the second reading of Bill No. 3152. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3152 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3152 with the following results: Ayes – Tilman, Keathley, DeCampi, Ohley, Flachsbart and McGuinness. Nays – Logan and Hurt. Whereupon Mayor Nation declared Bill No. 3152 approved, passed it and it became **ORDINANCE NO. 2952**.

BILL NO. 3153 REPEALS AND REPLACES SECTION 25-28 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE REGARDING THE PLACEMENT OF WASTE CONTAINERS, TREE WASTE AND FIREWOOD (FIRST READING) (PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the first reading of Bill No. 3153.

Councilmember McGuinness made a motion to amend Bill No. 3153 by increasing the number of containers allowed from 7 to 10. The motion died for lack of a second.

A voice vote was taken for the first reading of Bill No. 3153 with a unanimous affirmative result and the motion was declared passed. Bill No. 3153 was read for the first time.

**BILL NO. 3155 REGULATES UNMANNED AIRCRAFT SYSTEMS (DRONES)
(FIRST READING) (PUBLIC HEALTH AND SAFETY
COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3155. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3155 was read for the first time.

**BILL NO. 3156 AMENDS SECTION 21-77 TO CHAPTER 21, ARTICLE VI OF
THE CHESTERFIELD CITY CODE RELATING TO THE
REGULATION OF RENTING OF SINGLE-FAMILY
DWELLINGS (FIRST READING) (PUBLIC HEALTH AND
SAFETY COMMITTEE RECOMMENDS APPROVAL)**

Councilmember Flachsbart made a motion, seconded by Councilmember Tilman, for the first reading of Bill No. 3156. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3156 was read for the first time.

LEGISLATION – PLANNING COMMISSION

**BILL NO. 3148 REPEALS ORDINANCE 2791 OF THE CITY OF
CHESTERFIELD TO CHANGE THE CONDITIONS OF
ATTACHMENT “A” RELATIVE TO THE “PI” PLANNED
INDUSTRIAL DISTRICT FOR A 1.95 ACRE TRACT OF LAND
LOCATED AT 16625 OLD CHESTERFIELD ROAD AND 16635
OLD CHESTERFIELD ROAD. (P.Z. 16-2016 EJ PROPERTIES
{16625 & 16635 OLD CHESTERFIELD ROAD}) (SECOND
READING) (PLANNING COMMISSION RECOMMENDS
APPROVAL; PLANNING & PUBLIC WORKS
COMMITTEE RECOMMENDS APPROVAL, AS AMENDED)**

Councilmember Tilman made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3148. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3148 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3148 with the following results: Ayes – Keathley, Hurt, Logan, McGuinness, DeCampi, Ohley,

Councilmember Tilman made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3157. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3157 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Ohley, for the second reading of Bill No. 3157. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3157 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3157 with the following results: Ayes – Tilman, Logan, Ohley, Hurt, McGuinness, Flachsbart, DeCampi and Keathley. Nays – None. Whereupon Mayor Nation declared Bill No. 3157 approved, passed it and it became **ORDINANCE NO. 2955**.

[Mayor Nation called for a five minute recess at 9:30 p.m. and the meeting re-convened at 9:35 p.m.]

UNFINISHED BUSINESS

Councilmember McGuinness made a motion, seconded by Councilmember DeCampi, to terminate the City's land purchase option for the Successful Investors tract.

Councilmember Logan made a motion, seconded by Councilmember Flachsbart, to amend the original motion by instructing staff to attempt to seek a 60 day extension on the real estate purchase agreement and attempt to re-negotiate the ground lease agreement similar to the agreement that had expired. A roll call vote was taken with the following results: Ayes – Flachsbart, Tilman and Logan. Nays – Ohley, McGuinness, Keathley, Hurt and DeCampi. Whereupon Mayor Nation declared the motion to amend failed.

A roll call vote was taken on the original motion to terminate the City's land purchase option for the Successful Investors tract with the following results: Ayes – McGuinness, Hurt, Keathley and DeCampi. Nays – Logan, Tilman, Flachsbart and Ohley. Mayor Nation voted "Nay" to break the tie and declared the original motion failed.

Councilmember Ohley made a motion, seconded by Councilmember DeCampi, to reconsider the vote to terminate the City's land purchase option for the Successful Investors tract. A roll call vote was taken with the following results: Ayes – Keathley, DeCampi, Ohley, Hurt and McGuinness. Nays – Logan, Tilman and Flachsbart. Whereupon Mayor Nation declared the motion to reconsider passed.

A roll call vote was taken on the original motion to terminate the City's land purchase option for the Successful Investors tract with the following results: Ayes – Keathley, McGuinness, DeCampi, Hurt and Ohley. Nays – Logan, Flachsbart and Tilman. Whereupon Mayor Nation declared the original motion to terminate the purchase option passed.

Council simultaneously communicated that the ground lease and development agreements with Big Sports had terminated and they did not approve any extensions.

At the May 15 City Council meeting, it was approved to contribute 5% (\$1,542.35) of Chesterfield's \$30,847 share of the TracFone Wireless cash settlement to the Missouri Municipal League (MML) Advocacy Fund to replenish the reserve for future litigation and municipal legislative efforts. Following a 4-4 tie vote, President Pro-Tem Hurt voted "Aye" to break the tie and declared the motion passed. He requested that payment not be processed until after the June 5, 2017 meeting in case the Mayor desired to reconsider. Councilmember Keathley made a motion, seconded by Councilmember McGuinness to rescind the payment to MML from the TracFone settlement. A roll call vote was taken with the following results: Ayes – DeCampi, Keathley and Ohley. Nays – Logan, Hurt, Tilman, Flachsbart and McGuinness. Whereupon Mayor Nation declared the motion to rescind failed.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 10:27 p.m.

Mayor Bob Nation

ATTEST:

Vickie J. Hass, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. **Thursday, June 22, 2017** – Planning and Public Works (5:45pm)
- B. **Monday, June 26, 2017** – Finance and Administration Committee (5:30 pm)
- C. **Monday, June 26, 2017** – Planning Commission (7pm)
- D. **Monday, July 17, 2017** – Next City Council meeting (7pm)

APPOINTMENTS

Mayor Nation has offered the following statutory appointments and re-appointments for Council's consideration and consent.

A. Appointments

- Mary Monachella – Planning Commission
- Chris Natsch – F&A Citizens Advisory Committee

B. Re-Appointments

- Barry Silver - F&A Citizens Advisory Committee
- Doris Frazier – Human Rights Commission

As you are aware, the Mayor appoints members of Statutory committees and the City Council is responsible for review and consent.

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



DATE: June 6, 2017
TO: Michael O. Geisel, City Administrator
FROM: Vickie J. Hass, City Clerk *ijh*
SUBJECT: Statutory Committee Appointment/Re-Appointment

Motion to approve **appointment** of Mary Monachella to the Planning Commission was passed by a vote of 4-0 at the June 8, 2017 Planning and Public Works Committee meeting (resume attached):

Planning Commission

Mary Monachella
14164 Trailtop Drive
Chesterfield, MO 63017
314-878-4119
t.monachella@att.net
Ward I
New term expires 6/19/20

Mayor Nation intends to nominate the following individual for **appointment** at the June 19, 2017 City Council meeting (resume attached):

Finance & Administration Citizens Advisory Committee

Chris Natsch
14654 Los Padres Court
Chesterfield, MO 63017
314-952-1086
ccnatsch@gmail.com
Ward II
New term expires 6/19/20

Mayor Nation intends to nominate the following individuals for **reappointment** at the June 19, 2017 City Council meeting:

Finance & Administration Citizens Advisory Committee

Barry Silver
14372 Markham Lane
Chesterfield, MO 63017
314-434-6118
Ward I
New term expires 6/15/20

Human Rights Commission

Doris Frazier
17077 Church Road
Chesterfield, MO 63005
636-532-3352
Ward IV
New term expires 5/15/20

Please add these appointment/reappointments to the June 19 City Council agenda.

Mary B Monachella
14164 Trailtop Dr Ward 1

Education:

BA Mathematics Fontbonne College 1972
MA Mathematics University of Missouri St. Louis 1979
45 Additional Graduate Hours in Mathematics and Adult Education

Career:

After graduating from college 1972, I went to work as a computer programmer at NCR Corporation. Shortly thereafter I married and in 1975 I enrolled in grad school. In 1980 I became an adjunct mathematics instructor at St. Louis Community College at Meramec. In 1986 I became a full time instructor at Meramec, promoted to assistant professor in 1990, associate professor in 1998, and full professor in 2002. I served as Mathematics Department chair from 1999 to 2006.

During my tenure as chair, Meramec had a very large math department with 25 full time faculty and staff along with 50 plus adjunct faculty. My colleagues told me at my retirement that my best quality was seeing the big picture, and knowing how today's decisions impact the future. They will also tell you that I had the ability to deal with unhappy students that wanted to be anywhere but math class!

I retired from St. Louis Community College June 30, 2009.

Awards:

In 2003 I received the Governor's Award for Excellence in Teaching from Governor Bob Holden and the Missouri Department of Higher Education.
In 2004 I was included in Who's Who Among America's Teachers

Committees:

Over the years I participated in several department, division, campus and college wide committees. A few of these include--

Meramec Governance Council
Meramec Curriculum Committee
Innovator of the Year Committee
North Central Campus Self Study
Strategic Planning
District Wide Assessment Council
Division Promotion Committee
Scholarship and Financial Aid Committee
Student Appellate Hearing Committee
Engineering Revitalization Committee

Currently:

Ladue Woods/South Trails Trustee
Village of Green Trails Park Trustee
Chesterfield Parks, Recreation and Arts Advisory Committee
Hobbies—4 ancestry trees—really cool lineage

Insurance Consultant & Broker

Education:

Bachelor of Science in Business - Finance, Cum Laude, Murray State University
CERTIFIED FINANCIAL PLANNER™ Certification - 2008

Experience:

Over 13 years of insurance and financial service consulting. Specializing in Risk Management and Strategic Planning for privately held companies and their shareholders. Serving contracting, manufacturing, financial institution & professional services industries.

Chris began his career in private wealth management working with high net worth individuals and business owners. He developed comprehensive financial plans including retirement planning, estate planning, business succession planning, charitable giving initiatives, and special needs trusts. Many of his clients were business owners who also required business succession planning and valuation services.

Chris also spent time working with a boutique Merger & Acquisitions company prior to focusing on commercial insurance & risk management. In 2012, he joined a small independent insurance agency and began to develop new client relationships, many of whom are still clients to this day.

Chris joined Crane in 2016 after identifying it as the best agency to meet the needs of his clients.

"Taking risk is necessary to thrive in business. I have become intimately knowledgeable of all aspects of my client's financial lives and have come to realize that those clients who protected their assets and proactively planned and managed risk, were much more successful in achieving their long-term goals. I partner with my clients to help them develop a sound risk management plan that allows them to capitalize on the risks they take."

Chris and his wife, Jaclyn, are lifelong residents of St. Louis and have a son and daughter who they look forward to raising in their hometown. Chris is actively engaged in his community and charitable endeavors.

Civic and Charitable Causes:

Board of Directors, Progress 64 West
Volunteer and Companion, SHARE Pregnancy & Infant Loss Support, Inc.



**Your Insurance Advocate
in an Uncertain World**

PLANNING AND PUBLIC WORKS COMMITTEE

The Planning and Public Works Committee met on Thursday, June 8th which resulted in several action items for the June 19, 2017 City Council meeting.

Nominee for Planning Commission – Mary Monachella

The PPW Committee interviewed Ms. Monachella and recommends approval of her appointment. This item appears under the appointment section of the Council agenda.

Planning and Development Services Policies 1 – 3

The PPW Committee recommended approval of Staff's recommendations for the following policies:

#1 – Reading of Re-zoning Ordinances

Recommendation to combine with City Policy CC-022

#2 – Planning & Zoning Committee Amendments and/or Changes to Legislation

Recommendation to eliminate and delete policy

#3 – Chesterfield Historic and Landmark Preservation Committee

Affirm as it exists, no changes recommended

The following bills are on for Second Reading:

Bill No. 3153 - Placement of Solid Waste Containers

The PPW Committee recommends approval as amended.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI REPEALING AND REPLACING SECTION 25-28 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE REGARDING THE PLACEMENT OF WASTE CONTAINERS, TREE WASTE AND FIREWOOD.

The proposed ordinance modifies language regarding the storage location for solid waste containers and adds language to clarify and ensure consistency of how complaints are received by the City.

Bill No. 3154 - P.Z. 14-2016 18331, 18333 & 18335 Chesterfield Airport Rd. (LSL I, LLC and LSL II, LLC)

The PPW Committee recommends approval as amended.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M3" PLANNED INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 16.0 ACRE TRACT OF LAND AT 18331, 18333, AND 18335 CHESTERFIELD AIRPORT ROAD, LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD. (P.Z. 14-2016 18331, 18333 & 18335 CHESTERFIELD AIRPORT ROAD {LSL I, LLC AND LSL II, LLC} 17V410060, 17V410026 AND 17V410037).

The following bill is being forwarded directly from the Department of Planning & Development Services:

Bill No. 3158 - Kemp Auto Museum (16955 Chesterfield Airport Road) - Boundary Adjustment Plat

In keeping with the Council procedural rules, this plat is offered for first & second readings. The Department of Planning and Development Services Recommends approval

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE KEMP AUTO MUSEUM DEVELOPMENT FOR TWO TRACTS TOTALING 5.01 ACRES, ZONED "PC" PLANNED COMMERCIAL DISTRICT AND LOCATED AT 16955 CHESTERFIELD AIRPORT ROAD A AND 16955 CHESTERFIELD AIRPORT ROAD (17T140202 & 17T140211).

Bill No. 3159 - Fire hydrants installation, Warwick on White Road. ORDINANCE PROVIDING FOR THE INSTALLATION OF FIVE FIRE HYDRANTS AT THE WARWICK ON WHITE SUBDIVISION LOCATED WITHIN THE CITY OF CHESTERFIELD.

Next Meeting

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, June 22, 2017 at 5:45 pm.

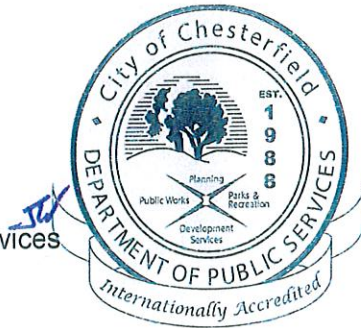
As always, if you have any questions or require additional information, please contact Justin Wyse or me prior to Monday's meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning and Development Services

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 8, 2017



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 8, 2017 in Conference Room 101.

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

Also in attendance were: Planning Commission Chair Merrell Hansen; Justin Wyse, Director of Planning & Development Services; and Kathy Juergens, Recording Secretary.

The meeting was called to order at 5:45 p.m.

I. INTERVIEW – NOMINEE FOR PLANNING COMMISSION

Chair Tilman introduced nominee Mary Monachella.

Ms. Monachella stated that serving on the Planning Commission sounds like a real challenge that she is willing to accept. She is a retired Math Professor from the St. Louis Community College and had served as Chair of the Mathematics Department. Her colleagues have said that her best quality is her ability to see the big picture and knowing how today's decisions impact the future. She is currently a Ladue Woods/South Trails Trustee and has recently been elected as a Village of Green Trails Park Trustee. She is also serving on the Chesterfield Parks, Recreation and Arts Advisory Committee. Ms. Monachella also stated that she believes in preserving greenspace whenever possible.

Councilmember Hurt commented that she comes highly recommended by Councilmember McGuiness and stated that there are certain technical aspects related to planning and zoning issues and asked Ms. Monachella if she would feel intimidated by them. Ms. Monachella stated that she would not feel intimidated and that she would ask for clarification if she did not understand something.

There was further discussion regarding the time commitment involved with serving on the Planning Commission and it was noted that training would be provided.

Councilmember Flachsbart made a motion to recommend approval of the Mayor's nomination of Mary Monachella, representative of Ward 1, to the Planning Commission. The motion was seconded by Councilmember Hurt and passed by a voice vote of 4-0.

II. APPROVAL OF MEETING SUMMARY

A. Approval of the May 18, 2017 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of May 18, 2017. The motion was seconded by Councilmember Ohley and **passed** by a voice vote of 4-0.

III. UNFINISHED BUSINESS - None

IV. NEW BUSINESS

A. Architectural Review Board Vacancies

STAFF REPORT

Mr. Justin Wyse, Director of Planning and Development Services, stated that by Code, the current Architectural Review Board (ARB) is to have seven members. At the current time, there are two vacancies. The existing code language for the composition of the Board requires one member from a Chesterfield arts organization. However, the Chesterfield Arts organization no longer exists so the City is prevented from filling one of the current vacancies. Staff recommends amending the Code to remove a Chesterfield arts organization from the language to allow for greater flexibility in ARB appointments. This amendment can be completed in conjunction with amending lighting requirements that Staff has been directed to update. Code amendments require a public hearing so both of these amendments can be accomplished at the same time.

DISCUSSION

In response to Councilmember Hurt's question, Mr. Wyse stated the Code currently requires seven members that shall be made up of two commercial architects, one residential architect, one landscape architect, one member from Chesterfield Arts, and two affiliates in a related profession. There is no requirement for citizenship, however, there is a preference for a Chesterfield resident or an individual who has a business located in Chesterfield. Mr. Wyse stated the Code is written very prescriptive and suggested the language be changed to read "the desired composition is" instead of "shall consist of." In certain circumstances, this would allow the Mayor, with Council's consent, to appointment someone other than the desired makeup.

Mr. Wyse expressed the need to fill these vacancies as soon as possible.

After further discussion on the desired makeup of the members, Councilmember Hurt made a motion to direct Staff to amend Article 01-11 of the UDC to remove the Chesterfield Arts membership requirement for ARB membership and to amend the language to read: "*The desired composition of the Board is two commercial architects, two residential architects, two landscape architects and one affiliate in a related field.*" The motion was seconded by Councilmember Flachsbart and **passed** by a voice vote of 4-0.

DISCUSSION AFTER THE MOTION

Mr. Wyse stated that after further investigation, he will inform the Committee on which two positions need to be filled based on the new criteria.

B. PDS policies 1-3

STAFF REPORT

In an effort to review all City Council policies to ensure those policies are current and accurate, Mr. Justin Wyse, Director of Planning and Development Services, stated there are only three policies pertaining to the Department of Planning and Development Services. Staff's recommendations for each policy are listed below along with a brief description of each policy:

POLICY 1: Requires two readings for zoning map amendments and that the readings be on separate meetings dates before the City Council. Staff recommends that this Policy be combined with City Policy No. 22 to consolidate policies on the number of readings for various items. This Policy would not be changed, but it would simply be included in City Policy CC-22 thereby eliminating Policy PDS-1.

POLICY 2: Establishes the procedure for how legislation is to be forwarded to the City Council after a PPW Committee meeting (greensheet policy). The current Policy has been executed by the City since 2002. The PDS department has internal procedures which are a more appropriate place for this practice. This is not a "policy" and Staff recommends that it be repealed, however, the existing practice will remain in effect.

POLICY 3: Establishes and governs the Chesterfield Historic and Landmark Preservation Committee. This Policy was last reviewed in February of 2016. No changes are recommended.

Councilmember Flachsbart made a motion to combine PDS Policy 1 with City Policy CC-22, to repeal Policy PDS-2, and to retain PDS Policy 3, as recommended by Staff, and forward to City Council with a recommendation to approve. The motion was seconded by Councilmember Ohley and passed by a voice vote of 4-0.

[Please see the attached report prepared by Justin Wyse, Director Planning and Development Services Director, for additional information on PDS Policies 1-3.]

V. OTHER

Chair Tilman inquired as to the progress on suggested uses for the Doorack property. Mr. Wyse stated that suggestions will be presented to the Parks, Recreation and Arts Committee within the next month or two.

VI. ADJOURNMENT

The meeting adjourned at 6:18 p.m.

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Director of Planning and Development Services
Date: June 12, 2017
CC Date: June 19, 2017
RE: Planning and Development Services – Policies 1-3

Staff presented recommendations to the Planning & Public Works Committee on the three policies from the Department of Planning and Development Services (PDS). The policies and the recommendation are below.

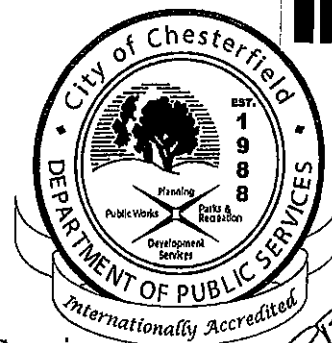
POLICY 1: Requires two readings for zoning map amendments and that the readings be on separate meetings dates before the City Council. Staff recommends that this Policy be combined with City Policy No. 22 to consolidate policies on the number of readings for various items. This Policy would not be changed, but it would simply be included in City Policy CC-22 thereby eliminating Policy PDS-1.

POLICY 2: Establishes the procedure for how legislation is to be forwarded to the City Council after a PPW Committee meeting (greensheet policy). The current Policy has been executed by the City since 2002. The PDS department has internal procedures which are a more appropriate place for this practice. This is not a “policy” and Staff recommends that it be repealed, however, the existing practice will remain in effect.

POLICY 3: Establishes and governs the Chesterfield Historic and Landmark Preservation Committee. This Policy was last reviewed in February of 2016. No changes are recommended.

The recommendation was reviewed by the Planning and Public Works Committee on June 8, 2017. The Committee passed a motion to forward the Staff suggestions to City Council with a recommendation for approval by a vote of 4-0.

III.B.



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

FROM: Justin Wyse,
Director of Planning & Development Services

DATE: June 8, 2017

RE: Review of PDS Policies

*Forward to TPC
for recommendation
mon 6/5/2017*

As you have directed, City Staff has been reviewing all City Council policies to ensure all policies are current and followed. There are currently only three (3) policies pertaining to the Department of Planning and Development Services. My recommendations for each of the policies is presented below.

1. *PDS Policy No. 1 – Requires that the two required readings for zoning map amendments be on separate meetings before the City Council.*

This policy is being combined with City Policy No. 22 to consolidate policies on the number of readings for various items.

2. *PDS Policy No. 2 – Establishes the procedure for how legislation is to be forwarded to the City Council after a PPW Committee meeting and what happens if there are amendments out of PPW on the petition.*

The current policy has been executed by the City since 2002. The Department of Planning and Development Services has internal procedures which are a more appropriate place for this practice. This is not a "policy" and should be deleted.

3. *PDS Policy No. 3 – Establishes and governs the Chesterfield Historic and Landmarks Preservation Committee.*

The Policy was last reviewed in February of 2016. No changes are recommended.

Action Recommended

These policies should be presented to the Planning and Public Works Committee (P&PW) for consideration. Should P&PW concur with Staff's recommendations, the Committee should vote to authorize Staff to submit these policies to City Council for approval.

**CITY OF CHESTERFIELD
POLICY STATEMENT**

PLANNING

NO. 1

SUBJECT Reading of Re-zoning Ordinances

INDEX PL

DATE 5/15/2000
ISSUED

DATE
REVISED

POLICY

There shall only be one reading at each City Council meeting when considering re-zoning ordinances at the City Council meetings. Effective the first meeting of City Council in September 2000.

RECOMMENDED BY:

Terrell Price

Department Head/Council Committee (if applicable)

6-12-2000

Date

APPROVED BY:

Michael J. Fleming

City Administrator

6/14/2000

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

DEPARTMENT OF PUBLIC SERVICES

NO. 3

SUBJECT **Chesterfield Historic and Landmark
Preservation Committee**

INDEX PPW

DATE
ISSUED **8/16/13**

DATE
REVISED 2/1/16

CHESTERFIELD HISTORIC AND LANDMARK PRESERVATION COMMITTEE

Established

The City of Chesterfield hereby establishes the "Chesterfield Historic and Landmark Preservation Committee" or "CHLPC"

Mission

The purpose of the CHLPC is to promote the educational, cultural, economic, and general welfare of the community by:

1. Providing a mechanism to identify and preserve the distinctive historic, archaeological and architectural characteristics of Chesterfield which represent elements of the city's cultural, social, economic, political and architectural history;
2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Chesterfield's landmarks and historic designations;
3. Conserving and improving the value of property designated as landmarks or within historic designations;
4. Providing for economic benefits to encourage business and residential owners to locate and invest in historically significant properties;
5. Protecting and enhancing the attractiveness of the city to home buyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce and industry;
6. Fostering and encouraging preservation, restoration, and rehabilitation of the historic structures, areas and neighborhoods, and thereby preventing future urban blight;

7. Promoting the use of historic designations and landmarks for the education, pleasure, and welfare of the people of the city;
8. Promoting the identification, evaluation, protection and interpretation of the prehistoric and historic archaeological resources within the incorporated limits of the city;
9. Coordinating and managing the acquisition, storage, preservation, and documentation of information and artifacts related to past and living history of the area within the existing City Limits of Chesterfield;
10. Producing historical publications, newspaper articles, web sites, digital media, and public exhibits designed to promote interest in the history of the Chesterfield region and to provide public access to our repository of information and artifacts;
11. Preparation and delivery of activities designed to bring local history alive for the enjoyment and education of our citizens, i.e., lectures, public programs, tours, school and Scouting programs, etc.

Membership

1. Appointments to non-statutory citizen Committees are made by the Mayor with the concurrence of both Councilmembers in whose Ward the individuals reside.
2. The CHLPC is limited to 30 members – Six (6) from each ward and six (6) “At Large”, unless otherwise noted.
3. In addition, there shall be two (2) additional membership categories: “Member Emeritus” and “Ex-Officio”. “Ex-Officio” members may be an individual or a representative from a local business, organization or entity that have expertise or demonstrated interest in the history and preservation of Chesterfield.
4. “Member Emeritus” and “Ex-Officio” memberships shall:
 - a. Be limited to a total of 15 (this is cumulative, not 15 from each group); and,
 - b. Membership is restricted to those individuals or entities which have previously been appointed as a regular Member by the Mayor after concurrence of both Councilpersons in the ward which the resident or entity resides; and,
 - c. The CHLPC may transfer a regular member status to membership

in either of these two categories; and,

d. Membership to either category shall not vote on matters of the CHLPC nor does their attendance count towards obtaining a quorum at meetings.

5. A member of the City Council and of the Planning Commission may be appointed to serve as liaisons. The Council and Planning Commission representatives shall not vote and shall not hold office.
6. Members shall be selected for their expertise in the various disciplines involved in historic preservation, with a demonstrated interest in the history and preservation of the City of Chesterfield.

Eligibility

1. Members of the CHLPC shall be residents of the City.
2. No member of the CHLPC shall be a current member of the Chesterfield Planning Commission.

Terms

1. The terms of office shall be for three (3) years.
2. The CHLPC shall hold at least four (4) meetings per year and any member who fails to attend at least fifty percent (50%) of all meetings, regular and special, in any calendar year, may thereby vacate the membership as provided by the by-laws or policies established.

Officers

1. Officers shall consist of a chairman, a vice-chairman, and a secretary elected by the CHLPC who shall each serve a term of one (1) year and shall be eligible for reelection each year.
2. The Council and Planning Commission representatives shall not be eligible for office. The chairman shall preside over meetings.
3. In the absence of the chairman, the vice-chairman shall perform the duties of the chairman. If both are absent, those present shall elect a temporary chairman.
4. The secretary of the CHLPC shall have the following duties:
 - a. Take minutes of each CHLPC meeting; and,

- b. Be responsible for publication and distribution of copies of the minutes, reports, and decisions to the members of the CHLPC; and,
- c. Give notice as provided herein by law for all public hearings conducted by the CHLPC; and,
- d. Advise the Mayor of vacancies on the CHLPC and expiring terms of members; and,
- e. Prepare to submit to the Council a complete record of the proceedings before the CHLPC on any matter requiring Council consideration.

Meetings

1. Because a number of the CHLPC members are engaged in committee activities which can occur in conflict with the scheduled monthly meetings, a quorum shall consist of 30% or more of the total number of appointed members on the committee.
2. All decisions or actions of the CHLPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. However, votes on financial matters exceeding \$300.00 shall only be taken when 50% or more of the full membership is in attendance or votes by proxy.
3. Meetings shall be held at regularly scheduled times to be established by resolution of the CHLPC at the beginning of each calendar year or at any time upon the call of the chairman, but no less than four (4) times each year.
4. Meetings shall be held at City Hall unless otherwise authorized by the City Administrator or the Planning and Public Works Committee.
5. Meetings of the CHLPC, regardless of their location, are considered public meetings and therefore agendas shall be posted at least 48 hours in advance in accordance with the City of Chesterfield procedures and Sunshine Law requirements.
6. No member of the CHLPC shall vote on any matter that may materially or apparently affect the property, income, or business of that member and shall abide by any other city policies as to conflict of interest.
7. No action shall be taken by the CHLPC that could in any manner deprive or restrict the owner of property in use, modification, maintenance, disposition, or demolition until such owner shall first have had the opportunity to be heard at a public meeting of the CHLPC, as provided herein.

8. No action or vote, other than research and discussion, shall be taken by the CHLPC regarding any property without prior notification and approval from said property owner.
9. The CHLPC shall notify the City Administrator or Staff Liaison of any property they are made aware of which is subject to any application, request, or nomination before any historic or landmark related entity, organization, or commission.
10. All meetings of the CHLPC shall be open to the public except as allowed by state law.
11. The CHLPC shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the City Clerk and shall be public record.

Appropriation of Funds

The City Council may appropriate funds, within the budget limitations, for the operation of the CHLPC. The CHLPC may, with the consent of the City Council, apply for, receive or expend any federal, state or private grant, grant-in-aid, gift or bequest, in furtherance of the general purposes of this ordinance.

Powers and Duties

The CHLPC shall have the following powers and duties:

1. To adopt its own by-laws and procedural regulations, provided that such regulations are consistent with this policy and the Revised Statutes of the State of Missouri;
2. To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public;
3. To investigate and recommend to the Planning Commission and to the City Council the adoption of ordinances designating properties or structures having special cultural, historic, archaeological, community or architectural value as "Landmarks;"
4. To investigate and recommend to the Planning Commission and the City Council the adoption of ordinances designating areas as having special

cultural, historic, archaeological, community, or architectural value as "Historic Designations" for placement on the Chesterfield Historic Register;

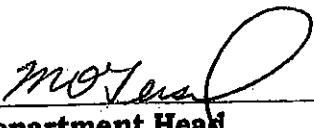
5. To keep a register of all properties and structures which have been designated as Landmarks or Historic Designation, including all information required for each designation;
6. To confer recognition upon the owners of Landmarks and property or structures within Historic Designations by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one Landmark or Historic Designation to another;
7. To advise and assist owners of Landmarks and property or structures within Historic Designations on physical and financial aspects of preservation, renovation, rehabilitation, and reuse, and on procedures for inclusion on the National Register of Historic Places;
8. To nominate Landmarks and Historic Designations to the Chesterfield Historic Register, and to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places;
9. To inform and educate the citizens of the City of Chesterfield concerning the historic, archaeological and architectural heritage of the City through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the City, the CHLPC, or other appropriate parties;
10. To hold public hearings upon 30 days' notice published by the Department of Planning and Public Works, and to review applications for construction, alteration, removal or demolition affecting proposed or designated landmarks or structures within Historic Designations and issue or deny Certificates of Appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions;
11. To hold public hearings on each proposed nomination of a Landmark and of a Historic Designation and on the guidelines developed for each nomination;
12. To request the Planning and Development Services Director to issue stop work orders for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness or to stop work that violates the conditions of a certificate;
13. To be informed of all applications for demolition permits within the

corporate limits of the city to determine impact to significant cultural resources, including those not yet nominated as Landmarks or as contributing properties within a Historic Designation;

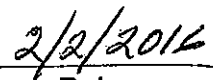
14. To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has been denied;
15. To develop specific design guidelines based on the Secretary of the Interior's Standards for Rehabilitation for the alteration, construction, or removal of Landmarks or property and structures within Historic Designations;
16. To review applications for proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect proposed or designated Landmarks or Historic Designations;
17. To administer on behalf of the City of Chesterfield any property of historical significance or full or partial interest in real property, including easements, that the City of Chesterfield may have or accept as a gift or otherwise, upon approval by the City Council;
18. To accept and administer on behalf of the City of Chesterfield, upon approval of the Council, such gifts, grants and money as may be appropriate for the purposes of this ordinance. Such money may be expended for publishing maps and brochures or for hiring of staff persons or consultants or performing other functions for the purpose of carrying out the duties and powers of the CHLPC and the purposes of this policy;
19. To call upon the City Administrator for assistance from available city staff members as well as other experts for technical advice;
20. To retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time, with the approval of the City Council or Planning & Public Works Committee of Council;
21. To testify before all boards and commissions, including the Planning Commission and the Board of Adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas;
22. To make recommendations to the City Council concerning budgetary appropriations to further the general purposes of this ordinance;
23. To work with the city in the development of a preservation component in the Comprehensive Plan of the City of Chesterfield and to recommend it to the Planning Commission and to the City Council;

24. To periodically review the Chesterfield Unified Development Code and to recommend to the Planning Commission and the City Council any amendments appropriate for the protection and continued use of Landmarks or property, sites and structures within Historic Designations;
25. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to the implementation of the purpose of this ordinance. However, any such action shall not be binding upon the City without City Council approval; and
26. To make recommendations on applications for Landmark Preservation Area Overlays (or LPA) as required and described in Article 02 of the Unified Development Code.

RECOMMENDED BY:

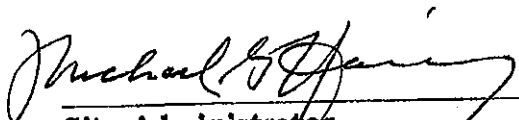


Department Head

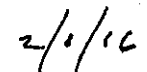


Date

APPROVED BY: CITY COUNCIL



City Administrator



Date

City Council Memorandum

Department of Public Services



To: Michael O. Geisel, City Administrator
From: Justin Wyse, Planning and Development Services Director
Date: June 12, 2017
CC Date: June 19, 2017

Re: **Kemp Auto Museum (16955 Chesterfield Airport Road):** A Boundary Adjustment Plat for a 5.1 acre tract of land, zoned "PC" Planned Commercial, located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive in the Kemp Automobile Museum Subdivision.

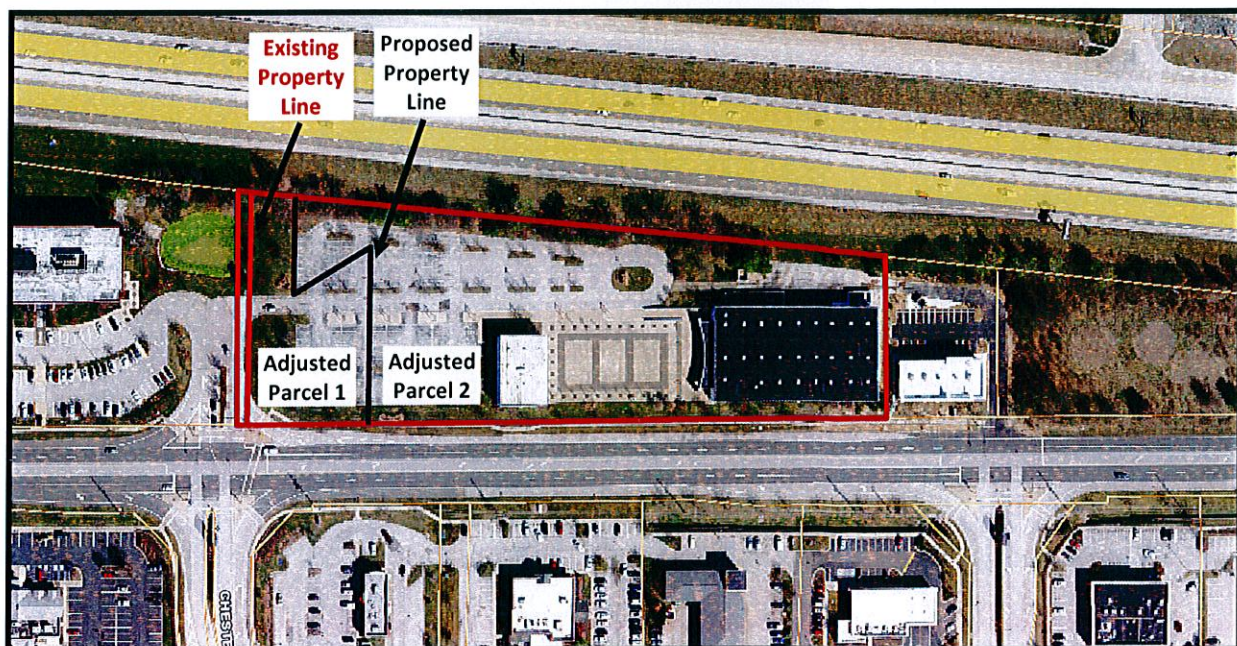
See Bill
3158

Volz Incorporated., on behalf of Caplaco Nineteen, Inc., has submitted for review and approval a Boundary Adjustment Plat for a 5.1 acre tract of land zoned "PC" Planned Commercial District located at 16955 Chesterfield Airport Road A and 16955 Chesterfield Airport Road (17T140202 & 17T140211).

The purpose of this Boundary Adjustment Plat is to adjust lot lines to facilitate development of the western half of the two properties.

For your information, Boundary Adjustment Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Boundary Adjustment Plat.



FINANCE AND ADMINISTRATION COMMITTEE

The next meeting of the Finance and Administration Committee is scheduled for Monday, June 26th, 2017.

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

PARKS RECREATION AND ARTS COMMITTEE

Art placement – “The Flow”

The Parks, Recreation and Arts Committee met on Tuesday, June 6th, at which time they unanimously recommended that City Council approve the placement of “The Flow” adjacent to the east stream walk at Central Park, as recommended by staff and the artist. City Staff will construct the concrete pad and work with the artist for the installation.

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

As always, if you have any questions or require additional information, please contact Tom McCarthy or me prior to Monday’s meeting.



**Memorandum
Parks, Recreation & Arts**

TO: Michael Geisel, City Administrator
FROM:  Thomas McCarthy, Director of Parks, Recreation and Arts
DATE: June 7, 2017
RE: Meeting Summary – 06-06-2017 Parks, Recreation and Arts Committee

A meeting of the Parks, Recreation and Arts Committee took place on Tuesday, June 6, 2017. Those in attendance included Chairperson Randy Logan, Ward 3; Councilmember Barbara McGuinness, Ward 1; Councilmember Ben Keathley, Ward 2 and Councilmember Tom DeCampi, Ward 4. Also in attendance were Councilmember Dan Hurt, Ward 3; Director of Parks, Recreation and Arts Tom McCarthy, and Executive Assistant Kathy Lantz.

Chairperson Logan called the meeting to order at 6:04pm.

Agenda Item #1: Approval of Minutes

Councilmember McGuinness moved to approve the February 6, 2017 meeting summary. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4 to 0.

Agenda Item #2: Liaison Appointments for the Parks, Recreation and Arts Citizens Advisory Committee; Senior Task Force Committee and the Citizens Committee for the Environment

Councilmember Keathley stated that he would like to be considered as the liaison for the Citizens Committee for the Environment.

Chairman Logan moved to nominate Councilmember Keathley as the liaison for the Citizens Committee for the Environment. The motion was seconded by Councilmember McGuinness and passed by a voice vote of 4 to 0.

Parks, Recreation and Arts Director, Tom McCarthy, stated that the Parks, Recreation and Arts Citizens Advisory Committee meets the second Saturday of the month at 8:15am at the Parks Administrative Building, the Senior Task Force meets the second Tuesday of the month at 2:00pm at City Hall and the Citizens Committee for the Environment meets the fourth Thursday of the month at 6:30pm at City Hall. Mr. McCarthy stated that the Senior Task Force works together with the City and the West County YMCA.

Councilmember McGuinness and Councilmember DeCampi stated that it would be difficult for them to attend meetings for the Senior Task Force since the meetings are in the afternoon. Chairperson Logan stated that he could attend the afternoon Senior Task Force Meetings.

Chairperson McGuinness moved to nominate Councilmember DeCampi as liaison to the Parks, Recreation and Arts Citizens Advisory Committee. The motion was seconded by Councilmember DeCampi and passed by a voice vote of 4 to 0.

Chairperson McGuinness moved to nominate Chairperson Logan as liaison to the Senior Task Force. The motion was seconded by Chairperson Logan and passed by a voice vote of 4 to 0.

Chairperson Logan stated that he may attend some of the meetings for the Parks, Recreation and Arts Citizens Advisory Committee.

Agenda Item #3: Flow Art Installation

Mr. McCarthy stated that 'The Flow' was part of last year's Public Art Competition. After the Call for Art, five artists were selected to present their work before the Parks Selection Committee which consisted of members of the Parks, Recreation and Arts Citizens Advisory Committee and Parks staff. The artists presented their work and the location where they would like their piece placed, if selected. 'The Flow' was selected before the current art placement process was in place.

The artist, Leland Drexler-Russell, had a vision of cattails and the lotus flower signifying Chesterfield's closeness to water. "The Flow" will feature four clusters of aluminum cattail sculptures following the Central Park's creek to a cluster of aluminum lotus' floating in the lake. The aluminum stalks and lily pads with crystal cattails and flowers will glimmer during the day. At night the sculptures will have light glowing from the crystal cattails and the lotus flower. The sculpture will honor the waterways and ecosystems that make Chesterfield and Missouri such a pleasant place to live while adding a little magic to the scene. The goal is to draw people's attention to the incredible ecosystem created by our wetlands. The lotus flowers will be fiber-optic lit floating on a lily pad in the lake at the amphitheater. The lotus flower is about the size of a 6-inch plate and there will be three on a lily pad. There will be four 'pads' and each pad will have five or six pieces of grass and four or five fiber-optic cattails on them. The cattails will be six to seven feet tall. These pieces are attached to the dry ground and do not float in the water. Fiber-optics will go up through the cattails and will light them with various colors. The project will be solar powered. The base of the large flower will have solar panels. There were two options on placement of 'The Flow' but staff thinks Option 2 is the best. Option 2 is located at the east stream walk where children will not be playing and is more difficult to get to. There is a lot of visual appeal in Option 2. One can stand on the bridge and look down at the artwork. The sculpture can't be seen from the amphitheater but can be seen walking around the lake. The artist felt the art piece would be better visually at this end of the lake than the other side by the dam.

Mr. McCarthy stated that the project cost \$18,000.00. Staff will build the concrete pad in-house and work with the artist on the installation.

Councilmember McGuinness moved to forward to City Council for approval the placement of the Flow Art piece as presented with the artist and staff having final authority for placing 'The Flow' in the best location. The motion was seconded by Councilmember Keathley and passed by a voice vote of 4 to 0.

*for council
6/19/2017*

Agenda Item #4: Schoettler Park Option

Tom McCarthy stated that the Schoettler Park Option was brought before the Committee a while ago and tabled. Mr. McCarthy stated that he walked the property with Chairperson Logan and Councilmember Hurt on separate dates and they asked to have it brought back to the Committee for review. The property is located off Schoettler Road just south of Logan University at 1859 Schoettler Road. Currently there is a house, barn and small storage shed on the 9.5 acre property. The house would be torn down and the barn would be updated. The park is in good view from Schoettler Road for safety. The proposed park would have a pavilion with a restroom, a trail is proposed around the property, a playground, 40 parking spaces and a large open green space. The length of the trail is less than 1/3 mile.

Mr. McCarthy stated that if this park option is approved, he would contact Logan University to see if there is an interest with having the park trail connect with the trail at Logan University with the City maintaining the trail.

Councilmember Hurt stated that Ward 3 is the only ward without a City park.

Chairperson Logan stated that the desired site is 9.5 acres and that an additional 3 acres may be available.

Chairperson Logan stated that he would prefer a small playground on the site. There is a large playground at Central Park and one that large is not needed for this site.

Mr. McCarthy stated that there are other options to add to this site, perhaps pickle ball courts.

Councilmember Hurt stated that the pavilion would be nice to be able to rent out since the Central Park pavilion is rented most week-ends.

Mr. McCarthy stated that staff could go after a Municipal Parks Grant for \$500,000 and, if received, this park, with the added amenities, would cost under \$200,000 after the purchase of the land. St. Louis County has assessed this property at \$646,600. The owners of the property are getting a professional appraisal. They are not interested in a tax credit for the property. The park would cost approximately \$1,700,000 without receiving a Municipal Parks Grant.

Chairperson Logan stated that there is money in the Parks Fund-Fund Reserves to purchase this property.

Mr. McCarthy stated that the work required to make this property into a park could be done in-house with Parks and Public Works staff.

Mr. McCarthy suggested waiting for a professional appraisal on this site before making any decisions. The appraisal should take two to three weeks. He stated that this property has been on the market for approximately four years.

Chairperson Logan stated that there was a consensus to postpone a decision on this property until the next Parks, Recreation and Arts Committee meeting and Staff receives the professional appraisal and directed staff to come back with other options for this site including a smaller playground. Chairperson Logan directed staff to find out the structural condition of the barn, rough costs to fix it up for use as Parks maintenance storage and if there is any lead paint on these structures.

Councilmember McGuinness stated that the addition of this park would add one more maintenance worker to the Parks staff.

Agenda Item #5: Wildhorse Creek Road Park Option

Mr. McCarthy stated that staff had looked at this property (16911 Wildhorse Creek Road) several years ago for a potential park. Mr. McCarthy met with the owner, Tim Gamma. The site is 12 acres and would provide a wonderful nature path and a peaceful getaway for bird watching, nature exploration or just walking on a crushed gravel trail. The property is currently listed at \$240,000 and Mr. Gamma is interested in a tax credit and selling the property to the City for \$90,000. One condition by Mr. Gamma is that the park would be named 'Gamma Tree Park.' An appraisal on the property should be available within the next two weeks.

Mr. McCarthy stated that the property has two creeks running near it. Caulks Creek borders the property on the north and west sides and Wilson Creek runs through a section of the southern portion of the property. If Council elects to move forward with the purchase of this property, the property adjoining this site is owned by the Sitadino's and they were be interested in a land swap for a small portion of the property in the northwest corner on the hill for the lower field area off the road easement. There are a lot of deer on the property.

Mr. McCarthy stated that this property could be purchased and then developed over time. The Parks and Public Works Departments could install the parking lot and trail over the winter months as time permits for the next two to three years. Staff could also apply for a grant through the Municipal Parks Grant to receive \$416,506 for park development (park sign, gravel trail, prefabricated enviro toilet, bridge over the creek, trash cans, dog waste stations, benches, picnic table and signage) which would make the final cost of the park to be approximately \$41,650 after the purchase of the property. Over time, a small pavilion could possibly be installed towards the front of the property. Since this would be a passive park, there would be, on average, an additional 5 man hours per week needed for park upkeep.

Councilmember McGuinness stated that she thinks there are enough walking trails in the City now and would rather put resources towards the Schoettler Park option in Ward 3.

Mr. McCarthy stated that the #1 desire by the residents on the Comprehensive Master Plan done several years ago were trails. Staff will be working on a new Comprehensive Master Plan this year.

Councilmember Hurt stated that trails were also #1 on a survey taken by the residents.

Chairperson Logan stated that for not that much money, the City could have this as a passive park. He also stated that if the appraisal for the Schoettler Park option is close to \$1,000,000 then we wait to receive a Municipal Parks Grant to help with the amenities but purchasing the Gamma property for \$90,000 for a 12-acre passive park is not that much money to do both parks.

Chairperson Logan suggested postponing the Wildhorse Creek Road park option until the next Parks, Recreation and Arts Committee meeting after staff receives the professional appraisal.

Councilmember Keathley stated that he thinks the main consideration should be the Schoettler Park option but doesn't see a problem waiting for the appraisal on this site and considering the options.

Mr. McCarthy stated that the City is insured for their parks.

Chairperson Logan stated that there was the concurrence of three members of the Committee (Chairperson Logan, Councilmember Keathley and Councilmember DeCampi) who want to hear more about the Wildhorse Creek Road park option and all four Committee members (Chairperson Logan, Councilmember McGuinness, Councilmember Keathley and Councilmember DeCampi) want to hear about the Schoettler park option.

Agenda Item #6: Adjournment

The meeting adjourned at 6:55pm.

PUBLIC HEALTH AND SAFETY COMMITTEE

Contract Recommendation – Clarkson Valley Law Enforcement

As previously authorized by City Council, the City of Chesterfield submitted a contract proposal to provide law enforcement to the City of Clarkson Valley. The City of Clarkson Valley subsequently accepted Chesterfield's proposal and the contract service is scheduled to commence as of July 1, 2017. This activity requires the following actions by City Council:

- 1) **Proposed Resolution** – Authorizes the execution of a contract with the City of Clarkson Valley for law enforcement services.
- 2) **Approval of a budget amendment**, which includes increases in both the revenue and expenditures ledgers, in equal amounts.
- 3) **Proposed Resolution** – SRO Agreement – As provided in the City's proposal to Clarkson Valley, the City of Chesterfield will be providing School Resource Officers to the Rockwood School District for schools within Clarkson Valley. City Council is requested to authorize execution of the proposed agreement with Rockwood School District.

The following bills are scheduled for Second Reading:

Bill NO. 3155 – AN ORDINANCE TO REGULATE UNMANNED AIRCRAFT SYSTEMS (DRONES)

Representatives from ATT contacted City Staff regarding the proposed ordinance and requested that the City consider an exemption as provided by the Department of Homeland Security, for maintenance and inspection of critical infrastructure. City Staff and City Attorney Chris Graville reviewed the request and have provided a **“blue sheet” amendment** to accommodate drone use for maintenance of critical infrastructure.

This proposed Ordinance regulates the use of drones or Unmanned Aircraft Systems (UAS) in order to protect the safety and privacy of citizens. The Ordinance falls within FAA regulations and is enforceable under those regulations. In addition to addressing public safety, it requires that the operator possess an FAA Commercial Remote Pilot Certificate and display it upon request. The motion to forward the proposed ordinance to City Council was approved 3-0 at the May 22 Public Health & Safety Committee Meeting.

Bill NO. 3156 – AN ORDINANCE AMENDING SECTION 21-77 TO CHAPTER 21, ARTICLE VI OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF RENTING OF SINGLE-FAMILY DWELLINGS.

This Ordinance regulates/prohibits the rental of homes as vacation rentals for period thirty days or less. Due to the popularity of web sites like AirBnB and others, it has become increasingly popular for residents in single family dwellings to rent out rooms or entire properties on a temporary basis. The motion to forward the proposed ordinance to City Council was approved 3-0 at the May 22 Public Health & Safety Committee Meeting.

The next meeting of the Public Health and Safety Committee has not yet been scheduled.

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

RESOLUTION NO. _____

A RESOLUTION TO APPROVE AN AGREEMENT BY AND BETWEEN THE CITY OF CHESTERFIELD AND THE CITY OF CLARKSON VALLEY, PROVIDING FOR CONTRACTUAL LAW ENFORCEMENT SERVICES

WHEREAS, The City of Chesterfield submitted a competitive proposal to provide law enforcement services to the City of Clarkson Valley, and;

WHEREAS, The City of Clarkson Valley accepted the proposal submitted by the City of Chesterfield, and

WHEREAS, The Cities of Chesterfield and Clarkson Valley find it to be mutually beneficial to enter into an agreement establishing terms whereby the City of Chesterfield will provide high quality, professional law enforcement services to the City of Clarkson Valley

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

1. The Mayor and City Council of Chesterfield endorse the proposal prepared by the City of Chesterfield to provide law enforcement services to the City of Clarkson Valley, and;
2. The City Council of the City of Chesterfield hereby authorizes the Mayor of Chesterfield to execute the agreement for Police Services in substantially the form as attached hereto

Passed and approved this 19th day of June 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

POLICE SERVICE AGREEMENT

This Agreement made and entered into by and between the City of Clarkson Valley, a municipal subdivision of the fourth class organized under the laws of the State of Missouri, hereinafter referred to as “Clarkson Valley,” and the City of Chesterfield, a municipal subdivision of the third class organized under the laws of the State of Missouri, hereinafter referred to as “Chesterfield;” collectively hereinafter referred to as “Parties.”

WHEREAS, the provisions of § 70.210 – 70.320, inclusive RSMo 2016, as amended, empower Clarkson Valley and other political subdivisions to contract and cooperate with each other for a common service; and

WHEREAS, Clarkson Valley desires police protection, including the enforcement of its ordinances, from Chesterfield; and

WHEREAS, Chesterfield has the ability to provide said police protection; and

WHEREAS, Clarkson Valley has duly enacted and approved Ordinance No.17-02, a certified copy of which is attached hereto as Exhibit “A” and made a part hereof, authorizing its Mayor to execute this Agreement and to appoint any and all police officers of the Department of Police of Chesterfield, designated by the Chesterfield Chief of Police, as police officers of Clarkson Valley; and

WHEREAS, Chesterfield has duly enacted and approved Resolution No. [], a certified copy of which is attached hereto as Exhibit “B” and made a part hereof, authorizing the execution of this Agreement on behalf of Chesterfield.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and obligations hereinafter stated, Clarkson Valley and Chesterfield mutually agree as follows:

1. Chesterfield shall provide full time continuous twenty-four (24) hour-per-day, seven (7) day-per-week police patrol and protection of a quality and type equal to that received by the residents of Chesterfield for the protection of the lives and property of all residents, occupants and visitors of or to Clarkson Valley, commencing on July 1, 2017. The above services shall include, but not be limited to:
 - a. Chesterfield Police shall be available for Special Event Management, Vacation Check, Business Watch, Bicycle patrol, Foot Patrol, Neighborhood Watch, Fingerprinting of Citizens, Explorer Program, Initial and Follow up Investigations, Accident Reconstruction, Public Information Officer, Emergency Operations and other services as identified;
 - b. Chesterfield Police shall continue scheduling overlapping shift times which will provide the possibility for extra Clarkson Valley patrols during certain time periods, for the availability of extra officers for special events and other patrol enhancements on an as needed basis;
 - c. Chesterfield Police "back-up" units shall be available for emergency situations;
 - d. Chesterfield Police shall provide a written schedule of officers assigned to Clarkson Valley on a monthly basis;
 - e. Chesterfield shall enforce Ordinances of the City of Clarkson Valley, local patrols, traffic enforcement and supervision, incident and traffic reports, and services such as follow-up investigations for all violations of the ordinances of Clarkson Valley and the Statutes of the State of Missouri;
 - f. Police patrol log sheets shall be readily available upon request of Clarkson Valley.

2. A minimum of eight (8) Chesterfield Police Officers shall be individually designated and appointed as officers for the City of Clarkson Valley to assure full compliance with all specified duties and responsibilities associated with the provision of this Agreement.
3. All communications, including dispatching, shall be handled by the Chesterfield Police Department unless alternate arrangements are approved in writing by both Parties. Any potential increases in costs for communications and/or REJIS fees are included.
4. Chesterfield Officers shall be made available to appear in the circuit Court of St. Louis County, or the Municipal Court of the City of Clarkson Valley to testify in any cases involving violations adjudicated in the City of Clarkson Valley at no additional cost to the City. This shall pertain to all Ordinance Violations, Misdemeanor, Felony, and any other cases.
5. A Supervisory rank representative of the Chesterfield Police Department shall attend the monthly meetings of the Clarkson Valley Board of Aldermen to present a monthly report on Police activities. In addition, the Mayor and Board for Clarkson Valley will receive an "EOS" (End of Shift) report via email weekly detailing the provision of services and any notable incidents occurring during the preceding shifts.
6. The Chesterfield Emergency Operations Director will be made available to review, advise and assist the City of Clarkson Valley on all matters of emergency preparedness. The Emergency Operations Director for Chesterfield will assist Clarkson Valley with updating Clarkson Valley's Emergency Operations plans, policies and procedures and will provide ongoing updates of current emergency management best practices.
7. Any official complaints from Clarkson Valley involving either an individual police officer or the type of police protection provided by the Chesterfield Police Department to Clarkson Valley shall be forwarded in writing from the Mayor of Clarkson Valley to the Chesterfield Chief of

Police. All such complaints will be recognized and handled in this manner only, but this shall not preclude a resident of Clarkson Valley from directly contacting the Chesterfield Police Department. Communications shall be made by the Chesterfield Chief of Police in consultation with the Clarkson Valley Mayor as to the final disposition of all such complaints within a reasonable time. If a complaint cannot be resolved by the Chesterfield Chief of Police, then it will be referred to the Chesterfield Mayor and Clarkson Valley Mayor who shall attempt to resolve it.

8. Anything to the contrary notwithstanding, the Parties hereto agree that the police officers and other personnel providing the aforesaid police services for Clarkson Valley are employees of Chesterfield only and nothing herein contained shall be construed to create an employer-employee relationship of these individuals with Clarkson Valley. Furthermore, Chesterfield will continue to have the exclusive authority to discipline Police Officers pursuant to Chesterfield's ordinances, policies and applicable statutes.
9. Clarkson Valley shall pay Chesterfield for municipal police services in monthly payments of Thirty Three Thousand, Nine Hundred, Twenty-Five Dollars and Fifty-Eight Cents (\$33,925.58) per month for five (5) years.

Unless terminated as provided in the Agreement, the Agreement shall consist of five (5), one-year terms, commencing on the 1st day of July 2017 and expiring on the 30th day of June 2022, as follows:

July 1, 2017 - June 30, 2018	("Initial Term")
July 1, 2018 - June 30, 2019	("First Renewal Term")
July 1, 2019 - June 30, 2020	("Renewal Term")
July 1, 2020 - June 30, 2021	("Renewal Term")
July 1, 2021 - June 30, 2022	("Renewal Term")

The Agreement shall automatically renew at the end of each of the first four (4), one-year terms unless sooner terminated. The annual fee is provided based on the Cost Proposal - Provisions of Services to the City of Clarkson Valley dated March 13, 2017, a copy of which is attached hereto as Exhibit "C" and incorporated herein by this reference. Either party may terminate this agreement by providing not less than ninety (90) days written notice of termination prior to the specified termination date set forth above.

10. Chesterfield shall add the City of Clarkson Valley as an additional name insured on its current insurance policy, to include liability for all acts stemming from police services provided. Nothing contained herein shall be construed as a waiver of any protection afforded to Clarkson Valley or Chesterfield by the doctrine of sovereign immunity.
11. As the contracting agency, the Chesterfield Police Department shall assume responsibility for completion and management of all police paperwork, including reports to be filed with any governmental agency. A monthly report of all police activities in Clarkson Valley for the preceding month shall be submitted to the City Clerk of Clarkson Valley prior to the first Tuesday of the following month. Additional reports will be prepared by the contract Agency as requested by the City of Clarkson Valley on a reasonable and timely basis.
12. General Provisions:

A. No amendment, modification, supplement, termination, consent or waiver of any provision of this agreement, nor consent to any departure there from, will in any event be effective unless the same is in writing and is signed by the party against whom enforcement of the same is sought. Any waiver of any provision of this agreement and any consent to any departure from the terms of any provision of this agreement is to be effective only in the specific instance and for the specific purpose for which given.

B. This agreement may be executed by the parties on any number of separate counterparts, and all such counterparts so executed constitute one agreement binding on all the parties notwithstanding that all the parties are not signatories to the same counterpart.

C. This agreement constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersedes all prior agreements, letters of intent, understandings, negotiations and discussions of the parties, whether oral or written. The terms of this Agreement shall prevail over any conflicting terms that may otherwise be adopted herein as part of any attachment.

D. No failure on the part of Clarkson Valley to exercise, and no delay in exercising, any right, power or privilege hereunder operates as a waiver thereof; nor does any single or partial exercise of any right, power or privilege hereunder preclude any other or further exercise thereof, or the exercise of any other right, power or privilege.

E. This agreement and the rights and obligations of the parties hereunder are to be governed by and construed and interpreted in accordance with the laws of the State of Missouri applicable to contracts made and to be performed totally within Missouri without regard to choice or conflict of laws of rules.

F. All notices, consents, requests, demands, and other communications hereunder are to be in writing, and are deemed to have been duly given or made: (i) when delivered in person; (ii) three days after deposit in the United States mail, first class postage pre-paid; (iii) in the case of telegraph or overnight courier services one business day after delivery to the telegraph company or overnight courier service with payment provided; or (iv) in

the case of electronic mail, telex or telecopy or fax, when sent, verification received; and
in all cases addressed as follows:

If to Chesterfield:

City of Chesterfield
Attn: City Administrator
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0670
Fax: 636-537-4798
With copy to:
Chief of Police
Address same as above.

If to Clarkson Valley:

City of Clarkson Valley
Attn: Mayor
15933 Clayton Road, Suite 105
Clarkson Valley, MO 63011
Fax: 636-227-1914
With a copy to:
City Clerk
Address same as above.

or to such other addresses any party may designate by notice to the other party in
accordance with the terms of this section.

G. Any provision of this agreement which is prohibited, unenforceable or not authorized
in any jurisdiction is, as to such jurisdiction, ineffective to the extent of any such
prohibition, unenforceability or non-authorization without invalidating the remaining
provisions hereof, or affecting the validity, enforceability, or legality of such provision in
any other jurisdiction, unless the ineffectiveness of such provision would result in such a
material change as to cause completion of the transactions contemplated hereby to be
unreasonable.

H. All provisions of this agreement are binding upon, inure to the benefit of and are enforceable by or against the parties in their respective successors and permitted assigns.

I. This agreement is solely for the benefit of the parties and their respective successors and permitted assigns and no other person has any right, benefit, priority, or interest under or because of the existence of this agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be signed as of the _____ day of June 2017.

CITY OF CLARKSON VALLEY

Scott Douglass, Mayor

ATTEST:

Michele McMahon, City Clerk

CITY OF CHESTERFIELD

Bob Nation, Mayor

ATTEST:

Michael Geisel, City Administrator

EXHIBIT A
CLARKSON VALLEY ORDINANCE

EXHIBIT B
CHESTERFIELD RESOLUTION

DEPARTMENT OF POLICE



COLONEL RAY JOHNSON
CHIEF OF POLICE

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-3000 • Fax: 636-537-6798 • www.chesterfield.mo.us

March 13, 2017

Honorable Scott Douglass
City of Clarkson Valley
15933 Clayton Road, Suite 105
Ballwin, MO 63011

Mayor Douglass:

On behalf of the City of Chesterfield I am pleased to submit our proposal for the provision of police services to the City of Clarkson Valley. This proposal is sent with the full and enthusiastic support and endorsement of Mayor Bob Nation and the entire Council of the City of Chesterfield.

As the attached proposal will reflect, the Chesterfield Police Department is a full service, professionally managed law enforcement agency, Internationally Accredited with Excellence by the Commission of Accreditation for Law Enforcement Agencies (CALEA) since 2003. Our Police Department and City Government readily identify with the character and makeup of the City of Clarkson Valley. And, with a lengthy contiguous border shared by our Cities, we feel we are ideally located geographically to provide the necessary services. If selected, we are committed to providing the residents of Clarkson Valley with the highest level of quality services, courtesy, respect and dedication unmatched by other agencies and enjoyed by the Chesterfield residents we currently serve.

The Chesterfield Police Department adheres to the highest of standards, following proven best practices in policing, while immersing itself in the application of procedural justice, transparency, fair and impartial policing, and respect for the constitutional rights of all citizens. We look forward to hearing from you. Thank you in advance for your consideration of the Chesterfield Police Department as your provider of policing services. We stand ready and most anxious to serve the citizens of Clarkson Valley.
Sincerely,

Chief Ray Johnson

Enclosures

cc: Members, Board of Alderman, City of Clarkson Valley



INDEX

Tab 1 Chesterfield Police Department – Who We Are

Tab 2 Response to Clarkson Valley Request for Proposal

Tab 3 Cost Proposal for Provision of Police Services

CHESTERFIELD POLICE DEPARTMENT

WHO WE ARE

Chesterfield Police Department

Established 1989



**MAKE A DIFFERENCE IN
YOUR COMMUNITY TODAY**

POLICE
CHESTERFIELD MISSOURI
Anniversary

THE CHESTERFIELD POLICE
DEPARTMENT WANTS YOU!


AN INTERNATIONALLY
ACCREDITED AGENCY

TO APPLY, VISIT CHESTERFIELD.MO.US

  CHESTERFIELD POLICE DEPARTMENT



March, 2017

Chesterfield Police Department

City of Chesterfield Profile

Chesterfield is a vibrant and growing city characterized by friendly, tree-lined neighborhoods, prosperous businesses and ample recreational opportunities. It's located on the western edge of St. Louis County, along busy U.S. Interstate 64; a booming high-tech corridor that links Chesterfield with St. Charles County to the west and St. Louis to the east. The City encompasses thirty-two square miles with a residential population of 47,484. The day-time population, adding workers and shoppers, is estimated to top 85,000.

Chesterfield's growth in the past several years can be seen primarily in its beautiful parks and in its commercial/retail developments. The City already had a major retail presence with Chesterfield Mall and two miles of modern strip retail development in Chesterfield Valley prior to the opening of two brand new outlet malls in 2013.

While Chesterfield has experienced a great deal of growth in recent years, it has maintained the traditional values on which it was founded. This foundation is evidenced by the successful infusion of modern amenities with the rustic essence of the past.

Chesterfield, Missouri was ranked the number one "Safest Place to Live in Missouri", an annual list generated by Movto Real Estate. This is the second year Chesterfield has been featured on this list, rising two spots from third place in 2014.

Chesterfield Police Department Profile

The Chesterfield Police Department was formed in 1989 in an area that was previously unincorporated. Since its inception, the agency has been led by just one police chief, Ray Johnson. The agency began with an authorized strength of fifty sworn officers; nineteen of the original fifty commissioned officers remain as active members of the agency. The department now provides a full array of Cadillac level police services to the City's almost 50,000 residents throughout thirty-two square miles. The Police Department's current authorized strength of 105 employees; ninety-two sworn and thirteen civilians, makes it the largest of St. Louis County's sixty three municipal police agencies.

The Department is a full service agency providing basic patrol, traffic enforcement, accident investigation & reconstruction, investigative and a variety of other premium services to its residents twenty-four hours a day, 365-days a year. The Chesterfield Police Department has been accredited by CALEA, the international law enforcement accrediting body, since 2003. The agency was designated by CALEA as "Accredited with Excellence" during their last three "perfect" accreditation on-sites.

Members of the Department serve in various capacities with several multi-jurisdictional task forces such as the Major Case Squad of Greater St. Louis, the St. Louis County Drug Task Force, the DEA Drug Task Force and the St. Louis County Crash Investigation Team. One Chesterfield police officer is also assigned full-time as a member of the training staff at the St. Louis County and Municipal Police Academy.

The Chesterfield Police Department features a full menu of community programs including elementary, middle school and senior high school resource officers, D.A.R.E., a special Crisis Intervention (CIT) program for individuals experiencing mental crisis, Neighborhood Watch programs, adult & teen police academies, Safety Town, a police explorer post, free child car seat installations, a police volunteer program (VIPs), and many other services.

The department's police dispatching services, homicide crime scene services, tactical operations and helicopter search and rescue operations are provided by the St. Louis County Police Department.

Mission Statement

The Chesterfield Police Department is committed to excellence in service to the public:

- By enforcing the law, assuring the peace, protecting life and property, and maintaining the quality of life in the City of Chesterfield.
- By respecting the Constitutional rights and the dignity of all individuals and carrying out our charge in a fair, impartial and unbiased manner.
- By maintaining the integrity and professional image of the Chesterfield Police Department and the City of Chesterfield.
- By establishing community partnerships among our residents, businesses, elected officials, and other City departments.

It is our dedication to, and continual pursuit of this mission that allows us to realize an organization founded in excellence.

Command Staff

Colonel Ray Johnson Chief of Police

Ray Johnson serves as the Chief of Police of the Chesterfield, Missouri Police Department. He is a Life member of the International Association of Chiefs of Police; Past President of the Missouri Police Chiefs Association; Past President of the Law Enforcement Officials of Greater St. Louis; and Past President of the St. Louis Area Police Chiefs Association. He was the Missouri Police Chiefs Association's Police Chief of the Year in 1999.



Chief Johnson currently serves as Vice-Chairman of the Board of Managers for the St. Louis County and Municipal Police Academy, as a Commissioner for CALEA (the Commission on Accreditation for Law Enforcement Agencies) and as Chairman of the Board of Directors of the Major Case Squad of the Greater St. Louis Area.

Chief Johnson received a Bachelor's degree in Criminal Justice Management from Tarkio College, Missouri and a Master's degree in Public Administration from Webster University, Missouri. He is a graduate of the 113th session of the FBI national Academy, and the 9th session of Harvard Univ./Police Executive Research Forum's Senior Management Institute for Police.

Captain Ed Nestor Commander, Division of Police Operations

Captain Nestor is a 37-year veteran of law enforcement, currently serving as the Commander of the Division of Police Operations for the Chesterfield Police Department. Captain Nestor currently serves as a Team Leader/Assessor for the Commission on Accreditation for Law Enforcement Agencies (CALEA); he previously served as a Deputy Homicide Commander for the Greater St. Louis Major Case Squad for 10 years.



Captain Nestor holds a Bachelor of Science in Administration of Justice from the University of Missouri - St. Louis and a Master of Arts in Public Administration and Computer Data Management from Webster University. He is a graduate of the 200th Session of the FBI National Academy in 2000 and of the FBI's Law Enforcement Executive Development Seminar (LEEDS) in 2011. He served as an adjunct professor of Criminology and Criminal Justice at the University of Missouri - St. Louis from September of 1990 through 2011. He is currently certified as a Fair & Impartial Policing Instructor.

Captain Steven Lewis
Commander, Division of Operational Support

Captain Steven Lewis is a 27-year veteran of law enforcement, currently serving as the Commander of the Division of Operational Support for the Chesterfield Police Department. Captain Lewis served as a member of the St. Louis Metropolitan Police Department for five years, prior to coming to Chesterfield. He additionally travels as an Assessor for the Commission on Accreditation for Law Enforcement Agencies (CALEA) and is a Past President of the Law Enforcement Officials of Greater St. Louis.



Captain Lewis holds a Bachelor of Science Degree in Administration of Justice from Lindenwood University and is a graduate of the 236th Session of the FBI National Academy as well as the 2014 Southern Police Institute Executive Management Course.

He has received advanced training in Response to Weapons of Mass Destruction, Hazardous Materials and Emergency Operations and serves as the City of Chesterfield Emergency Operations Director, Chesterfield Police Department Public Information Officer and is a current member of the FBI Joint Terrorism Task Force Executive Advisory Board. He is currently certified as a Fair & Impartial Policing Instructor.

Delivery of Services

The City is strategically divided into six police sectors, each patrolled by a specifically designated uniformed police officer, as well as two officers assigned to "rove" positions providing uniformed patrol on a twenty-four hour basis. In keeping with the concept and principles of community policing, patrol officers are permanently assigned to sectors (patrol beats) enabling the officers to become more familiar with the needs of their individual neighborhoods, schools, roadways and commercial establishments. Since detectives are also assigned to permanent sectors, sector personnel from both bureaus work together as a team to prevent and solve crime and reoccurring problems.

Sector six is essentially an overlay sector; it is made up entirely of smaller sections of three other sectors allowing for dual patrol of the sector six area; this area was chosen due to the high volume of calls for service generated in the area.

Police Activity Reporting

In addition to all formal reporting of crime and incidents the "End of Shift Report" (EOS) is an email report which forwards a synopsis of key incidents involving the department three times daily to all department supervisors, city officials, city department heads and other key members of city staff.

Community Involvement

Since its' inception in 1989, the Chesterfield Police Department has always had a strong relationship with the community it serves. Our commitment to our community has been the foundation of our department and maintaining the community relationship continues to be the primary focus of our department. As such, our community programs are of paramount importance to our department and include programs that reach citizens of all ages. Our programs include: Safety Town, DARE, public presentations and appearances, station tours, general crime prevention, Neighborhood Watch, National Night Out, Teen and Citizen Police academies, Chief's adolescent advisory board and poster project, CPTED (Crime Prevention Through Environmental Design) , Vacation Inspection Program, Open Garage Door notifications and Service Quality Evaluations. A brief description of our most popular programs is provided below.

Community Oriented Policing and Problem Solving (COPPS)

The COPPS program consists of two police officers comprising a specialized unit within the Community Affairs group. They are dedicated to resolving on-going community issues and re-occurring problems by working with citizens using a problem solving approach. Their function works closely with the patrol sector officers and Code Enforcement employee to resolve quality of life issues and many of the COPPS projects originate from Code Enforcement issues and complaints from residents. The COPPS officer often serves as kind of a "CARE team" case worker assuring that all of the resources of the agency and City departments are appropriately utilized to resolve identified problems and issues. COPPS officers also supplement Community Affairs personnel by frequently attending neighborhood meetings, community events and providing presentations in their absence.

School Resource Officer Program

Our school resource officers consist of eight officers assigned to act as resources and department liaisons at seventeen public and private schools located in Chesterfield.

Four of the officers are individually assigned to the two public high schools and two public middle schools located within Chesterfield and are referred to as our SROs (School Resource Officers). This SRO program has been in place for many years and is a partnership between the Parkway School District and the police department. In fact, the school district funds each of these officers at 75% of their salaries. The program has been and continues to be highly successful.

The agency also assigns four uniformed police officers to serve as Elementary School Resource Officers (ESROs) providing security and safety at Chesterfield's thirteen elementary schools.

Crisis Intervention Team (CIT)

Crisis Intervention Team (CIT) training provides police officers with extensive specialized training (initial training is 24-hours) in dealing with those facing mental health related crisis. CIT officers are trained to provide acute and follow up support for those experiencing crisis as well as their families. Officers work closely with local mental health professionals to assure that much needed follow up care is provided.

The Chesterfield Police Department places a significant emphasis on providing support for those in mental health crisis; forty-five of our police officers are currently CIT certified. We have CIT trained officers, including a handful of supervisors, in virtually every unit of the department; the majority of CIT officers are in positions that are radio responsive such as patrol, special enforcement and traffic. All of our school resource officers are currently CIT trained. CIT officers carry on the normal duties of law enforcement, but switch to a specialist role when a potential mental health-related crisis is identified. Chesterfield CIT Officers average over 120 interventions per year.

Many of our CIT Officers have received formal recognition for their efforts. In fact, since 2010, eight of our department's CIT Officers have been named as "Outstanding CIT Officers" by the CIT Coordinating Council of Greater St. Louis.

CIT focuses on de-escalation strategies and redirecting the individual from the criminal justice system to the mental health care system. In turn, the mental health care system assumes "custody" of the individual, and provides directed and non-restrictive accessibility to a full range of health care and social services.

The Department is committed to such an approach, believing that when possible, de-escalation and redirection rather than force is in the best interest of not only the person facing a mental crisis, but also their families, the entire community and the police department.

Special Enforcement Unit

The department utilizes the Special Enforcement Unit (SEU) to provide primary police services to the City's retail and city park developments. The SEU is comprised of eight uniformed police officers and one uniformed police sergeant. The primary mission of the SEU is to provide a high level of visibility in the retail and park sector of the city in order to maintain a safe environment for citizens, park and retail visitors and retail employees. Members of the unit also conduct follow-up investigations into most major theft and fraud cases that occur within the retail corridor of the City.

The SEU has an extremely positive relationship with the retail community, working closely with their corporate loss prevention personnel and retail managers to prevent and apprehend retail crime whenever possible. Members of the unit work closely with the Missouri Organized Retail Crime Association (MORCA), an organization started in part by Chesterfield officers that facilitates the sharing of information between retail loss prevention professionals and law enforcement officers in an effort to reduce retail crimes.

Traffic Services

The mission of the Chesterfield Police Department Traffic Unit is to promote the safe and expeditious flow of vehicular, pedestrian, and bicycle traffic through effective and efficient education and enforcement of traffic related laws.

The Traffic Unit is comprised of a Lieutenant, Sergeant, and five officers. Their focus is accident investigation, traffic safety education and enforcement, problem solving citizen traffic related complaints, traffic flow assistance during community events, and supporting the patrol division during high call volume. On average the Traffic unit investigates nearly 840 accidents per year.

The Traffic Sergeant and four of the five traffic officers have been trained in accident reconstruction. One member of the unit is a Drug Recognition Expert (DRE) certified through the International Association of Chiefs' of Police) and is also a certified accident re-constructionist through the Accreditation Commission for Traffic Accident Reconstruction (ACTAR). Members of this unit participate in a regional Traffic Safety Council comprised of officers from surrounding agencies and two officers are members of a multijurisdictional Crash Team Investigative Unit (CTIU). These officers are called in to investigate fatal or potentially fatal accidents in jurisdictions where officers are not fully trained to handle such investigations.

The Traffic Unit works closely with the Missouri Department of Transportation (MODOT), the Law Enforcement Traffic Safety Council (LETSAC), the Traffic Safety Council, the Missouri Safety Center and the Missouri's Blueprint Coalition for Roadway Safety. Grants are received from several of these organizations for use in traffic enforcement on seatbelt enforcement, hazardous moving violation enforcement, driving while intoxicated enforcement, and sobriety checkpoints. The traffic unit conducts five sobriety checkpoints throughout each year. On average two of these checkpoints are conducted in partnership with the St. Louis County's Highway Safety Unit. The checkpoints with St. Louis County are usually conducted on busier roadways.

Volunteers in Policing (VIP) Program

The VIP program was created under the George W Bush administration after the 911 attack. The program works to enhance the capacity of state and local law enforcement by utilizing citizen volunteers. The Chesterfield Police Department began its program in 2004; the unit now consists of fifteen volunteers working closely with members of the department supplementing various police-related functions such as making extra home vacation checks, handicapped parking enforcement, speed monitoring, court administration, and park patrols.

Code Enforcement

The Code Enforcement employee works closely with our police officers to resolve quality of life issues that affect our residents. Examples include home maintenance issues involving grass mowing, residential façade issues, property boundary issues and other code violations. The Code Enforcement employee was recently very instrumental in the resolution of numerous issues involving a vacant nursing home that had been the frequent site of vandalism, trespassing, theft and incidents of arson. After a very lengthy, challenging process the nursing home was eventually demolished due to the tireless effort put forth by the Code Enforcement employee.

Emergency Operations

The Commander of the Division of Operational Support is the Director of Emergency Operations for the Police Department. The Director is responsible for training and implementation of the Emergency Operations Plan.

Media Relations

The Chesterfield Police Department has a long history of proactive media relations; our policy has stressed open communication with the Media and a cooperative relationship. To that end the department has several trained public information. As one of the largest municipalities in the region, Chesterfield receives a great deal of media attention and is often the source of reference information for general law enforcement topics and the area of focus for many crimes that would not normally make news in other jurisdictions. Despite the frequency of contact the police department and media representatives have a true positive working partnership fostered by the open policy of the department and the groundwork laid by the previous two media relations officers.

Police Communications

The Chesterfield Police Department contracts with the CALEA Accredited Tri-Arc agency the St. Louis County Police Department for all communications services. The accredited St. Louis County Communications Center is one of the finest in the region and provides 24-hour communications support for numerous local police agencies, with Chesterfield being their largest user of services. The St. Louis County Police Department works very closely with the Chesterfield Police Department and more than adequately meets the needs of all communications services for our agency.

Safety Town

Safety Town is one of the police department's most popular programs. It is held during the summer and is open to 4, 5 & 6 year old children; teaching them about a variety of safety related topics. These topics include; stranger safety, school bus safety, fire safety, bicycle safety, poisons found in the home, playground safety, how to be safe around animals and pets, pedestrian safety topics, etc. Much of what is learned in the classroom sessions is tested in a practical setting through the construction of a portable "safety town" complete with fabricated storefronts, streets and stop signs where the children practice what they have learned by riding pedal cars and practicing crossing the "streets" on foot. The program is held in six, two-week sessions of two hours of instruction per day for each student and accommodates 240 children in total throughout the course of the program. Officers and guest speakers present approximately 120 lessons throughout the entire program each summer. Each year the program fills up within two to three days of the opening of registration and generates waiting lists for each session of the program.

Drug Abuse Resistance Education

The department's Elementary School Resource Officers provide classroom instruction on the DARE program at four elementary schools in Chesterfield. Throughout the course of the ten week program, students are presented lessons and participate in activities related to building good decision making skills. Each year approximately 400 students graduate from the DARE program here in Chesterfield. A highlight of the program is the annual "Chief for a Day" contest that provides one lucky student the opportunity to switch places with Chief Johnson to become the Chief of the Chesterfield Police Department for one day while the Chief does the student's classwork.

Chief's Adolescent Advisory Board

The Chief's Adolescent Advisory Board is comprised of eight local high school students; one student representative of each grade level from our two public high schools in Chesterfield. The students generally meet with the Chief at least twice per year to discuss issues pertaining to current concerns and topics specific to high school aged students. The students serve as liaisons between the police department and the high school community and work with the Chief to strengthen the police department's relationship with that community. The group has been instrumental in implementing quality of life improvements in and around the schools to include the addition of safety specific campaigns and stop light modifications as a result of fatality accidents involving high school students in our community. The group is also responsible for the development and coordination of the "Poster Project" which allows students the opportunity to create safety related posters that are displayed throughout their schools to remind the school community of the importance of making good decisions.

Joint Terrorism Task Force (JTTF)

The Chesterfield Police Department participates with the FBI Joint Terrorism Task force out of the St. Louis office of the FBI much in the same manner many local JTTF's operate. Currently the agency has a police captain serving on the Executive Board of the JTTF, with a security clearance and acting as the liaison on administrative intelligence matters. This includes any potential issues or information directly related to the Chesterfield service area. Any specific investigative needs for the FBI's assistance channel either through that Captain or the Detective Lieutenant.

Fair & Impartial Policing

The Chesterfield Police Department prides itself in providing professional, high-quality police services that are fair and impartial. To that end, the department has been a leader in promoting fair and impartial policing training to its personnel and in providing opportunities for other agencies to do so as well.

In the past, Chesterfield has hosted the nationally recognized "Fair & Impartial Policing (FIP)" training courses including the "Train-the-Trainer" course, Chief Executive course, and Command Level course. Six members of the Chesterfield Police Department are currently certified as FIP instructors; they are providing FIP training to all Chesterfield personnel, as well as, assisting other area agencies with FIP training courses.

The newly certified Chesterfield officers will be providing a six-hour FIP block of training to all Chesterfield Police Department personnel over the next year, as well as, serving as trainers for FIP classes at other area agencies. The "Train-the-Trainer" course, which was held at the Chesterfield City Hall on May 11, 2016 through May 13, 2016, was funded by the U.S. Department of Justice, Office of Community Oriented Policing Services at the request of the Chesterfield Police Department.

The FIP project is directed by Dr. Lorie Fridell of the University of South Florida. The mantra of the core program is "policing based on stereotypes and biases is ineffective, unsafe, and unjust." The Chesterfield Police Department has been providing its' officers with various forms of annual sensitivity training, racial and cultural awareness training and racial profiling/anti-bias policing training since its inception as a police agency in 1989. Many of these training sessions included information related to implicit bias, although not specifically identified as such at that time.

ALPR

The Chesterfield Police Department has two vehicles equipped with Automated License Plate Readers (ALPR). One of these units is assigned to the Special Enforcement Unit and is primarily used around the malls and business district within the city. The other unit is used by the patrol division. The ALPR units have been directly responsible for nearly fifty arrests per year during the last three years.

Charity Interests

The department recognizes two official charities that we officially support through department sponsored events; Special Olympics and BackStoppers. Special Olympics of Missouri works with law enforcement agencies state-wide to raise funds so the athletes can compete on a local, state, and nation-wide level. The Chesterfield Police Department sponsors programs such as Special Olympic tee- shirt sales, Tip-a-Cop restaurant events, the annual Torch Run and works with other local businesses in raising funds. In the past two years, the department raised a total of \$4,115 for Special Olympics.

BackStoppers is an organization that provides immediate financial aid and other long term support to the families of Police Officers and Firefighters from the region who lose their lives in the line of duty. For the past four years, the department has sponsored a benefit rock concert, Backstoppalooza, held at the City's state of the art, 4,000 seat amphitheater. To date, Backstoppalooza has raised \$150,000 for BackStoppers.

**Response
To
CLARKSON VALLEY, MO**



**REQUEST
For
PROPOSAL**



POLICE SERVICES

MARCH, 2017

CHESTERFIELD POLICE DEPARTMENT

Response to
Request for Proposal
for
Provide Police Services
CLARKSON VALLEY, MO
March 2017

1. Contracted Agency shall provide to the City of Clarkson Valley continuous twenty-four (24) hours-per-day, seven (7) days-per-week police protection.

The Chesterfield Police Department proposes to provide full time continuous twenty-four (24) hours-per-day, seven (7) days-per-week police patrol and protection. Based on current Chesterfield Police Patrol Schedules, there is an allowance for overlapping shift times which will provide the possibility for extra Clarkson Valley patrols during certain time periods. This schedule also allows for extra officers for special events and other patrol enhancements. Additionally, Chesterfield Police "back-up" units will be available at all times as needed.

2. Police Protection shall include enforcement of the Ordinances for the City of Clarkson Valley, local patrols, traffic supervision, incident and traffic reports, special police protection services such as follow-up investigations for all violations of the Statutes of the State of Missouri.

Chesterfield Police Contract Services and Police Protection shall include enforcement of all Ordinances of the City of Clarkson Valley, local patrols, traffic enforcement and supervision, incident and traffic reports, and services such as follow-up investigations for all violations of the ordinances of Clarkson Valley and the Statutes of the State of Missouri.

3. Proposal must include specific information on the amount of time officers will spend in the city limits per day and how this will be documented and reported.

Chesterfield Police Officers under contract for patrol services to the City of Clarkson Valley will be fully committed to providing continuous 24 hour a day patrol as part of their full time duties within Clarkson Valley. If patrol services are interrupted due to custodial arrests, court duties, council duties or similar services provided within the City of Clarkson Valley, all patrol duties, as

well as response to calls for service during that time, will be handled by additional Chesterfield Police Officers. Police patrol log sheets will be submitted at the end of each patrol shift listing patrol times, response to calls for service, and any other incidents as deemed appropriate. All such shift logs will be readily available upon request.

4. The Contracted Agency must render to the City of Clarkson Valley the same level of general police services in enforcement of the laws of the State of Missouri and local ordinances as it now renders to the residents of their jurisdiction.

The Chesterfield Police Department is a full service, Internationally Accredited law Enforcement agency providing the highest level of police services to the public it serves. As such, the Chesterfield Police will assure the same level of services and provision of policing to the City of Clarkson Valley by contract officers. Additionally, this shall include access to services provided by all local and Federal task forces with whom the Chesterfield Police Department is affiliated.

5. The City of Clarkson Valley agrees upon execution of a contract with said agency to appoint any or all police officers of the agency, designated by the Chief thereof, as police officers of the City.

A minimum of eight (8) Chesterfield Police Officers shall be individually designated and appointed as officers for the City of Clarkson Valley to assure full compliance with all specified duties and responsibilities associated with the provision of contract police services. Additionally, during emergency situations the entire contingent of Police Officers employed by the City of Chesterfield will be available to assure uninterrupted police services to Clarkson Valley under the current State Mutual Aid agreements.

6. Contracted agency must provide to the City of Clarkson Valley a listing of all other specific services that will be available to the City. These may include but are not limited to: Vacation checks, bicycle/foot patrols and Community based programs.

The Chesterfield Police Department, as a full service police agency, provides numerous ancillary services to the community. These services will also be provided to the City of Clarkson

15. Contracting agency shall either add the City of Clarkson Valley as an additional name insured on its current insurance policy, including liability for all acts of negligence and/or malfeasance, whether intentional or unintentional conduct or obtain an additional rider to its current insurance policy for the benefit of the City of C Clarkson Valley, including liability for acts of negligence and/or malfeasance, whether intentional or unintentional conduct.

Chesterfield shall add the City of Clarkson Valley as an additional name insured on its current insurance policy, to include liability for all acts stemming from police services provided.

16. The Contractor shall agree to hold harmless and defend the City of Clarkson Valley from and against any or all claims, demands, suits and liability for death or injury to any person or damage to or loss of property, which injury, loss or damage is caused by or arises out of the execution of the contract.

Chesterfield stipulates and agrees to this specification, to the extent allowed by sovereign immunity.

17. All police paperwork, including reports to be filed with any governmental agency, shall be filed by the Contract Agency. A monthly report of all police activities in Clarkson Valley for the preceding month shall be submitted to the City Clerk of Clarkson Valley prior to the first Tuesday of the following month. Additional reports will be prepared by the contract Agency as requested by the City of Clarkson Valley on a reasonable and timely basis.

As the contracting agency, the Chesterfield Police Department shall assume responsibility for completion and management of all police paperwork, including reports to be filed with any governmental agency. A monthly report of all police activities in Clarkson Valley for the preceding month shall be submitted to the City Clerk of Clarkson Valley prior to the (second) Tuesday of the following month. Additional reports will be prepared by the contract Agency as requested by the City of Clarkson Valley on a reasonable and timely basis.

Assumptions: The City of Chesterfield will provide supervisory oversight for the contract officers, will provide all follow up investigations, prisoner housing and booking procedures, communications, administrative and other ancillary services as currently rendered as part of the normal operations of the Chesterfield Police Department, at no extra cost to the City of Clarkson Valley.

The Chesterfield Police Department is a fully Internationally Accredited CALEA (Commission on Accreditation on Law Enforcement Agency) agency and will be guided by all standards set forth by the commission. Officers will adhere to the internationally accepted best practices of policing as they relate to arrest procedures, prisoner handling, report preparation, statistical reporting and compliance with all local, state and federal policing guidelines.

COST PROPOSAL

For

PROVISION OF POLICE SERVICES

Cost Proposal

PROVISION OF SERVICES TO THE CITY OF CLARKSON VALLEY

Description: The police services provided will entail twenty four hour a day, seven days a week police patrol, all normal services associated with police operations, and all other services stipulated to in the above responses. This will include, but not be limited to, the provision of regular patrol, response to radio calls for service, bicycle patrol, foot patrol, criminal investigations, business and residential vacation checks, open garage door notifications, vehicle lock out response, traffic control, direction and enforcement, court services, warrant service and other duties typically provided by a full service police agency. Additionally, two school resource officers will provide full time presence at the high school and middle school located within the City of Clarkson Valley.

Cost proposal includes: Police Officers salary, benefits, and, necessary personal and safety equipment. Eight (8) uniformed officers shall be deputized by Clarkson Valley; four (4) permanently designated and four (4) available for back-up/fill-in as necessary to assure 24hr per day seven day per week uninterrupted police patrol/response coverage. Additionally, one (1) Detective will be deputized and assigned to handle any follow up criminal investigations originating within the City of Clarkson Valley. All officers assigned shall be supervised by a designated Chesterfield police supervisor and supplemented by Chesterfield on duty supervisory staff.

2 School Resource Officers, under contract between Rockwood School district and City of Chesterfield.

Fully Equipped Marked Police Vehicles including In Car Camera Systems and all necessary equipment, with visible markings indicating "Clarkson Valley Police."

All associated costs for REJIS, St. Louis County Communications/dispatching.

For further services provided please refer to the various sections of proposal as attached hereto.

Term of contract: The term of the contract shall be for a five (5) year period (July 1, 2017 – July 1 2022).

Total Cost - \$407,107.00

Note: (Ref. Instructions and General Conditions of Bidding)

Item 8. - This cost proposal anticipates that any funds received by the City of Clarkson Valley from the State Police Training fund will be relinquished to the Chesterfield Police Department for Missouri Police Officer Standards and Training (P.O.S.T.) mandated training of contract officers assigned to Clarkson Valley.

Item 9. - Should the City of Chesterfield be awarded a contract for the provision of police services a mutually agreed upon procedure for dispute resolution shall be included within the contract.

Item 10 - Additional services to be provided at no additional cost will include, but not necessarily limited to the following: Fingerprinting of residents for employment and/or licensing purposes; Prisoner "fit for confinement" examinations and prisoner housing; installation of vehicle Child passenger restraint seats.



Finance Director
636-537-4726

M E M O

DATE: June 13, 2017
TO: Mike O. Geisel, City Administrator
FROM: Craig D. White, Finance Director *CDW*
RE: Police Service Agreement – Budget Adjustment

As you are aware, the City was recently awarded a five year contract to provide Police Services to the City of Clarkson Valley. Chesterfield will be paid \$33,925.58 per month for the five year period beginning on July 1, 2017. For the year ending December 31, 2017, the City will receive \$203,553.48 for the six months of service. This revenue will offset the cost of services which will include the personnel costs of five new officers, one fully equipped police vehicle, and the monthly costs for REJIS, St. Louis County Communications, Air Card, etc. As such, I recommend the following budget Adjustment:

REVENUES

Contractual Police Services	\$ 203,553
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EXPENDITURES

Full-Time Police Officers	\$ 166,303
Police Vehicle	35,000
Associated Costs	2,250
	\$ 203,553

RESOLUTION NO. _____

A RESOLUTION TO APPROVE AN AGREEMENT BY AND BETWEEN THE CITY OF CHESTERFIELD AND THE ROCKWOOD SCHOOL DISTRICT TO PROVIDE FOR SCHOOL RESOURCE OFFICERS IN THE CITY OF CLARKSON VALLEY.

WHEREAS, The City of Chesterfield submitted a competitive proposal to provide law enforcement services to the City of Clarkson Valley, and;

WHEREAS, The City of Clarkson Valley accepted the proposal submitted by the City of Chesterfield, and;

WHEREAS, The Cities of Chesterfield and Clarkson Valley find it to be mutually beneficial to enter into an agreement establishing terms whereby the City of Chesterfield will provide high quality, professional law enforcement services to the City of Clarkson Valley, and;

WHEREAS, The City of Chesterfield and the Rockwood School District desire to provide school resource officers, and;

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

1. The City Council of the City of Chesterfield hereby authorizes the Mayor of Chesterfield to execute the agreement for School Resource Officers in conjunction with the provision of law enforcement services for the City of Clarkson Valley.

Passed and approved this 19th day of June 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

SCHOOL RESOURCE OFFICERS AGREEMENT

This School Resource Officers Agreement (hereinafter "Agreement") is made and entered into as of the _____ day of _____, 2017, between ROCKWOOD R-VI SCHOOL DISTRICT (hereinafter "DISTRICT"), a seven director public school district in the State of Missouri by and through its Board of Education and CITY OF CHESTERFIELD, MISSOURI (hereinafter "CITY"), a 3rd class city organized under the laws of the State of Missouri on behalf of the City of Chesterfield Police Department (hereinafter "DEPARTMENT");

WHEREAS, DISTRICT desires CITY to provide a security program to assist DISTRICT at the following schools: (a) Marquette High School (hereinafter "Marquette"); and (b) Crestview Middle School (hereinafter "Crestview") (hereinafter collectively, Marquette and Crestview are the "SCHOOLS") to provide a safe environment for the students, staff and citizens who interact with DISTRICT; and

WHEREAS, CITY desires to provide a security program at the SCHOOLS (hereinafter the "Program") for DISTRICT;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and obligations hereinafter stated, the receipt and sufficiency of which are hereby acknowledged by the parties, DISTRICT and CITY mutually agree as follows, to wit:

ARTICLE I – TIME OF PERFORMANCE

1.1 This Agreement shall be for an initial ____ year term commencing on _____, 2017 and terminating on _____, _____. This Agreement shall be automatically renewed thereafter for one-year terms until terminated by either party as provided for under Section 3.3 of this Agreement. Each renewal term shall be subject to the same terms and conditions as set forth in this Agreement except compensation for each renewal term shall be determined as provided under Section 2.1 of this Agreement.

ARTICLE II – COMPENSATION

2.1 (a) CITY shall detach _____ (____) police officers from its DEPARTMENT and assign those officers to the SCHOOLS as follows: _____ (____) officers shall be assigned to Marquette and _____ (____) officers shall be assigned to Crestview, where they shall function as "School Resource Officers" (hereinafter collectively, "Officers"). During the 12-month period that will commence on _____, 2017, DISTRICT will pay CITY \$_____ per month for said Officers for an annual cost of \$_____. The cost to DISTRICT represents seventy-five percent (75%) of CITY's salary and benefit costs for said Officers. In addition to the costs for said Officers, an annual amount of \$_____ is added to cover the cost of ____ (____) marked patrol vehicles provided by CITY for exclusive use by the "School Resource Officers." The addition of the marked patrol vehicles brings DISTRICT's total monthly cost to \$_____ and total annual cost to \$_____.

(b) At least thirty (30) days prior to the expiration of any year during the initial term of this Agreement or any renewal term thereafter, CITY shall provide DISTRICT a cost sheet in the form of a "Police Service Costs" sheet similar to Exhibit A, which is attached hereto and made a part of this Agreement. The cost sheet shall detail the projected costs of the Officers and the vehicles for the next coming year of the Agreement. DISTRICT shall not be required to pay more than seventy-five percent (75%) of CITY's salary and benefit costs of its Officers assigned to DISTRICT under this Agreement in each year. For the purpose of calculating the overall annual compensation adjustment for each year of initial term of this Agreement and for each renewal term thereafter, no increase shall exceed five percent (5%) of the costs for the preceding year.

2.2 DISTRICT shall be billed by CITY in monthly installments of the total annual cost. CITY shall present to DISTRICT an invoice within ten (10) days of the end of each month. DISTRICT shall remit payment with thirty (30) days after receipt of each invoice.

ARTICLE III – PROGRAM TERMS AND CONDITIONS

3.1 Under the terms of this Agreement, CITY shall provide police officers who have been jointly selected by CITY and DISTRICT and who are to respond to the needs of DISTRICT and who shall regularly make contact with and assist the staff and students of DISTRICT. The Officers performing services under the terms of this Agreement shall, at all times, be considered employees of CITY and not of DISTRICT. If DISTRICT determines that any Officer assigned to provide services under this Agreement is not performing in accordance with this Agreement, DISTRICT shall provide written notice to CITY to replace said Officer and upon such notice, CITY shall replace the Officer within ten (10) days of receipt of such notice by DISTRICT. The functions of the Officers at the SCHOOLS will include, but not be limited to:

- (a) serving as a problem-solving resource for the students, faculty and staff;
- (b) enforcing DISTRICT's policies and guidelines as they relate to security and safety issues;
- (c) providing assistance to DISTRICT in dealing with individuals and/or conditions that may pose a threat to the personnel, students and/or property of DISTRICT;
- (d) providing patrol activities and performing other duties which are deemed appropriate by DISTRICT and CITY;
- (e) coordinating law enforcement functions with support units of CITY;
- (f) offering assistance to DISTRICT by serving as a guest speaker and/or an emcee at special events sponsored by DISTRICT;
- (g) working with the neighborhoods adjacent to DISTRICT's SCHOOLS for the mutual goals and objectives of DISTRICT and CITY and to foster community problem solving;

- (h) being available to DISTRICT Mondays through Fridays from _____ a.m. to _____ p.m. from _____ to _____ each year and the Officers' working hours may be modified based upon need but subject to approval by both CITY and DISTRICT; and
- (i) completing all certification and training requirements for school resource officers pursuant to applicable governing laws as a prerequisite to becoming an Officer.

3.2 The Officers shall comply with all applicable laws, policies and procedures of DEPARTMENT. The Officers shall remain responsive to the chain of command of DEPARTMENT.

3.3 This Agreement may be terminated by either CITY or DISTRICT upon written notice to the persons designated under Section 3.9 of this Agreement. Said termination shall take effect 30 days after written notice is received by the non-terminating party.

3.4 CITY shall provide a supervisor of the rank of _____ or above who shall function as liaison with DISTRICT for purposes of this Agreement, but the _____ will not serve as the officer of DISTRICT. The _____ shall work with the individuals designated by DISTRICT to develop specific operational procedures to facilitate the goals of the Program.

3.5 It is acknowledged that CITY is [carries the following insurance _____] for claims involving workers' compensation and tort liability and CITY extends the protection of such insurance to CITY employees and officers subject to the terms and conditions of that policy, including the Officers. DISTRICT shall not be responsible for the salary and employee benefits of any employee of CITY who may provide service to DISTRICT pursuant to the terms of this Agreement, including the Officers assigned to DISTRICT under the terms of this Agreement. Nothing contained herein shall be construed as a waiver of any protection afforded to DISTRICT or CITY by the doctrine of sovereign immunity.

3.6 CITY and DISTRICT shall meet monthly to monitor and evaluate the progress of the Program.

3.7 As used in this Agreement, the term "DISTRICT" means the officers, employees, legal representatives, successors or assigns of DISTRICT; and the "CITY" means the officers, employees, legal representatives, successors and assigns of CITY.

3.8 Neither CITY nor DISTRICT shall be liable for delays or defaults in the performance of this Agreement due to Acts of God or the public enemy, riots, strikes, fires, explosions, accidents, governmental action of any kind or any other causes of similar character beyond the reasonable control and without the fault or negligence of DISTRICT or CITY.

3.9 Any notice, invoice, communication or compensation provided herein, and any service of process shall be in writing and considered completed and received twenty-four (24)

hours after said notice, invoice, communication or compensation is posted, postage prepaid, addressed as follows:

To DISTRICT:
Dr. Eric Knost, Superintendent
Rockwood School District
111 E. North Street
Eureka, MO 63025

To CITY:

Chief of Police
Chesterfield Police Department

Chesterfield, MO _____

ARTICLE IV-MISCELLANEOUS

4.1 This writing is intended by the parties as a final expression of this Agreement and also is intended as a complete and exclusive statement of the terms of this Agreement.

4.2 Any amendment that may be made to this Agreement shall be in writing and the amended Agreement shall be executed with the same formality as this Agreement.

4.3 In the event that any actions or proceedings are initiated with respect to this Agreement, DISTRICT and CITY agree that the venue thereof shall be St. Louis County, Missouri, and that this Agreement shall be governed by the laws of the State of Missouri.

4.4 This Agreement may not be assigned or otherwise transferred by either party without the prior written approval of the other party.

4.5 This Agreement shall not be construed as an agreement for the benefit of any third party.

4.6 Notwithstanding anything that may be found in this Agreement to the contrary, the parties do not waive and expressly reserve any and all immunities and defenses available to the entity or its members, whether arising from common law or by statute.

4.7 In the event any condition, clause or particular of this Agreement is ruled to be null and void by a court of competent jurisdiction, the remainder of this Agreement shall remain in effect.

4.8 The captions in this Agreement are for convenience and reference only and in no way define, limit, describe or enhance the scope or intent of this Agreement nor in any way affect this Agreement.

4.9 This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

[Signature Page to Follow]

IN WITNESS THEREOF, DISTRICT and CITY have signed their names on the day and year first above written.

ROCKWOOD VI- SCHOOL DISTRICT, a seven
director public school district in the State of Missouri
by and through its Board of Education

By: _____
Name: _____
Title: _____

CITY OF CHESTERFIELD

By: _____
Name: _____
Title: _____

ROCKWOOD SCHOOL DISTRICT
Police Services Costs

EXHIBIT A

I. School Resource Officers

- A. _____ Police Officers (base salary average \$_____) \$_____
[Add as appropriate for City Fringe benefits (social security, retirement,
unemployment, workers' comp, health insurance, life insurance), longevity pay,
clothing @ \$_____ per officer]

Police Officer average \$_____ \$_____

- B. Transportation

_____ vehicles @ \$_____ each \$_____

2017-_____ Annual \$_____

Monthly \$_____

CITY ADMINISTRATOR'S REPORT

Bid Recommendation – Resurfacing of asphalt trail around lake one, Riparian Trail. As detailed more comprehensively in the memorandum provided by Director of Public Works\City Engineer – Jim Eckrich, the Department of Public Works sought bids for the repair and resurfacing of the trail around the lake, at the head of the riparian trail. As you might remember, this pre-existing trail was transferred to the City of Chesterfield in 2011 in conjunction with construction of the Riparian Trail and in conjunction with the acquisition of “The Point” property. This section of trail is in dis-repair and requires substantial attention. Accordingly, I join with Mr. Eckrich in recommending acceptance of the low bid, as submitted by Ford Asphalt Company, and to request authorization to enter into a contract in an amount not to exceed \$37,000. This project was included in the 2017 Parks Fund budget, in the amount of \$40,000.

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

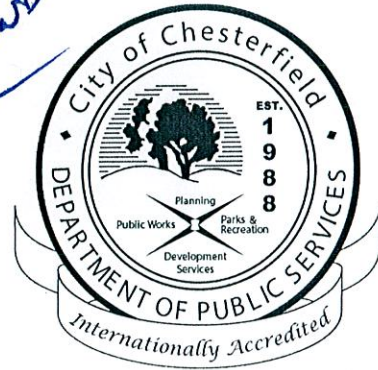
DATE: June 7, 2017

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

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

RE: 2017 Lake 1 Asphalt Resurfacing Project

*For City Coun
6/19
City Admin Report
- Bid Recommendation
me*

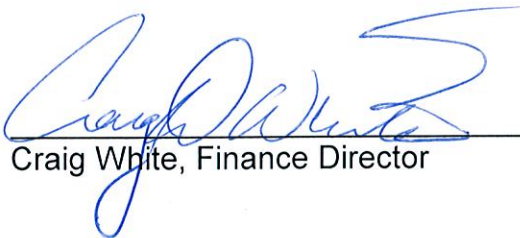


The Department of Public Works publicly opened bids for the 2017 Lake 1 Asphalt Resurfacing Project on June 6, 2017. The results of the bid opening are detailed in the attached memorandum from Civil Engineer Mike McMillion. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Ford Asphalt Company, in the amount of \$37,000. This figure includes the bid amount (\$33,445) and a modest contingency to account for any change orders which may become necessary during the project. Ford Asphalt Company has successfully performed similar work in the St. Louis area, and has positive references checked by Public Works Staff.

As you know, the trail around Lake 1 connects to the Riparian Trail. The City of Chesterfield maintains the trail around Lake 1 as part of the City's trail system, maintained by the Parks, Recreation, and Arts Department. The scope of this project includes all work necessary to construct a two inch asphalt overlay on the asphalt trail. Prior to the overlay, the contractor will construct base repairs in select areas where additional work is warranted.

This project is budgeted within Account 119-084-5470 in the amount of \$40,000. Should you have questions or require additional information on this project, please let me know.

Concurrence:


Craig White, Finance Director

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Ford Asphalt Company in the amount of \$40,000.

\$37,000

Memorandum

Department of Public Services



TO: Jim Eckrich – Public Works Director/City Engineer

FROM: Michael McMillion, Civil Engineer

DATE: June 7, 2017

**RE: Lake 1 Asphalt Resurfacing Project
2017-PW-10**

As you are aware, sealed bids for the project were opened on June 6, 2017 at 10:00 am. There were six (6) bidders on the project; Ford Asphalt Company, McConnell and Associates, Spencer Contracting, Byrne and Jones Construction, Tamar Contracting, and STL Milling and Paving. Ford Asphalt Company is the lowest, responsive and responsible bidder with a bid of \$33,445.00 (bid attached). Ford Asphalt Company has positive references for this type of work and has successfully completed projects similar to this in the St. Louis area.

I recommend requesting authorization to enter into an agreement with Ford Asphalt Company to provide construction for the Lake 1 Asphalt Resurfacing Project in an amount not to exceed \$37,000.00. This amount includes an approximate 10% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

The 2017 budget allocation for construction of this project is \$40,000.00.

Attachments: Lake 1 Asphalt Resurfacing Project Bid Tabulation
Ford Asphalt Company Bid



Bid Tabulation
Lake 1 Asphalt Resurfacing Project
2017-PW-10
June 6, 2017

Item #	DESCRIPTION	UNITS	QUANTITY	Ford Asphalt Company		McConnell & Associates		Spencer Contracting		Byrne & Jones Construction		Tramar Contracting		STL Milling and Paving	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	MOBILIZATION	Lump Sum	1	\$500.00	\$500.00	\$525.00	\$525.00	\$8,000.00	\$8,000.00	\$2,285.00	\$2,285.00	\$9,500.00	\$9,500.00	\$5,825.00	\$5,825.00
2	PAVEMENT REPAIR - 4" Type 'C' Asphalt - 4" Type S Base	Sq. Yd.	70	\$90.00	\$6,300.00	\$84.50	\$5,915.00	\$85.75	\$6,002.50	\$171.00	\$11,970.00	\$125.00	\$8,750.00	\$210.00	\$14,700.00
3	TACK COAT	Gal.	195	\$1.00	\$195.00	\$1.05	\$204.75	\$12.85	\$2,505.75	\$9.00	\$1,755.00	\$10.00	\$1,950.00	\$5.00	\$975.00
4	ASPHALT OVERLAY - 2" Type 'C' Asphalt	Tons	210	\$95.00	\$19,950.00	\$99.75	\$20,947.50	\$142.85	\$29,998.50	\$165.50	\$34,755.00	\$195.00	\$40,950.00	\$250.00	\$52,500.00
5	RESTORATION - LINEAR GRADING	Lump Sum	1	\$5,000.00	\$5,000.00	\$5,250.00	\$5,250.00	\$9,000.00	\$9,000.00	\$15,785.00	\$15,785.00	\$19,200.00	\$19,200.00	\$10,000.00	\$10,000.00
6	RESTORATION - SEED AND STRAW	Lump Sum	1	\$1,500.00	\$1,500.00	\$1,575.00	\$1,575.00	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$5,000.00	\$5,000.00
	TOTAL BID				\$33,445.00		\$35,117.25		\$57,506.75		\$70,050.00		\$84,850.00		\$89,000.00

«ProjectName»

«ProjectNumber»

EXHIBIT A**BID FORM**

BID TIME: Example 10:00 a.m.

BID DATE: Tuesday, May 2, 2017

TO: THE CITY OF CHESTERFIELD

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

Lake 1 Asphalt Trail Resurfacing Project
2017-PW-10

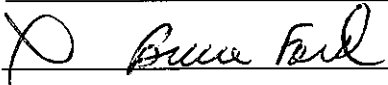
being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of all work necessary to remove and replace select pavement sections and construct 2" asphalt overlay for 2,300' asphalt trail around Lake 1.

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

Bid submitted by:Company Name: Ford Asphalt Co., Inc.Address: 13164 Taussig AvenueCity, State Bridgeton, MO 63044Phone number: 314-291-2600 Fax: 314-291-5622E-mail address: bfritsche@fordasphalt.com

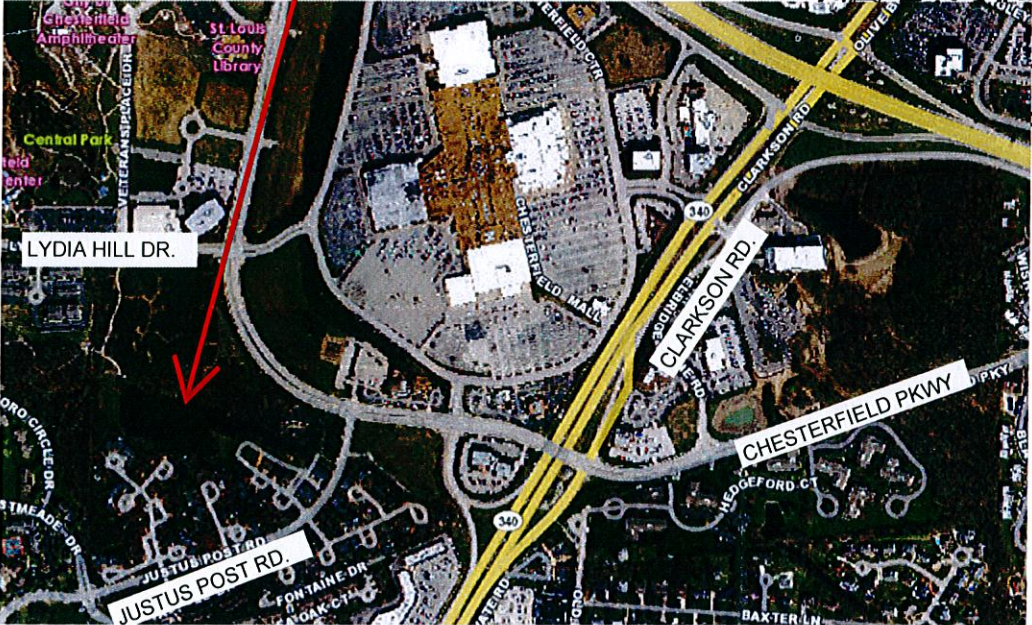
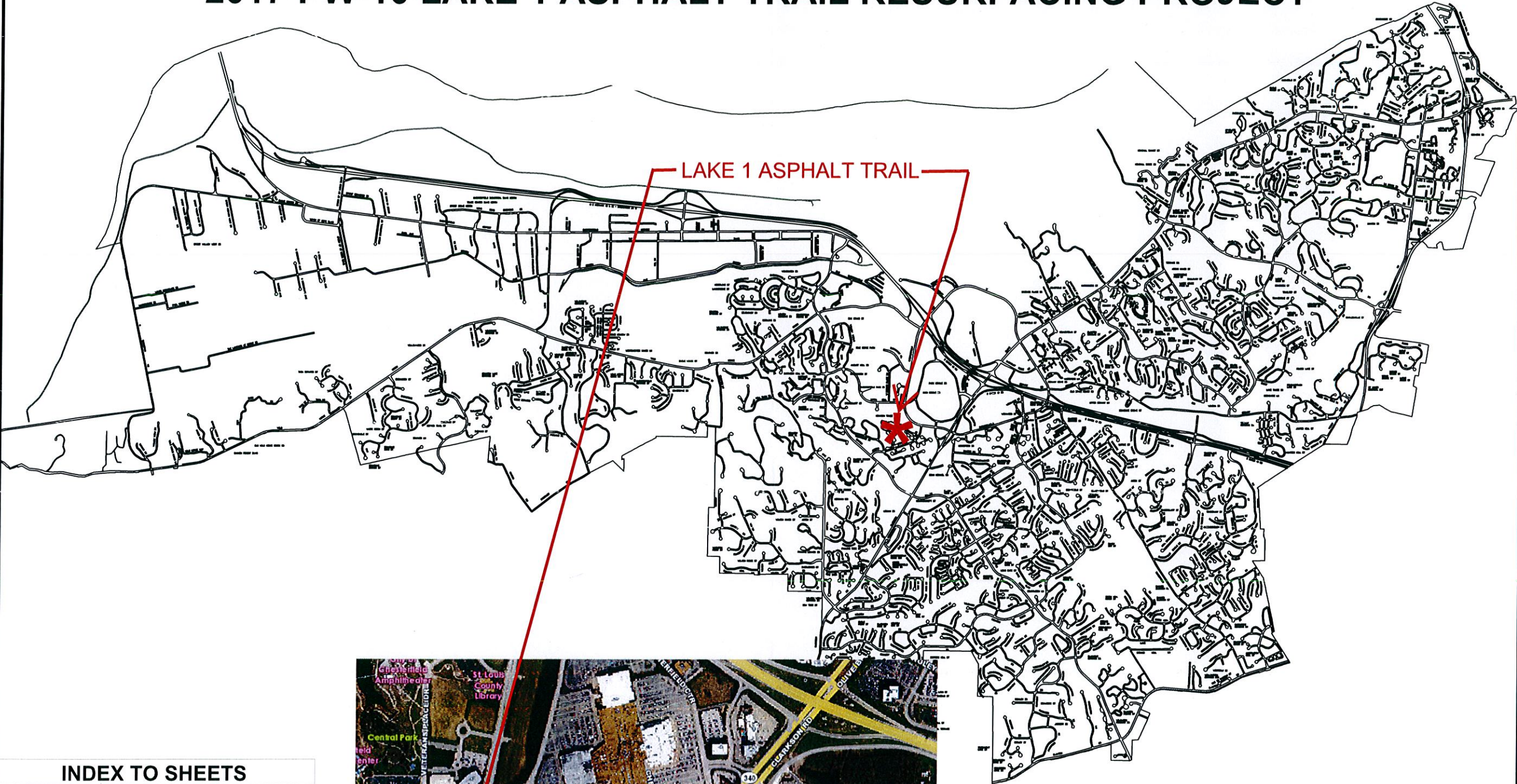
Type of Firm: Sole Partnership _____ Partnership _____
Corporation X Other _____

Officer Bruce FordTitle PresidentSignature Date 6/6/2017

**ITEMIZED BID
CITY OF CHESTERFIELD
LAKE 1 ASPHALT RESURFACING PROJECT
2017-PW-10**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	Lump Sum	1	<u>500⁰⁰</u>	<u>500⁰⁰</u>
2	Pavement Repair - 4" Type 'C' Asphalt - 4" Type 5 Base	Sq. Yd.	70	<u>90⁰⁰</u>	<u>6,300⁰⁰</u>
3	Tack Coat	Gallons	195	<u>1⁰⁰</u>	<u>195⁰⁰</u>
4	Asphalt Overlay - 2" Type 'C' Asphalt	Tons	210	<u>95⁰⁰</u>	<u>19,950⁰⁰</u>
5	Restoration - Linear Grading	Lump Sum	1	<u>5,000⁰⁰</u>	<u>5,000⁰⁰</u>
6	Restoration - Seed and Straw	Lump Sum	1	<u>1,500⁰⁰</u>	<u>1,500⁰⁰</u>
				TOTAL BID	<u>33,445⁰⁰</u>

2017-PW-10 LAKE 1 ASPHALT TRAIL RESURFACING PROJECT



INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1 OF 9	COVER SHEET
2 OF 9	LOCATION MAP
3 OF 9	PLAN SHEET 1
4 OF 9	PLAN SHEET 2
5 OF 9	PLAN SHEET 3
6 OF 9	PLAN SHEET 4
7 OF 9	PLAN SHEET 5
8 OF 9	PLAN SHEET 6
9 OF 9	EASEMENT OVERVIEW



LOCATION MAP
NOT TO SCALE

690 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017
PH: 636-537-4700
FAX: 636-537-4798



LAKE 1 ASPHALT TRAIL RESURFACING
2017-PW-10

COVER SHEET

SHEET NO. 1 OF 9
SCALE N.T.S.

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LOCATION MAPS
NOT TO SCALE

AERIAL

SHEET NO.

2 OF 9

SCALE

N.T.S.

LAKE 1 ASPHALT TRAIL RESURFACING
2017-PW-10



690 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO 63017
PH: 636-537-4700
FAX: 636-537-4798

UNFINISHED BUSINESS

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

NEW BUSINESS

LEGISLATION

BILL NO. 3153 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI REPEALING AND REPLACING SECTION 25-28 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE REGARDING THE PLACEMENT OF WASTE CONTAINERS, TREE WASTE AND FIREWOOD. **(SECOND READING)**
(PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL)

BILL NO. 3155 – AN ORDINANCE TO REGULATE UNMANNED AIRCRAFT SYSTEMS (DRONES) **(SECOND READING)** **(PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL)** Blue sheet amendment proposed

BILL NO. 3156 – AN ORDINANCE AMENDING SECTION 21-77 TO CHAPTER 21, ARTICLE VI OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF RENTING OF SINGLE-FAMILY DWELLINGS. **(SECOND READING)** **(PUBLIC HEALTH AND SAFETY COMMITTEE RECOMMENDS APPROVAL)**

BILL NO. 3153

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI REPEALING AND REPLACING SECTION 25-28 OF THE CITY OF CHESTERFIELD MUNICIPAL CODE REGARDING THE PLACEMENT OF WASTE CONTAINERS, TREE WASTE AND FIREWOOD.

WHEREAS, the City of Chesterfield strives to be a beautiful and safe place for residents to live, work, and drive; and,

WHEREAS, the City of Chesterfield is proud of its residential neighborhoods and desires to maintain a positive appearance for all neighborhoods within the City; and,

WHEREAS, in order to maintain the appearance of its residential neighborhoods, the City of Chesterfield desires to restrict the placement of solid waste containers for each residential property such that solid waste containers are not visible from a street which abuts that residential property.

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

Section 1. Section 25-28 of the City of Chesterfield Municipal Code is repealed in its entirety, and replaced with the following:

Section 25-28 Placement of waste containers, tree waste, and firewood.

- (a) Residential solid waste containers, recycling containers, and yard waste shall be stored upon the premises where the waste was generated, unless written permission for storage on other premises is obtained from a person having authority to grant such permission. Containers shall be stored inside the garage or within any side or rear yard such that they are screened so as the containers are not visible from a street which abuts the property. The maximum number of containers stored and screened within any side or rear yard shall not exceed seven (7) at any given time. Waste containers used for the storage of residential waste, other than waste from multifamily premises having four (4) or more units, shall be placed at the end of the driveway, near the curb or mailbox, prior to the scheduled pickup. Waste containers, including bundles of yard waste permitted by this chapter, shall be placed at the required collection point, no earlier than 5:00 p.m. on the day prior to the regularly scheduled collection day. Waste containers shall be returned to their lawful storage area no later than 11:59 p.m. on the day of collection.

- (b) Nonresidential solid waste containers and tree waste generated on nonresidential premises shall be stored upon the nonresidential premises where the waste was generated, unless written permission for storage on other premises is obtained from a person having authority to grant such permission.
- (c) Fireplace wood shall be stored on a pallet with a six-inch clearance at the bottom. Such pallet shall be of wood or metal. No more than one-half (½) cord (four (4) feet by four (4) feet by eight (8) feet) may be stored on the premises in front of the building, and no more than four (4) cords may be stored on the premises behind the front building line.
- (d) Any person desiring to register an allegation regarding any structure or land which may be in violation of this ordinance shall be required to state his or her name and address which shall be placed on record with the City as a condition precedent to the filing of an allegation. No anonymous allegations shall be accepted or recorded by the City. All allegations must state specifically the violation or violations being reported.

Section 2. The Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 06/05/2017

BILL NO. 3155

ORDINANCE NO. _____

AN ORDINANCE TO REGULATE UNMANNED AIRCRAFT SYSTEMS (DRONES)

WHEREAS, the City of Chesterfield is aware of the proliferation of privately operated unmanned aircraft (drones) by individuals: and,

WHEREAS, the operation of unmanned aircraft (drones) may present a threat to individual privacy and potential physical harm to residents: and,

WHEREAS, the City of Chesterfield is concerned with the peace, safety and welfare of neighborhoods: and,

WHEREAS, The City of Chesterfield is desirous of protecting the residents from potential mishaps caused by such operation of unmanned aircraft (drones):

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

It shall be unlawful for any person to operate an unmanned aircraft within the limits of the City of Chesterfield other than as stipulated herein.

Section I. Definitions: For purposes of this section, the following words and phrases shall have the following meanings:

A. Definitions:

1. **City**

City of Chesterfield

2. **Unmanned Aircraft (drone)**

An aircraft operated without the possibility of direct human intervention from within or on the aircraft.

3. **Operate**

To pilot, steer, direct, fly or manage a small unmanned aircraft through the air whether from within the aircraft or remotely. The term "operate" includes managing or initiating a computer system that pilots, steers, directs, flies or manages a small unmanned aircraft.

4. **Surveillance**

The gathering, without permission and in a manner that is offensive to a reasonable person, of visual images, physical impressions, sound recordings, data or other information involving the private, personal, business or familial activities of another person, business or entity, or that otherwise intrudes upon the privacy, solitude or seclusion of another person, business or entity regardless of whether a physical trespass onto such other person's, business's or other entity's land, or into the airspace above such other person's, business's or other entity's land, occurs in connection with such surveillance.

5. **Unmanned Aircraft Systems (UAS) (drone)**

An unmanned aircraft and its associated elements including communication links and the components that control the unmanned aircraft.

6. **Remote UAS Pilot**

The person who:

- a. Has final authority and responsibility for the operation and safety of the flight;
- b. Has been designated as pilot in command before or during the flight; and
- c. Holds the appropriate category, class, and type rating, if appropriate, for the conduct of the flight.

7. **Special event**

Any public gathering or event held outdoors on city property that requires the issuance of a permit from the City of Chesterfield.

8. **Visual Observer**

Means a person who is designated by the remote pilot in command to assist the remote pilot in command and the person manipulating the flight controls of the small UAS to see and avoid other air traffic or objects aloft or on the ground.

9. **Commercial Purpose**

Means receiving anything of value resulting from the operation of the UAS.

10. **Small UAS**

Means a UAS that weighs more than 0.55 pounds and less than 55 pounds. (this includes the actual aircraft and its support systems)

- B. The UAS in flight must remain within visual line of sight of the Pilot of the UAS.
- C. The Pilot(s) of a UAS shall not operate a UAS over persons unprotected by shelter.
- D. The remote pilot of an UAS shall not operate the UAS, nor shall a person act as a visual observer for the operation of an UAS, under the influence of alcohol or controlled substance.
- E. The remote pilot of an UAS shall ensure the operating environment is safe and shall not operate the UAS in a reckless or negligent manner so as to endanger the life or property of another.
- F. It shall be unlawful to operate a UAS directly over the private property of another without the property owner's consent, if such operation of the UAS:
 - 1. enters into the immediate reaches of the air space next to private property or,
 - 2. if it interferes substantially with the property owner's use and enjoyment of his/her property.
- G. All UAS shall be limited to daylight-only operations, or civil twilight – thirty (30) minutes before official sunrise to thirty (30) minutes after official sunset, local time.
- H. It shall be unlawful to operate a UAS for surveillance within the City limits.
- I. It shall be unlawful to operate a UAS over or adjacent to any City sponsored event or athletic event, bicycle race, City swimming pool, fireworks display parade, or emergency scene such as a fire, motor vehicle accident, or crime scene.

- J. An operator of an UAS must have in their possession the UAS registration as issued by the FAA at time of flight and display that registration upon request of an authorized official, such as a police officer.
- K. A remote UAS Pilot must have in their possession an FAA Commercial Remote Pilot Certificate and display that certificate upon request by an authorized official such as a police officer if flying for commercial purposes
- L. Notwithstanding the provisions set forth herein, nothing in this ordinance shall be construed so as to prohibit the use of a drone by a Law Enforcement Agency.
- M. Notwithstanding anything to the contrary, the owner or operator of a critical infrastructure facility as defined by the President of the United States or the Department of Homeland Security may operate an unmanned aircraft system for the purpose of monitoring, operating or maintaining said critical maintenance facility.

Section II. The Chief of Police is authorized to waive compliance with the restrictions herein, when such action is deemed appropriate and does not unduly jeopardize the safety and security of the public or any individual.

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

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

Passed and approved this _____ day of _____, 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

First Reading Held: 6/5/2017

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE TO REGULATE UNMANNED AIRCRAFT SYSTEMS (DRONES)

WHEREAS, the City of Chesterfield is aware of the proliferation of privately operated unmanned aircraft (drones) by individuals: and,

WHEREAS, the operation of unmanned aircraft (drones) may present a threat to individual privacy and potential physical harm to residents: and,

WHEREAS, the City of Chesterfield is concerned with the peace, safety and welfare of neighborhoods: and,

WHEREAS, The City of Chesterfield is desirous of protecting the residents from potential mishaps caused by such operation of unmanned aircraft (drones):

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

It shall be unlawful for any person to operate an unmanned aircraft within the limits of the City of Chesterfield other than as stipulated herein.

Section I. Definitions: For purposes of this section, the following words and phrases shall have the following meanings:

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To pilot, steer, direct, fly or manage a small unmanned aircraft through the air whether from within the aircraft or remotely. The term "operate" includes managing or initiating a computer system that pilots, steers, directs, flies or manages a small unmanned aircraft.

4. **Surveillance**

The gathering, without permission and in a manner that is offensive to a reasonable person, of visual images, physical impressions, sound recordings, data or other information involving the private, personal, business or familial activities of another person, business or entity, or that otherwise intrudes upon the privacy, solitude or seclusion of another person, business or entity regardless of whether a physical trespass onto such other person's, business's or other entity's land, or into the airspace above such other person's, business's or other entity's land, occurs in connection with such surveillance.

5. **Unmanned Aircraft Systems (UAS) (drone)**

An unmanned aircraft and its associated elements including communication links and the components that control the unmanned aircraft.

6. **Remote UAS Pilot**

The person who:

- a. Has final authority and responsibility for the operation and safety of the flight;
- b. Has been designated as pilot in command before or during the flight; and
- c. Holds the appropriate category, class, and type rating, if appropriate, for the conduct of the flight.

7. **Special event**

Any public gathering or event held outdoors on city property that requires the issuance of a permit from the City of Chesterfield.

8. **Visual Observer**

Means a person who is designated by the remote pilot in command to assist the remote pilot in command and the person manipulating the flight controls of the small UAS to see and avoid other air traffic or objects aloft or on the ground.

9. **Commercial Purpose**

Means receiving anything of value resulting from the operation of the UAS.

10. **Small UAS**

Means a UAS that weighs more than 0.55 pounds and less than 55 pounds. (this includes the actual aircraft and its support systems)

- B. The UAS in flight must remain within visual line of sight of the Pilot of the UAS.
- C. The Pilot(s) of a UAS shall not operate a UAS over persons unprotected by shelter.
- D. The remote pilot of an UAS shall not operate the UAS, nor shall a person act as a visual observer for the operation of an UAS, under the influence of alcohol or controlled substance.
- E. The remote pilot of an UAS shall ensure the operating environment is safe and shall not operate the UAS in a reckless or negligent manner so as to endanger the life or property of another.
- F. It shall be unlawful to operate a UAS directly over the private property of another without the property owner's consent, if such operation of the UAS:
 - 1. enters into the immediate reaches of the air space next to private property or,
 - 2. if it interferes substantially with the property owner's use and enjoyment of his/her property.
- G. All UAS shall be limited to daylight-only operations, or civil twilight – thirty (30) minutes before official sunrise to thirty (30) minutes after official sunset, local time.
- H. It shall be unlawful to operate a UAS for surveillance within the City limits.
- I. It shall be unlawful to operate a UAS over or adjacent to any City sponsored event or athletic event, bicycle race, City swimming pool, fireworks display parade, or emergency scene such as a fire, motor vehicle accident, or crime scene.

- J. An operator of an UAS must have in their possession the UAS registration as issued by the FAA at time of flight and display that registration upon request of an authorized official, such as a police officer.
- K. A remote UAS Pilot must have in their possession an FAA Commercial Remote Pilot Certificate and display that certificate upon request by an authorized official such as a police officer if flying for commercial purposes
- L. Notwithstanding the provisions set forth herein, nothing in this ordinance shall be construed so as to prohibit the use of a drone by a Law Enforcement Agency.
- M. *Notwithstanding anything to the contrary, the owner or operator of a critical infrastructure facility as defined by the President of the United States or the Department of Homeland Security may operate an unmanned aircraft system for the purpose of monitoring, operating or maintaining said critical maintenance facility.***

Section II. *The Chief of Police is authorized to waive compliance with the restrictions herein, when such action is deemed appropriate and does not unduly jeopardize the safety and security of the public or any individual.*

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

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

Passed and approved this _____ day of _____, 2017.

Bob Nation, Mayor

ATTEST:

Vickie Hass, City Clerk

First Reading Held: 6/5/2017

BILL NO. 3156

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21-77 TO CHAPTER 21, ARTICLE VI OF THE CHESTERFIELD CITY CODE RELATING TO THE REGULATION OF RENTING OF SINGLE-FAMILY DWELLINGS.

WHEREAS, the peace, safety, and general welfare of neighborhoods can be negatively affected by excessive noise, disorderly conduct, illegal parking, overcrowding, and excessive accumulation of refuse created by short term vacation rentals; and

WHEREAS, the Public Health and Safety Committee, having considered said amendment to Chapter 21 of the City Code, recommended approval; and,

WHEREAS, the City Council having considered said requested amendment to Chapter 21 of the City Code, recommended approval.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI as follows:

Section 1. Section 21-77 of the City of Chesterfield, Missouri, Code is hereby amended to read as follows:

Section 21-77 RENTING OF SINGLE-FAMILY DWELLINGS

- a) No individual, family, or family member who occupies or resides in a single-family dwelling shall accept or charge rent to allow or permit an individual who is not a family member to occupy or dwell in the same single-family dwelling.
- b) No individual, family or family member shall pay rent or offer to pay rent to occupy or reside in a single-family dwelling which is currently occupied by another family.
- c) Short term rentals, defined as terms of 30 days or less, of single-family dwelling, in part or in whole, shall be prohibited.
- d) For the purpose of this section "Rent" is defined as something given by way of compensation for the right to dwell or occupy in a single-family dwelling. "Rent" shall not include a stipend or payment of living expenses for a student under the age of nineteen (19) who is then

participating in a recognized foreign exchange student program.

- e) Violation of this section shall be a misdemeanor, punishable by a fine of not less than five dollars (\$5.00) and not more than one thousand dollars (\$1,000.00) or by imprisonment not to exceed three (3) months or by both such fine and imprisonment.

Section 2. The Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

Section 3. It is hereby declared to be the intention of the City Council that each and every party, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

LEGISLATION – PLANNING COMMISSION

BILL NO. 3154 – AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 16.0 ACRE TRACT OF LAND AT 18331, 18333, AND 18335 CHESTERFIELD AIRPORT ROAD, LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD. (P.Z. 14-2016 18331, 18333 & 18335 CHESTERFIELD AIRPORT ROAD {LSL I, LLC AND LSL II, LLC} 17V410060, 17V410026 AND 17V410037). **(SECOND READING) (PLANNING COMMISSION RECOMMENDS APPROVAL; PLANNING & PUBLIC WORKS COMMITTEE RECOMMENDS APPROVAL, AS AMENDED.)**

BILL NO. 3158 – AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE KEMP AUTO MUSEUM DEVELOPMENT FOR TWO TRACTS TOTALING 5.01 ACRES, ZONED “PC” PLANNED COMMERCIAL DISTRICT AND LOCATED AT 16955 CHESTERFIELD AIRPORT ROAD A AND 16955 CHESTERFIELD AIRPORT ROAD (17T140202 & 17T140211). **(FIRST & SECOND READINGS) (DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL.)**

BILL NO. 3159 – AN ORDINANCE APPROVING THE INSTALLATION OF FIVE FIRE HYDRANTS AT THE WARWICK ON WHITE SUBDIVISION LOCATED WITHIN THE CITY OF CHESTERFIELD. **(FIRST & SECOND READINGS) (DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES RECOMMENDS APPROVAL)**

BILL NO. 3154

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN “M3” PLANNED INDUSTRIAL DISTRICT TO A “PC” PLANNED COMMERCIAL DISTRICT FOR A 16.0 ACRE TRACT OF LAND AT 18331, 18333, AND 18335 CHESTERFIELD AIRPORT ROAD, LOCATED AT THE NORTHWEST SIDE OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND SPIRIT OF ST. LOUIS BOULEVARD. (P.Z. 14-2016 18331, 18333 & 18335 CHESTERFIELD AIRPORT ROAD {LSL I, LLC AND LSL II, LLC} 17V410060, 17V410026 AND 17V410037).

WHEREAS, the petitioner, Nasrallah Global RE Services, LLC, has requested a change in zoning from the “M3” Planned Industrial District to a “PC” Planned Commercial District for a 16.0 acre tract of land at 18331, 18333 and 18335 Chesterfield Airport Road, located at the northwest side of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.; and,

WHEREAS, a Public Hearing was held before the Planning Commission on December 12, 2016; and,

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

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District for a 16.0 acre tract of land located at 18331, 18333 and 18335 Chesterfield Airport Road and as described as follows:

PARCEL 1

A TRACT OF LAND, BEING PART OF LOTS 5 AND 6 OF THE SUBDIVISION OF R.H. STEVENS FARM ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 37 OF THE ST. LOUIS CITY, FORMER COUNTY, RECORDS, AND BEING PART OF U.S. SURVEYS 102 AND 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING ALSO THE 29.605 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2898, PAGE 144 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS EXCEPTING THEREFROM THAT PART CONVEYED TO ST. LOUIS COUNTY, MISSOURI BY INSTRUMENT RECORDED IN BOOK 6249, PAGE 556, ALSO EXCEPTING THEREFROM THAT PART TAKEN BY THE STATE OF MISSOURI BY SUIT #290860, THE REPORT OF COMMISSIONERS IS RECORDED IN BOOK 6343, PAGES 824 THRU 871 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERN CORNER OF SAID 29.605 ACRE TRACT, BEING A POINT ON THE SOUTH LINE OF LOT 3 OF THE NICHOLAS MUELLER ESTATE, DISTANT NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST 1494.83 FEET (BY DEED) FROM THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID 29.605 ACRE TRACT, THE SOUTH LINE OF SAID LOT 3, AND THE SOUTH LINE OF LOTS 3 AND 2 OF THE SUBDIVISION OF LOTS 1 AND 2 OF THE PARTITION OF THE NICHOLAS MUELLER ESTATE, NORTH 77 DEGREES 35 MINUTES 54 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER OF SAID PART TAKEN BY THE STATE OF MISSOURI, AND DESCRIBED IN BOOK 6343, PAGE 838 AND 839 OF SAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID PART TAKEN SOUTH 0 DEGREES 18 MINUTES 39 SECONDS EAST 391.87 FEET; SOUTH 4 DEGREES 48 MINUTES 31 SECONDS WEST 200.13 FEET; SOUTH 3 DEGREES 12 MINUTES 29 SECONDS EAST 253.18 FEET; SOUTH 5 DEGREES 52 MINUTES 56 SECONDS WEST 355.00 FEET; AND SOUTH 50 DEGREES 06 MINUTES 45 SECONDS WEST 128.92 FEET TO THE NORTHERN LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, (TRAFFIC RELIEF HIGHWAY NO. 40), BEING ALSO A POINT ON THE BOUNDARY OF SAID 29.605 ACRE TRACT; THENCE ALONG SAID NORTHERN LINE NORTH 83 DEGREES 41 MINUTES

WEST 172.40 FEET TO THE SOUTHEASTERN CORNER OF THE 0.508 ACRE TRACT DESCRIBED IN SAID BOOK 2898, PAGE 144; THENCE ALONG THE EASTERN LINE OF SAID 0.508 ACRE TRACT NORTH 4 DEGREES 57 MINUTES WEST 198.83 FEET TO THE NORTHEASTERN CORNER OF SAID 0.508 ACRE TRACT; THENCE ALONG THE NORTHERN LINE OF SAID 0.508 ACRE TRACT AND THE NORTHERN LINE OF A 0.535 ACRE TRACT DESCRIBED IN SAID BOOK 2898, PAGE 144 NORTH 83 DEGREES 41 MINUTES WEST 185.55 FEET TO THE CORNER OF SAID 29.605 ACRE TRACT; THENCE NORTH 12 DEGREES 32 MINUTES 53 SECONDS WEST 908.83 FEET BACK TO THE POINT OF BEGINNING.

AND

PARCEL 2

PART OF LOT 6 OF THE SUBDIVISION OF R.H. STEVENS FARM IN U.S. SURVEY 102 TOWNSHIP 45 NORTH RANGE 3 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 37 OF THE RECORDS OF THE CITY (FORMER COUNTY) OF ST. LOUIS, MISSOURI AND DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE OF TRAFFIC RELIEF HIGHWAY #40, 100 FEET WIDE, WHICH POINT BEARS NORTH 83 DEGREES 26 MINUTES WEST 1737.78 FEET FROM THE SOUTHEAST CORNER OF A 29.612 ACRE TRACT FIRST DESCRIBED IN DEED TO ANN C. ALBRECHT BY DEED RECORDED IN BOOK 2890, PAGE 388, THENCE NORTH 4 DEGREES 42 MINUTES WEST 198.83 FEET TO A POINT, THENCE NORTH 83 DEGREES 26 MINUTES WEST 94.14 FEET TO THE NORTHEAST CORNER OF A 0.535 ACRE TRACT SECONDLY DESCRIBED IN DEED TO ANN C. ALBRECHT BY DEED RECORDED IN BOOK 2890, PAGE 388, THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 6 DEGREES 34 MINUTES WEST 195 FEET TO THE SOUTHEAST CORNER THEREOF IN THE NORTH LINE OF TRAFFIC RELIEF HIGHWAY #40, THENCE SOUTH 83 DEGREES 26 MINUTES EAST 133 FEET ALONG THE NORTH LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING, AS PER SURVEY BY CLAYTON SURVEYING AND ENGINEERING COMPANY ON JANUARY 8, 1952.

AND

PARCEL 3

PART OF LOT 6 OF SUBDIVISION OF R.H. STEVENS FARM IN U.S. SURVEY 102 TOWNSHIP 45 NORTH RANGE 3 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 37 OF THE ST. LOUIS CITY (FORMER COUNTY), MISSOURI RECORDS AND DESCRIBED AS: BEGINNING AT A POINT IN THE NORTH LINE OF TRAFFIC RELIEF HIGHWAY #40, 100 FEET WIDE, WHICH POINT BEARS NORTH 83 DEGREES 26 MINUTES WEST 1870.78 FEET FROM THE SOUTHEAST CORNER OF A 29.612 ACRE TRACT FIRSTLY DESCRIBED IN DEED TO ANN C. ALBRECHT BY DEED RECORDED IN BOOK 2890, PAGE 388, ST. LOUIS COUNTY RECORDS, BEING ALSO THE SOUTHWEST CORNER OF A 0.508 ACRE TRACT CONVEYED TO EDWIN F. ALBRECHT AND WIFE, ET AL, BY DEED RECORDED IN BOOK 2900, PAGE 325 ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTH LINE OF SAID HIGHWAY NORTH 83 DEGREES 26 MINUTES WEST 18 FEET TO A POINT OF TANGENCY OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3901.54 FEET, THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 102 FEET TO A POINT BEING A CORNER OF A 29.610 ACRE TRACT CONVEYED TO GEORGE W. ALBRECHT AND WIFE BY DEED RECORDED IN BOOK 2848, PAGE 472, ST. LOUIS COUNTY RECORDS, THENCE ALONG THE PROPERTY LINE OF SAID GEORGE W. ALBRECHT AND WIFE NORTH 6 DEGREES 34 MINUTES EAST 193.72 FEET TO ANOTHER CORNER THEREOF AND SOUTH 83 DEGREES 26 MINUTES EAST 120 FEET TO THE NORTHWEST CORNER OF AFORESAID 0.508 ACRE TRACT CONVEYED TO EDWIN F. ALBRECHT AND WIFE, ET AL, THENCE ALONG THE WEST LINE OF SAID .508 ACRE TRACT SOUTH 6 DEGREES 34 MINUTES WEST 195 FEET TO THE POINT OF BEGINNING, AS PER SURVEY EXECUTED BY CLAYTON SURVEYING AND ENGINEERING COMPANY ON JANUARY 8, 1952.

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

Section 3. The City Council, pursuant to the petition filed by Nasrallah Global RE Services, LLC in P.Z. 14-2016, 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 12th day of December 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 _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: 06/05/2017

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Animal Grooming Service
 - b. Art Gallery
 - c. Art Studio
 - d. Auditorium
 - e. Bakery
 - f. Banquet Facility
 - g. Barber or Beauty Shop
 - h. Check Cashing Facility
 - i. Church and other places of worship
 - j. Coffee Shop
 - k. College/University
 - l. Community Center
 - m. Drug Store and Pharmacy
 - n. Dry Cleaning Establishment
 - o. Financial Institution, without Drive-Thru
 - p. Grocery—Community
 - q. Grocery—Neighborhood
 - r. Hotel and Motel
 - s. Hotel and Motel—Extended Stay
 - t. Laundromat
 - u. Office—dental
 - v. Office—general
 - w. Office—medical

- x. Recreation Facility
 - y. Restaurant—Fast Food, without Drive-Thru
 - z. Restaurant—Sit Down
 - aa. Restaurant—Take Out
 - bb. Retail sales establishment—community
 - cc. Retail sales establishment—neighborhood
 - dd. Specialized Private School
 - ee. Theater—Indoor
 - ff. Vocational School
2. All outdoor storage and/or outdoor sales activity shall be prohibited within this development.
3. Hours of Operation
- a. Uses “m”, “p”, “q”, “bb”, and “cc”, above shall be restricted to hours of operation open to the public from 6:00 AM to 11:00 PM. Hours of operation for said uses may be expanded for Thanksgiving Day and the day after Thanksgiving upon review and approval of a Special Activities Permit, signed by the property owner and submitted to the City of Chesterfield at least seven (7) business days in advance of said holiday.
 - b. All deliveries and trash pick-ups shall be limited to the hours from 7:00 AM to 11:00 PM.

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

1. Floor Area
- a. The total building floor area of any single building within this development, exclusive of a hotel, shall not exceed 51,000 square feet.
2. Height
- a. The maximum height including parapets and rooftop equipment of all buildings shall not exceed twenty-five (25) feet.

3. 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 0.35.
- c. Uses "r" and "s" above shall be restricted to a maximum of 120 rooms.

B. SETBACKS

1. Structure Setbacks

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

- a. Thirty (30) feet from the southern boundary of this district.
- b. Thirty (30) feet from the northern boundary of this district.
- c. Thirty (30) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Ten (10) feet from the interior boundary lines within this district.

2. Parking Setbacks

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

- a. Thirty (30) feet from the southern boundary of this district.
- b. Thirty (30) feet from the northern boundary of this district.
- c. Thirty (30) feet from the eastern boundary of this district.
- d. Ten (10) feet from the western boundary of this district.
- e. Zero (0) feet from the interior boundary lines within this district.

D. PARKING AND LOADING REQUIREMENTS

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

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Preservation and Landscape Requirements of the City of Chesterfield Unified Development Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Unified Development Code or a Sign Package may be submitted for the planned district. Sign packages shall adhere to the City of Chesterfield Unified Development Code.
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

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Unified Development Code.
2. Street lights shall be provided along Chesterfield Airport Road and Spirit of St. Louis Boulevard in accordance with the City of Chesterfield Unified Development Code and as directed by the City of Chesterfield.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Unified Development 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. No direct access to Chesterfield Airport Road shall be permitted for this development.
2. Access to the development shall be as shown on the Preliminary Site Plan attached hereto as Attachment "B" and adequate sight distance shall be provided, as directed by the City of Chesterfield, the Missouri Department of Transportation and St. Louis County Department of Transportation, as applicable. Direct access to Chesterfield Airport Road shall be prohibited.
3. The Olive Street Road extension shall be maintained by the property owner until such time as the entire extension has been completed and the alignment accepted into the St. Louis County Arterial Road System.
4. At such time that the Olive Street Road extension becomes a state roadway under the jurisdiction of the Missouri Department of Transportation, the northern access point to this roadway shown on the Preliminary Site Plan attached hereto as Attachment "B" shall be terminated as directed by the City of Chesterfield.
5. The northern access point to this roadway shown on the Preliminary Site Plan attached hereto as Attachment "B" shall be terminated as directed by the St. Louis County Department of Transportation.
6. The final alignment of the Olive Street Road extension shall be as directed by the City of Chesterfield and St. Louis County Department of Transportation. Should the final alignment differ from the Preliminary Site Plan attached hereto as Attachment "B", the developer shall dedicate the right-of-way necessary to achieve the final alignment upon request of the City of Chesterfield and/or St. Louis County Department of Transportation.
7. Provide cross access easements as needed to the parcels to the north and to the west as directed by City of Chesterfield and the St. Louis County Department of Transportation.

8. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the agency in control of the right of way off which the access is proposed.
9. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction shall be reviewed by the Saint Louis County Department of Transportation for sight distance consideration and approved prior to installation or construction.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. The street approach opposite the I-64 eastbound on-ramp shall be extended throughout the property as directed by the City of Chesterfield and Saint Louis County Department of Transportation. The typical section of the roadway to be constructed or escrowed, as directed by the Saint Louis County Department of Transportation, shall closely follow the Saint Louis County Standard Drawing C203.68. The right-of-way dedicated shall reflect the potential for a five (5) lane expansion per St. Louis County Standard Drawing C203.66 along with any easement required for future traffic control installations. All shall be as directed by the Saint Louis County Department of Transportation.
2. Provide street connections to the adjoining properties as directed by the City of Chesterfield. Stub street signage, in conformance with Article 04-09 of the Unified Development Code of the City of Chesterfield, shall be posted within thirty (30) days of the street pavement being placed.
3. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along all frontages of the site. 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 six (6) foot wide sidewalk, maintenance and utility easement dedicated to the City of Chesterfield.

4. Obtain approvals from the City of Chesterfield, St. Louis County Highways and Traffic and other entities as necessary for locations of proposed curb cuts and access points, areas of new dedication, and roadway improvements.
5. Additional right-of-way and road improvements shall be provided, as required by the Missouri Department of Transportation, St. Louis County Department of Transportation and the City of Chesterfield.
6. All drainage detention storage facilities shall be placed outside of the standard governmental agencies' planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
7. Any work within MoDOT's right of way will require a MoDOT permit.
8. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will affect MoDOT right of way.
9. All proposed work in MoDOT right of way must comply with MoDOT standards, specifications, conform to MoDOT's Access Management Guidelines with detailed construction plans being received and approved by MoDOT.
10. Due to the close proximity to Interstate 64, any sound mitigation is the responsibility of the owner/developer. MoDOT will not provide any noise mitigation measures for this development.
11. 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.
12. 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the 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 of St. Louis Boulevard. 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. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield and the Metropolitan St. Louis Sewer District. The storm water management facilities shall be operational prior to paving of any

driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty percent (60%) of the 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 all Site Development Plans.

3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. Locations of site features such as lakes and detention ponds must be approved by the City of Chesterfield and the Metropolitan Saint Louis Sewer District.
6. 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.
7. The developer may elect 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.

8. 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.
9. 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.
10. Formal MSD review, approval, and permits are required prior to construction.
11. Post construction water quality Best Management Practices (BMPs) are required to treat the extents of the project's disturbed area. BMPs shall be designed such that the site's post construction runoff condition mimics its preconstruction runoff condition. In this particular region, BMPs with an infiltration component keyed into the site's alluvial sand layer are typically necessary in order for the site's water quality strategy to meet this goal. Based on the layout and topography on this plan, additional BMPs dispersed throughout the site, closer to the source of runoff, may be necessary in order to treat the entire disturbed area. If multiple BMPs are necessary, BMP

excavation could influence building placement on the site plan as well as phasing. BMPs shared by multiple properties will need to be placed within common ground or easement granted to all benefactors of the BMP.

12. The project is located within the Caulks Creek Impact area, subject to a surcharge of \$2750.00/acre.
13. Approval from the Monarch Chesterfield Levee District indicating that the final plans conform to their master conveyance plan will be required prior to formal MSD plan approval.

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 for all lots created by the development plan, and gravity sewers should be explored as the primary option for providing sanitary sewer service for the site. A force main system or connection to the existing force main within Chesterfield Airport and Spirit of St. Louis Boulevard should be considered as a "last resort" to provide sanitary sewer service. Subdivision (either now or in the future) will require public sewer service and easement corridors for each lot, and should be taken into consideration when sewers are designed.

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 City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground.

2. Public art installations shall be required in the locations depicted on the Preliminary Site Plan attached hereto as Attachment "B."
3. Street lights shall be required along public right-of-way frontage.
4. 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 contribution. 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.
5. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.
6. 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.
7. Prior to record plat approval, the developer shall cause, at his expense and prior to the recording of any plat, the reestablishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the out boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners, as necessary.
8. Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been

reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program, as necessary.

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

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT 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 open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Unified Development 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 and the Missouri Department of Transportation, Metropolitan St. Louis Sewer District (MSD), and St. Louis County Department of Highways and Traffic.
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 open space 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

- A.** 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:

<u>Type of Development</u>	<u>Required Contribution</u>
General Retail	\$2,278.87/required parking space
General Office	\$759.58/required parking space
Medical Office	\$2,278.87/required parking space
Quality Restaurant	\$759.58/required parking space
High Turnover Sit Down Restaurant	\$2,278.87/required parking space
Office Space	\$759.58/required 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.

- B.** 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 should be retained in the appropriate trust fund.
- C.** Road improvement traffic generation assessment contributions shall be deposited with Saint Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or prior to the issuance of building permits in the case where no S.U.P. is required. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
- D.** The amount of all required contributions for roadway, storm water and primary water line improvements, if not submitted by January 1, 2018, 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.

E. WATER MAIN

- 1. The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$916.54 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.
- 2. The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

F. STORM WATER

- 1. 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 \$2,907.99 per acre for the total area as approved on the Site Development Plan.

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

G. SANITARY SEWER

1. The sanitary sewer contribution is collected as the Caulks Creek impact fee.
2. The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan St. 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.

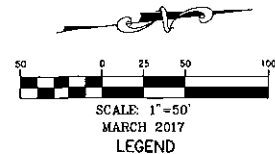
NOTE:
CROSS ACCESS SHALL BE PROVIDED TO THE PROPERTIES LOCATED TO THE NORTH AND WEST OF THE PROJECT.

NOTES:
EXISTING ZONING = M3 PLANNING INDUSTRIAL
PROPOSED ZONING = PC (PLANNED COMMERCIAL)
PROPOSED BUILDING SETBACKS:
30 FT. FROM THE SOUTHERN BOUNDARY OF THIS DISTRICT
30 FT. FROM THE NORTHERN BOUNDARY OF THIS DISTRICT
30 FT. FROM THE EASTERN BOUNDARY OF THIS DISTRICT
10 FT. FROM THE WESTERN BOUNDARY OF THIS DISTRICT
10 FT. FROM THE INTERIOR BOUNDARY LINES WITHIN THIS DISTRICT
PROPOSED PARKING SETBACKS:
30 FT. FROM THE SOUTHERN BOUNDARY OF THIS DISTRICT
30 FT. FROM THE NORTHERN BOUNDARY OF THIS DISTRICT
30 FT. FROM THE EASTERN BOUNDARY OF THIS DISTRICT
10 FT. FROM THE WESTERN BOUNDARY OF THIS DISTRICT
0 FT. FROM THE INTERIOR BOUNDARY LINES WITHIN THIS DISTRICT
EXISTING WOODLAND = 249,206.5 S.F.

PRELIMINARY PLAN

CITY OF CHESTERFIELD PLANNED DISTRICT ORDINANCE ATTACHMENT B

JERRY F. DAVIES TRUSTEE, ETAL
PARCEL ID NO: 17W640080
BK: 18679 PG: 2709
ZONED: NU



LEGEND
TREES TO REMAIN
TREES TO BE REMOVED
PROPOSED BUILDING
PROPOSED PARKING AND DRIVE AISLES
CROSS ACCESS EASEMENT

36' WIDE ROADWAY
(3 - 12' WIDE LANES)
PER ST. LOUIS COUNTY
(PUBLIC)

100' WIDE RIGHT OF WAY
FOR PROPOSED OLIVE STREET
ROAD EXTENSION

N/F
GUMBO REAL ESTATE, LLC
PARCEL ID NO: 17V430035
BK: 15551 PG: 1126
ZONED: NU

18331 CHESTERFIELD AIRPORT ROAD /
SPIRIT OF ST LOUIS BOULEVARD
CHESTERFIELD, MISSOURI

DATE	BY	REVISION
4-10-17	ERH	PER CITY COMMENTS
4-17-17	ESK	PER CITY COMMENTS
DATE	BY	REVISION
MARCH, 2017	ERH	ESK
DATE	BY	REVISION
1"=50'		
M15-7134		

N/F
ST. LOUIS COUNTY
PARCEL ID NO: 17V4100821
BK: 12301 PG: 567
ZONED: NU

50' WIDE CHESTERFIELD
VALLEY STORM WATER
EASEMENT (PB 349, PG 450)

10' WIDE EASEMENT
MISSOURI AMERICAN WATER
(PB 349, PG 450)

10' WIDE EASEMENT TO
METROPOLITAN ST. LOUIS
SEWER DISTRICT
(DB 13294, PG 339)

APPROX. LOCATION OF
10' WIDE EASEMENT TO
UNION ELECTRIC
(DB 3895, PG 589)

10' WIDE EASEMENT TO
SOUTHWESTERN BELL
(DB 8542, PG 911)

(PB 349, PG 450 CALLS OUT
DB 8524, PG 915)

EXISTING CURB CUT
(TO BE REMOVED)

10' WIDE EASEMENT TO
SOUTHWESTERN BELL
(PB 8542, PG 726)

10' WIDE EASEMENT
MISSOURI AMERICAN WATER
(PB 349, PG 450)

10' WIDE EASEMENT TO
METROPOLITAN ST. LOUIS
SEWER DISTRICT
(DB 13294, PG 335)

55' WIDE CHESTERFIELD
VALLEY STORM WATER
EASEMENT (PB 349, PG 450)

10' WIDE EASEMENT
(DB 8542, PG 725)

CHESTERFIELD AIRPORT ROAD
(PUBLIC)

SPIRIT OF ST LOUIS BOULEVARD
(WIDTH VARIES)
(PUBLIC)

N/F
GORDON A. GUNDACKER, JR
PARCEL ID NO: 17V420160
BK: 19366 PG: 361
ZONED: PC

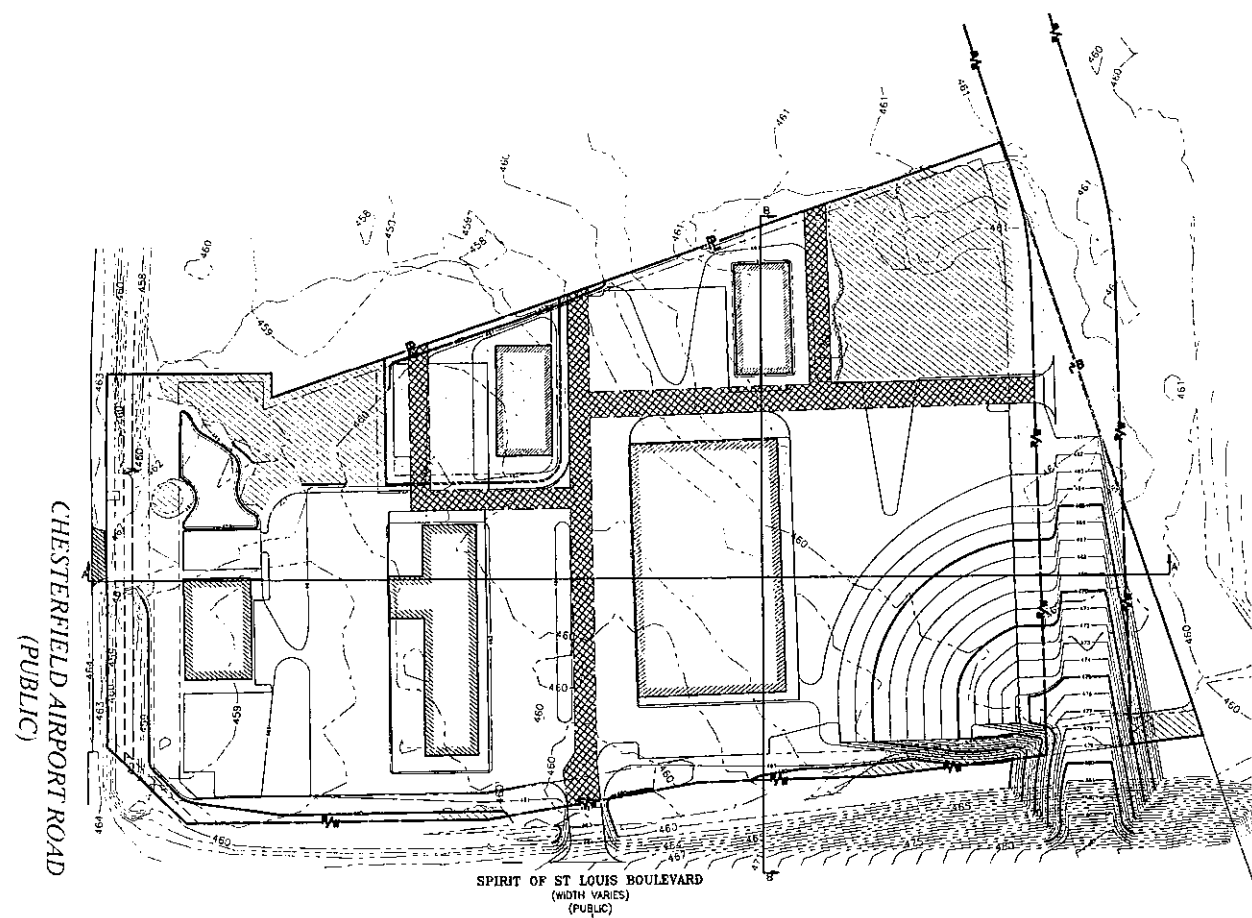
N/F
JOE H. SCOTT SR. TRUSTEE, ETAL
PARCEL ID NO: 17V420157
BK: 8488 PG: 1761
ZONED: NU

NOTE:
ALL SLOPES ARE TO BE A
MAXIMUM OF 3:1 ON THE
ENTIRE SITE

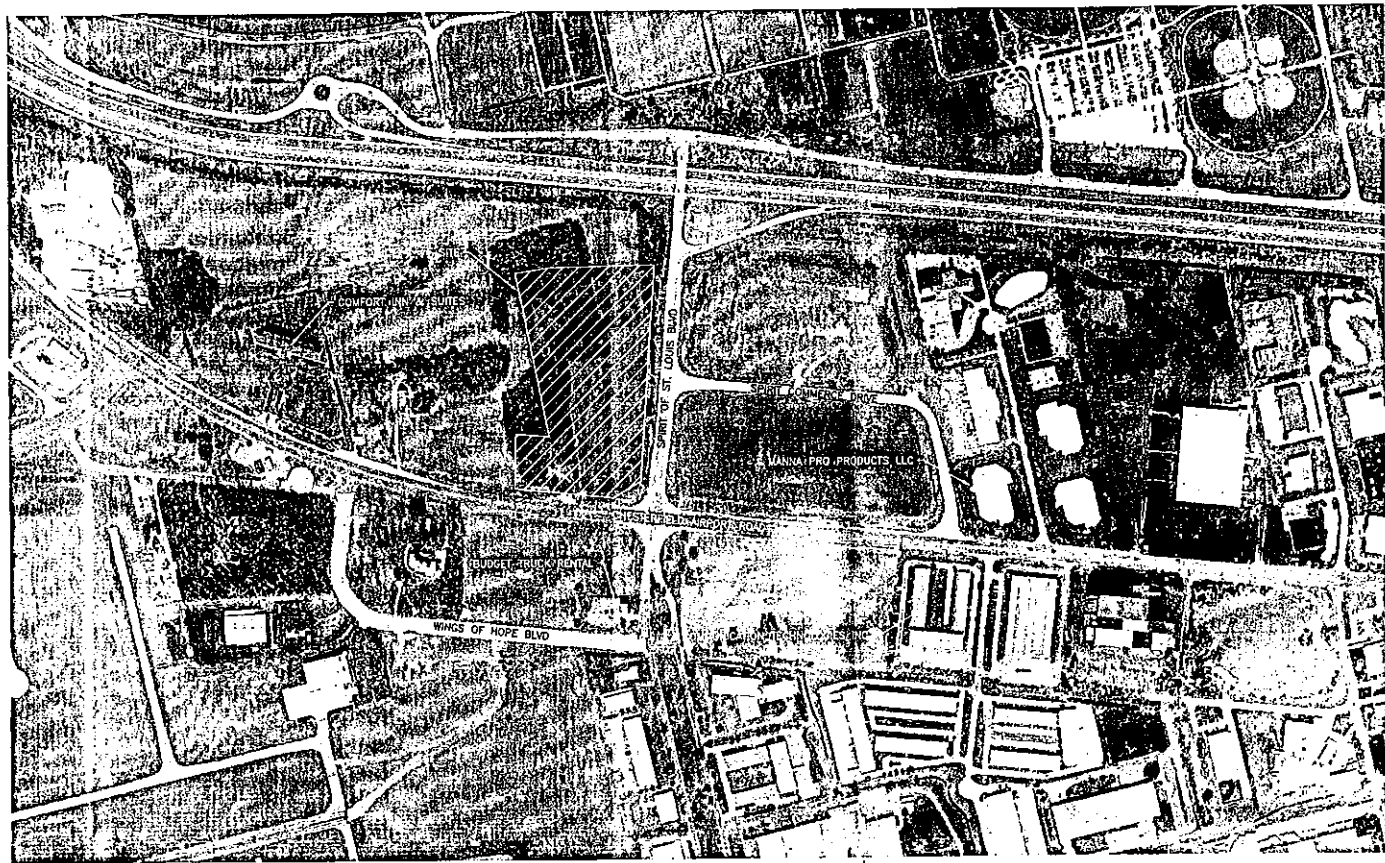
N/F
DUKE REALTY LIMITED PARTNERSHIP
PARCEL ID NO: 17V4401111
BK: 6133 PG: 320
ZONED: PC

Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

PRELIMINARY PLAN



CROSS SECTION PLAN VIEW
SCALE: 1"=100'



SURROUNDING PROPERTY PLAN VIEW
NO SCALE

SURVEY PARCEL 1 DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 5 AND 6 OF THE SUBDIVISION OF R.H. STEVENS FARM, A SUBDIVISION BEING PART OF LOTS 102 AND 122, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NICHOLAS WHEELER ESTATE, A SUBDIVISION ACCORDING TO PLAT BOOK 2, PAGE 25 OF THE ST. LOUIS COUNTY RECORDS;

THENCE, NORTH 77 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 1494.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON LINE BETWEEN DEED BOOK 12405, PAGE 1585 AND DEED BOOK 15051, PAGE 1128 OF THE ST. LOUIS COUNTY RECORDS, NORTH 77 DEGREES 35 MINUTES 24 SECONDS EAST, A DISTANCE OF 734.83 FEET TO A POINT ON THE WEST LINE OF THE SPIRIT OF ST. LOUIS BLVD;

THENCE, DEPARTING SAID COMMON LINE, ALONG SAID WEST LINE OF SPIRIT OF ST. LOUIS BOULEVARD, THE FOLLOWING (5) COURSES AND DISTANCES:

1. SOUTH 00 DEGREES 21 MINUTES 22 SECONDS EAST, A DISTANCE OF 391.87 FEET TO A POINT;
2. SOUTH 04 DEGREES 45 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.13 FEET TO A POINT;
3. SOUTH 03 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 253.18 FEET TO A POINT;
4. SOUTH 05 DEGREES 50 MINUTES 13 SECONDS WEST, A DISTANCE OF 355.00 FEET TO A POINT;
5. SOUTH 50 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 128.59 FEET TO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD;

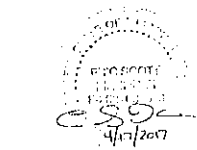
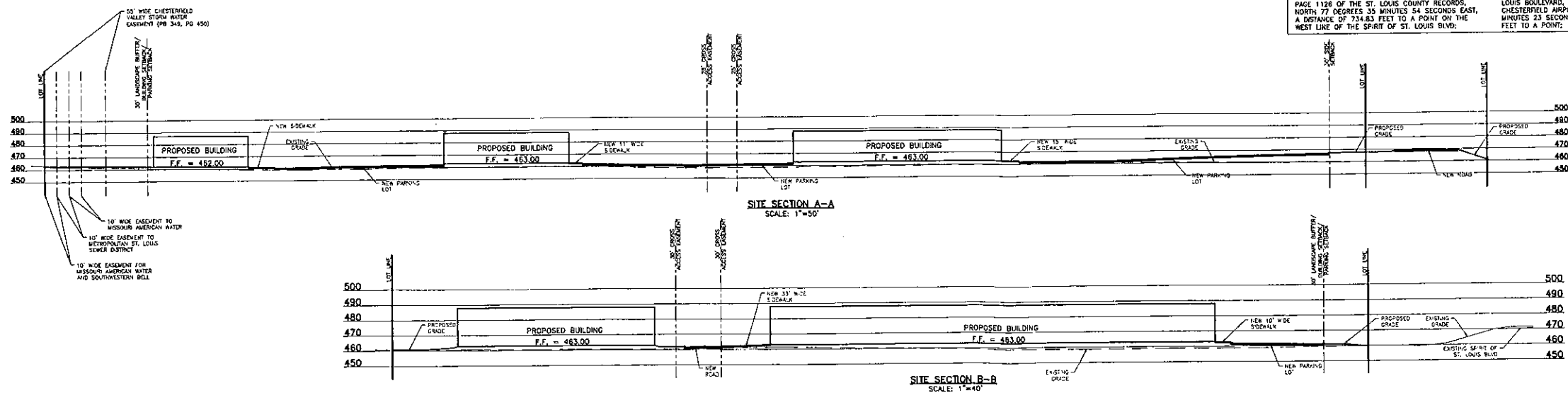
THENCE, DEPARTING SAID WEST LINE OF SPIRIT OF ST. LOUIS BOULEVARD, ALONG THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, NORTH 83 DEGREES 44 MINUTES 23 SECONDS WEST, A DISTANCE OF 333.44 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID NORTH LINE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3601.54 FEET, AN ARC LENGTH OF 102.01 FEET, A CHORD DIRECTION OF NORTH 82 DEGREES 59 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 102.01 FEET, TO A POINT;

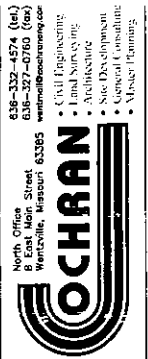
THENCE, DEPARTING THE AFOREMENTIONED NORTH LINE OF CHESTERFIELD AIRPORT ROAD, ALONG THE COMMON LINE OF THE AFOREMENTIONED DEED BOOK 12405, PAGE 1585 AND DEED BOOK 15051, PAGE 1128 OF THE ST. LOUIS COUNTY RECORDS, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 06 DEGREES 15 MINUTES 37 SECONDS EAST, A DISTANCE OF 193.65 FEET TO A POINT;
2. SOUTH 83 DEGREES 44 MINUTES 23 SECONDS EAST, A DISTANCE OF 28.59 FEET TO A POINT;

NORTH 12 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 808.23 FEET BACK TO THE POINT OF BEGINNING AND THIS TRACT OF LAND CONTAINING APPROXIMATELY 709,202 SQUARE FEET OR 16.297 ACRES, MORE OR LESS.



DATE
Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



18331 CHESTERFIELD AIRPORT ROAD /
SPIRIT OF ST LOUIS BOULEVARD
CHESTERFIELD, MISSOURI

NO.	DATE	BY	CHKD	APP'D
1	4-17-17	ERH	ESK	
2	4-17-17	ERH	ESK	
3	4-17-17	ERH	ESK	
4	4-17-17	ERH	ESK	
5	4-17-17	ERH	ESK	
6	4-17-17	ERH	ESK	
7	4-17-17	ERH	ESK	
8	4-17-17	ERH	ESK	
9	4-17-17	ERH	ESK	
10	4-17-17	ERH	ESK	
11	4-17-17	ERH	ESK	
12	4-17-17	ERH	ESK	
13	4-17-17	ERH	ESK	
14	4-17-17	ERH	ESK	
15	4-17-17	ERH	ESK	
16	4-17-17	ERH	ESK	
17	4-17-17	ERH	ESK	
18	4-17-17	ERH	ESK	
19	4-17-17	ERH	ESK	
20	4-17-17	ERH	ESK	

BILL NO. 3158

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR THE KEMP AUTO MUSEUM DEVELOPMENT FOR TWO TRACTS TOTALING 5.1 ACRES, ZONED "PC" PLANNED COMMERCIAL DISTRICT AND LOCATED AT 16955 CHESTERFIELD AIRPORT ROAD A AND 16955 CHESTERFIELD AIRPORT ROAD (17T140202 & 17T140211).

WHEREAS, Volz Incorporated., on behalf of Caplaco Nineteen, Inc., has submitted for review and approval a Boundary Adjustment Plat for a 5.1 acre tract of land zoned "PC" Planned Commercial District located at 16955 Chesterfield Airport Road A and 16955 Chesterfield Airport Road; and,

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust parcel lines to facilitate development of the western half of the two properties; and,

WHEREAS, the Department of Planning and Development Services has reviewed the Boundary Adjustment Plat in accordance with the Unified Development Code of the City of Chesterfield and has found it to be in compliance with all applicable ordinances and has forwarded said Boundary Adjustment Plat to the City Council.

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

Section 1. The Boundary Adjustment Plat for the Kemp Auto Museum Development, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

Section 2. The Mayor and City Clerk are authorized and directed to evidence the approval of the said Boundary Adjustment Plat by affixing their signatures and the official seal of the City of Chesterfield as required on the said document.

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

Passed and approved this _____ day of _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

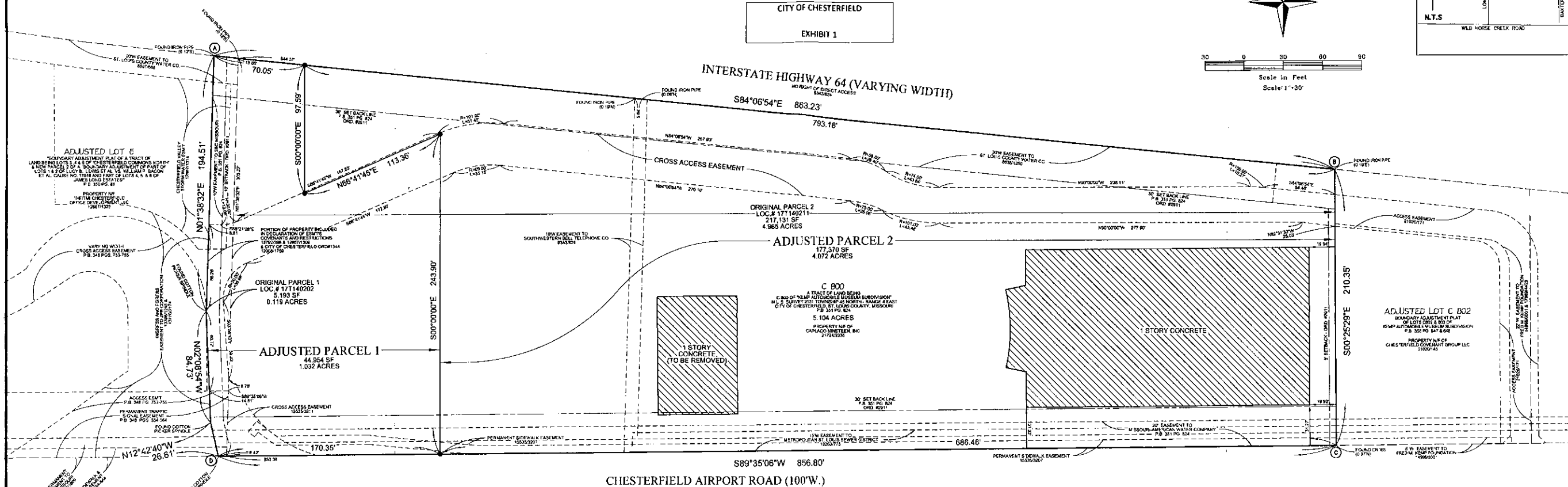
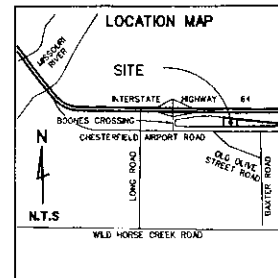
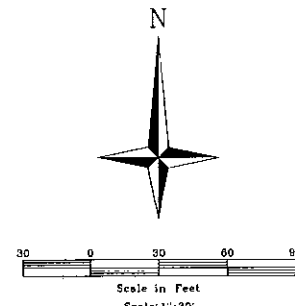
CITY CLERK

FIRST READING HELD: 06/19/2017

C800 BOUNDARY ADJUSTMENT PLAT
A TRACT OF LAND BEING
C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION"
IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD

EXHIBIT 1



CHESTERFIELD AIRPORT ROAD (100' W.)

ADJUSTED PARCEL 1

A tract of land being part of C800 of "Kemp Automobile Museum Subdivision" a subdivision according to the plat thereof recorded in Plat Book 351 pages 824 and 825 of the St. Louis County Records, in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said C800, said point being on the South right-of-way line of Interstate Highway 64, varying width; thence Eastwardly along the North line of said C800 South 84 degrees 06 minutes 54 seconds East 70.05 feet to a point; thence leaving said South right-of-way line the following courses and distances: South 00 degrees 00 minutes 00 seconds 97.59 feet, North 66 degrees 41 minutes 45 seconds East 113.36 feet and South 00 degrees 00 minutes 00 seconds East 243.90 feet to a point in the North right-of-way line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along said North right-of-way line South 89 degrees 35 minutes 06 seconds West 170.35 feet to the Southwest corner of aforementioned C800; thence Northwardly along the West line of said C800 the following courses and distances: North 12 degrees 42 minutes 40 seconds West 26.61 feet, North 02 degrees 08 minutes 54 seconds West 84.73 feet and North 01 degrees 38 minutes 32 seconds East 194.51 feet to the point of beginning and containing 1.032 acres according to a survey by Volz Incorporated during April 2017.

ORIGINAL PARCEL 2

A tract of land being part of C800 of "Kemp Automobile Museum Subdivision" a subdivision according to the plat thereof recorded in Plat Book 351 pages 824 and 825 of the St. Louis County Records, in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the South right-of-way line of Interstate Highway 64, varying width, said point being distant South 84 degrees 06 minutes 54 seconds East 18.66 feet from the Northwest corner of said C800; thence along said South right-of-way line South 84 degrees 06 minutes 54 seconds East 844.57 feet to the Northeast corner of said C800; thence Southwardly along the East line of said C800 South 00 degrees 00 minutes 29 seconds East 210.35 feet to the Southeast corner of said C800, said point being on the North right-of-way line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along said North right-of-way line South 89 degrees 35 minutes 06 seconds West 850.38 feet to a point; thence leaving said North right-of-way line North 01 degrees 38 minutes 32 seconds East; 203.22 feet to the point of beginning and containing 4.072 acres according to a survey by Volz Incorporated during April 2017.

ADJUSTED PARCEL 2

A tract of land being part of C800 of "Kemp Automobile Museum Subdivision" a subdivision according to the plat thereof recorded in Plat Book 351 pages 824 and 825 of the St. Louis County Records, in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at a point in the South right-of-way line of Interstate Highway 64, varying width, said point being distant South 84 degrees 06 minutes 54 seconds East 70.05 feet from the Northwest corner of said C800; thence along said South right-of-way line South 84 degrees 06 minutes 54 seconds East 793.18 feet to the Northeast corner of said C800; thence Southwardly along the East line of said C800 South 00 degrees 00 minutes 29 seconds East 210.35 feet to the Southeast corner of said C800, said point being on the North right-of-way line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along said North right-of-way line South 89 degrees 35 minutes 06 seconds West 850.38 feet to a point; thence leaving said North right-of-way line the following courses and distances: North 00 degrees 00 minutes 00 seconds West 243.90 feet, South 66 degrees 41 minutes 45 seconds West 113.36 feet and North 00 degrees 00 minutes 00 seconds West 97.59 feet to the point of beginning and containing 4.072 acres according to a survey by Volz Incorporated during April 2017.

Notes:

1. Bearing system adopted from "Kemp Automobile Museum Subdivision" as recorded in Plat Book 351 page 824 and 825.
2. Property referenced from Old Republic National Title Insurance Company File No. 15-01195, having an effective date of June 16, 2015, last revised July 7, 2015. Said file commitment was re-opened to disclose all easements of record.
3. State Plane Coordinate System established using G.P.S. from station SL-38 Missouri State Plane Coordinate System, East Zone. Grid Azimuth: 266 degrees 49 minutes 04 seconds West. Grid Bearing: South 66 degrees 49 minutes 04 seconds West. Station Name: SL-38, 1990. Azimuth Mark: SL-38A, 1990. Grid Factor: 0.9999175. Coordinates (meters): N 514 628 250 E 239 963 016. Adjustment 2000. Coordinates relative position tolerance is 3 centimeters.
4. St. Louis County Benchmarks 12196 NAVD83, C2011a; Elev = 646.83 FMS. Standard Aluminum Disk stamped SL-31, 1990. Disk set along the west side of Elbridge-Payne Drive; across from the north drive extended for Innovations Inc. Approximately 180' south of the intersection of Hwy 164 South Outer Road and Elbridge-Payne Drive.
5. State this is in the following districts: Metropolitan St. Louis Sewer District, Monarch Fire Protection District, Rockwood R9 School District, Bonhomme Creek Watershed, City of Chesterfield Ward 4.
6. This is a survey in the following utility service areas: Missouri American Water Company, Laclede Gas Company, AmeriGen Company, AT&T, Charter Communications Cable TV.

Old Republic National Title Insurance Company
File No. 15-01195, having an effective date of June 16, 2015, last revised July 7, 2015.
Schedule B Section II
[Note 2: Item numbers below correspond with item numbers in Schedule B Section II of the Title Commitment.]

4. Building lines, easements, conditions and restrictions established by the plat recorded in Plat Book 351 pages 824 and 825. [Subject to: shown]
5. Limitation of right of direct access to Hwy Highway 40 T.R. by Cause No. 290860 of the Circuit Court of St. Louis County, Missouri, a copy of the Report of Commissioners is recorded in Book 6043 page 824. [Subject to: shown]
6. Easement granted St. Louis County Water Company by instrument recorded in Book 8537 page 636 [Subject to: shown] and Book 8638 page 1050 [Subject to: shown]
7. Easement granted Southwestern Bell Telephone Company by instrument recorded in Book 8537 page 636 [Subject to: shown] and Book 8638 page 1050 [Subject to: shown]
8. Easement granted The Metropolitan St. Louis Sewer District by instrument recorded in Book 10263 page 775 [Subject to: shown]
9. Terms and provisions of Ordinance No. 1344 of the City of Chesterfield, a certified copy of which is recorded in Book 12608 page 1759 [Subject to: shown]
10. Restrictions, conditions and easements established on the plat of Chesterfield Commons North recorded in Plat Book 348 pages 753, 754 and 755 [Subject to: shown]
11. Building lines, easements and restrictions established on the plat of Chesterfield Commons North recorded in Plat Book 348 pages 753, 754 and 755 [Subject to: shown]
12. Declaration of Easements, Covenants and Restrictions of Chesterfield North Commons according to instrument recorded in Book 12792 page 398 [Subject to: shown] and amendment thereto recorded in Book 12957 page 1309 [Subject to: shown]
13. Culvert Maintenance Agreement by and between TIF Chesterfield Development, L.L.C. ("Developer") and the City of Chesterfield, Missouri, the "City", dated August 9, 2009 and recorded February 1, 2001 in Book 12852 page 487 [Subject to: shown] and location of culvert pipes shown on document and plotted hereon.
14. Easement granted the City of Chesterfield by instrument recorded in Book 12867 page 1314 [Subject to: shown]
15. Permanent Drainage Easement granted St. Louis County, Missouri by instrument recorded in Book 12868 page 1609 [Subject to: shown]
16. Permanent Sidewalk Easement granted the City of Chesterfield by instrument recorded in Book 15535 page 3207 [Subject to: shown]
17. Cross Access Office Development, dated December 15, 2002 and recorded December 17, 2003 in Book 15535 page 3211. [Subject to: shown]

18. Terms and provisions of the Site Development Plan of the Kemp Auto Museum recorded in Plat Book 351 pages 824 and 825 and Plat Book 353 pages 180, 181 and 182. [Subject to: Not shown]
19. Declaration of Reservations according to instrument recorded in Book 21020 page 158 [Subject to: Not shown]
20. Terms, conditions and provision as contained in Easement Agreement recorded in Book 13396 page 1245 and re-recorded in Book 13770 page 2174, as attached by Estoppel Certificate and Affirmation Agreement recorded in Book 21576 page 3706 and Confirmation of Release of Termination Right recorded in Book 21572 page 808 [Subject to: Shown]
- Note: The termination right set forth in Section 1 of the above Easement Agreement has been released according to Confirmation of Release of Termination Right recorded in Book 21578 page 808
22. Terms, conditions and provisions as contained in Book 21020 page 171. [Subject to: Shown]

ORIGINAL PARCEL 1

A tract of land being part of C800 of "Kemp Automobile Museum Subdivision" a subdivision according to the plat thereof recorded in Plat Book 351 pages 824 and 825 of the St. Louis County Records, in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of said C800, said point being on the South right-of-way line of Interstate Highway 64, varying width; thence Eastwardly along the North line of said C800 South 84 degrees 06 minutes 54 seconds East 18.66 feet to a point; thence Southwardly along the East line of said C800 South 00 degrees 00 minutes 29 seconds East 210.35 feet to a point in the North right-of-way line of Chesterfield Airport Road, 100 feet wide; thence Westwardly along said North right-of-way line South 89 degrees 35 minutes 06 seconds West 84.73 feet and North 01 degrees 38 minutes 32 seconds East 194.51 feet to the point of beginning and containing 5.193 square feet according to a survey by Volz Incorporated during April 2017.

The undersigned owner of the tract of land platted and further described in the foregoing surveyor's certificate has caused the same to be surveyed and boundary adjusted in the manner shown on this plat, which shall hereafter be known as "C800 Boundary Adjustment Plat".

The Cross Access Easements shown hereon are hereby dedicated to the present and future owners of the lots in this subdivision, their heirs, grantees, assigns, and invitees, as their interests may appear, for the purpose of ingress and egress of vehicular or pedestrian traffic. The Cross Access Easements shown hereon are also hereby dedicated to the present and future properties abutting this plat along its West and East boundary lines.

Two permanent monuments for each block, created (indicated as A) and semi-permanent monuments at all lot corners (indicated as B) will be set with the exception that the lot corner monuments may be monumented by notches or crosses cut in concrete paving or the prolongation of the lot line, within twelve (12) months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.030 of the Missouri Department of Natural Resources and 4 CSR 30-16.09C of the Missouri Department of Economic Development.

Building lines as shown on this plat are hereby established.

IN TESTIMONY WHEREOF, I have signed the foregoing this ____ day of _____, 2017.

CAPLACO NINETEEN, INC. _____
Signature
Print Name & Title

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this ____ day of _____, 2017, before me personally appeared _____, who being by me duly sworn, did say that he is the _____ of Caplaco Nineteen Inc., a corporation of the State of Missouri. That said instrument was signed on behalf of said corporation by authority of its members and the said _____ acknowledged said instrument to be his 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.

My Commission Expires: _____

Notary Public

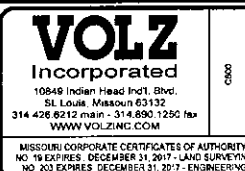
This is to certify that this "C800 Boundary Adjustment Plat" was approved by the City Council for the City of Chesterfield by Ordinance No. _____ on the ____ day of _____, 2017 and thereby authorizes the recording of this plat with the office of the St. Louis County Recorder of Deeds.

Bob Nation, Mayor _____ Vickie Hass, City Clerk

We, Volz Incorporated, have by order of CAPLACO NINETEEN, INC., made a survey and prepared a Boundary Adjustment Plat of "A tract of land being C800 of "Kemp Automobile Museum Subdivision" in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri" and the results are represented hereon. This survey was executed in compliance with the current Missouri Minimum Standards for Property Boundary Surveys adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects and the Missouri Department of Natural Resources, and meets the accuracy requirements set forth for Urban Property. Monumentation shown on this plat will be set upon completion of construction.

VOLZ INCORPORATED

Signature
Print Name & Title



BILL NO. 3159

ORDINANCE NO. _____

APPROVES THE INSTALLATION OF FIVE FIRE HYDRANTS AT THE WARWICK ON WHITE SUBDIVISION LOCATED 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. Five (5) fire hydrants at the following locations:

1. On the southeast corner of the intersection of White Road and Warwick Gate Drive.
2. On the south side of Warwick Gate Drive approximately 325 feet from the centerline of White Road.
3. On the south side of Warwick Gate Drive approximately 600 feet from the centerline of White Road.
4. On the south side of Warwick Gate Drive approximately 50 feet west of the centerline of Whetherly Landing.
5. On the east side of Wheatherly Landing at the intersection of Lot 8 and common ground.

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 _____, 2017.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie Hass, CITY CLERK

FIRST READING HELD: _____

I, Cary Spiegel, 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 20th day of April, 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 5 public fire hydrant(s) in Warwick on White Road (subdivision) as follows:

1. On the southeast corner of the intersection of White Road and Warwick Gate Drive.
2. On the south side of Warwick Gate Drive approximately 325 feet from the centerline of White Road.
3. On the south side of Warwick Gate Drive approximately 600 feet from the centerline of White Road.
4. On the south side of Warwick Gate Drive approximately 50 feet west of the centerline of Whetherly Landing.
5. On the east side of Whetherly Landing at the intersection of Lot 8 and common ground.

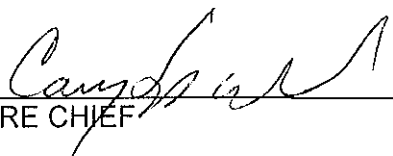
WHEREAS, The Insurance Services Office of Missouri has specified the minimum fire flow for Warwick on White Road (subdivision) to be 2,000 GPM at 20 PSIG:

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 5 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 20th day of April, 2015.




FIRE CHIEF