



**AGENDA REVIEW MEETING  
CHESTERFIELD CITY COUNCIL  
Monday, June 18, 2018  
6:00 PM**

**I. Appointments** – Mayor Bob Nation

**A. Re-appointment**

Planning Commission – Merrell Hansen

**B. Appointment**

Planning Commission – Guy Tilman

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

**A. Bill No. 3200** - P.Z. 02-2018 Summit-Topgolf **(Second Reading)**

**B. Bill No. 3205** – 14390 Olive Blvd. Lot Split Plat **(First & Second Reading)**

**C. Next Meeting - June 21, 2018 (5:45pm)**

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

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

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

**A. Bill No. 3206** – Next generation 9-1-1 System **(First Reading)**

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

**A. Public Works Facility Repair**

1. Authorize Budget Amendment
2. Authorize contract with Murphy Mechanical
3. Authorize contract with Greg Glandt Roofing

**VII. Unfinished Business** – Mayor Bob Nation

**VIII. New Business** – Mayor Bob Nation

## **IX. Adjourn –**

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

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



**AGENDA**  
**CHESTERFIELD CITY COUNCIL MEETING**  
**Chesterfield City Hall**  
**690 Chesterfield Parkway West**  
**Monday, June 18, 2018**  
**7:00PM**

- I. CALL TO ORDER** – Mayor Bob Nation
- II. PLEDGE OF ALLEGIANCE** – Mayor Bob Nation
- III. MOMENT OF SILENT PRAYER** – Mayor Bob Nation
- IV. ROLL CALL** – City Clerk Vickie Hass
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
  - A. Executive Session Minutes** – June 4, 2018
  - B. City Council Meeting Minutes** – June 4, 2018
- VI. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
- VII. INTRODUCTORY REMARKS** – Mayor Bob Nation
  - A. Thursday, June 21, 2018** – Planning and Public Works (5:45 pm)
  - B. Monday, June 25, 2018** – Planning Commission (7 pm)
  - C. Monday, July 16, 2018** – Next City Council Meeting (7 pm)

## **VIII. APPOINTMENTS – Mayor Bob Nation**

### **A. Re-appointment**

- Planning Commission – Merrell Hansen

### **B. Appointment**

- Planning Commission – Guy Tilman

## **IX. COUNCIL COMMITTEE REPORTS**

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

- 1. Bill No. 3200 - P.Z. 02-2018 Summit-Topgolf (Second Reading)**
- 2. Bill No. 3205 – 14390 Olive Blvd. Lot Split Plat (First & Second Reading)**
- 3. Next Meeting – June 21, 2018 (5:45pm)**

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

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

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

- 1. Bill No. 3206 – Next generation 9-1-1 System (First Reading)**

## **X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel**

### **A. Public Works Facility Repair**

1. Authorize Budget Amendment
2. Authorize contract with Murphy Mechanical
3. Authorize contract with Greg Glandt Roofing

## **XI. UNFINISHED BUSINESS – Mayor Bob Nation**

## **XII. NEW BUSINESS – Mayor Bob Nation**

## **XIII. LEGISLATION**

- A. Bill No. 3205 - An ordinance providing for the approval of a Lot Split Plat for 14390 Olive Blvd. to create a 15,000 square foot tract of land and a 28,298 square foot tract of land, both zoned R2 Residence District and located southwest of the intersection of Olive Blvd. and Oak Creek**

Meadow Court (16R220215). **(First & Second Readings) Department of Planning & Development Services recommends approval.**

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

#### **XIV. LEGISLATION – PLANNING COMMISSION**

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

#### **XV. ADJOURNMENT**

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

**Notice** is hereby given that the City Council may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City’s representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, 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 REVIEW – Monday, 6/18/2018 – 6:00 PM**

An AGENDA REVIEW meeting has been scheduled to start at **6:00 pm, on Monday June 18, 2018.**

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



## RECORD OF PROCEEDING

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

**JUNE 4, 2018**

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The meeting was called to order at 7:04 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 Mary Ann Mastorakos  
Councilmember Dan Hurt  
Councilmember Michael Moore  
Councilmember Tom DeCampi  
Councilmember Michelle Ohley

#### APPROVAL OF MINUTES

The minutes of the May 23, 2018 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the May 23, 2018 Executive Session minutes. A voice vote was taken resulting in an affirmative 7 – 0 – 1 result, with Councilmember Flachsbart abstaining. Mayor Nation declared the motion passed and minutes approved.

The minutes of the May 23, 2018 City Council meeting were submitted for approval. Councilmember Hurt made a motion, seconded by Councilmember Keathley, to approve the May 23, 2018 City Council minutes. A voice vote was taken resulting in an affirmative 7 – 0 – 1 result, with Councilmember Flachsbart abstaining. Mayor Nation declared the motion passed and minutes approved.

### **COMMUNICATIONS AND PETITIONS**

Wendy Geckeler (26 Chesterfield Lakes Road) spoke in favor of environmentally sound deer management, bow hunting and requested additional information be provided regarding the impacts of an unmanaged deer population.

Mike Falkner (5055 New Baumgartner) offered to answer any questions regarding Bill No. 3204 - Falling Leaves Estates.

Ben Murphy (15696 Silverlake Court) spoke expressing his dissatisfaction for the Planning Commission appointment process, specifically an alleged gender based process, and his disappointment in not re-appointing Laura Luecking.

### **INTRODUCTORY REMARKS**

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

Mayor Nation announced that the next meeting of City Council has been scheduled for Monday, June 18, at 7 p.m.

### **APPOINTMENTS**

Mayor Nation offered the re-appointment of Municipal Judge Rick Brunk for a three year term. He explained that the term was only proposed for three years in lieu of the maximum four year term due to a mandatory retirement age. Mayor Nation asked for approval of the proposed resolution to re-appoint Municipal Judge Rick Brunk. Councilmember Hurt made a motion, seconded by Councilmember Mastorakos to approve the proposed resolution to reappoint Municipal Judge Rick Brunk for a three-year term to expire on June 11, 2021.

Councilmember Keathley made a motion to amend the proposed motion to approve the reappointment, by referring the reappointment to the Public Health and Safety Committee for further review and vetting. The motion to amend was seconded by Councilmember DeCampi.

Councilmember DeCampi then moved to further amend the proposed amendment referring the reappointment to the Public Health and Safety Committee, by referring the proposed appointment to the Public Health and Safety Committee of the Whole for review and vetting. The second motion to amend was seconded by Councilmember

Keathley. After much discussion, the second amendment failed by a 5-3 roll call vote: Ayes – Ohley, Keathley, and DeCampi; Nays - Flachsbart, McGuinness, Mastorakos, Moore and Hurt.

City Council then voted on the first motion to amend, which was to refer the proposed re-appointment to the Public Health and Safety Committee. The first motion to amend also failed by a 5-3 roll call vote: Ayes – Ohley, Keathley, and DeCampi; Nays - Flachsbart, McGuinness, Mastorakos, Moore and Hurt. Council then approved the proposed resolution by a 5-3 vote: Ayes – Flachsbart, McGuinness, Mastorakos, Moore and Hurt; Nays- Ohley, Keathley, and DeCampi becoming resolution #445.

Mayor Nation nominated Mr. Gene Schenberg for appointment to the Planning Commission to fill the vacancy created by the departure of Wendy Geckeler. Councilmember McGuinness made a motion, seconded by Councilmember Flachsbart, to appoint Mr. Gene Schenberg to the Planning Commission for a term of 4 years. Council voted 4-4, with Councilmembers DeCampi, Ohley, Mastorakos, and Keathley voting in opposition. The Mayor then broke the tie by casting his vote to approve the nomination.

Mayor Nation nominated Ms. Ferne Wiesenthal (Wolf) for appointment to the Human Rights Commission. Councilmember Flachsbart made a motion, seconded by Councilmember Mastorakos, to appoint Ms. Ferne Wiesenthal (Wolf) to the Human Rights Commission for a three year term. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

## **COUNCIL COMMITTEE REPORTS**

### **Planning/Public Works Committee**

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

Councilmember Ohley reported that Bill No. 3201 (Arbors at Wilmas Farm, Plat 1 – Replacement Construction and Maintenance Escrows) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3202 (Arbors at Wilmas Farm, Plat 2 – Replacement Construction and Maintenance Escrows) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3203 (Spirit Valley Business Park, Lot 16 & Lot 17 [Boundary Adjustment Plat]) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley reported that Bill No. 3204 (Falling Leaves Estates II, Record Plat) is scheduled for both first and second reading approval under the “Legislation” portion of the agenda.

Councilmember Ohley announced that the next meeting of this Committee has been scheduled for Thursday, June 7, at 5:45 p.m.

### **Finance and Administration Committee**

Councilmember Barbara McGuinness, Chairperson of the Finance and Administration Committee, indicated that she had no report this evening.

### **Parks, Recreation & Arts Committee**

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

### **Public Health & Safety Committee**

Councilmember Ben Keathley, Chairperson of the Public Health & Safety Committee, reported that they met prior to the City Council Meeting and described the topics discussed at that meeting.

### **REPORT FROM THE CITY ADMINISTRATOR**

City Administrator Mike Geisel indicated that he had no report this evening.

### **UNFINISHED BUSINESS**

There was no unfinished business.

### **NEW BUSINESS**

There was no new business.

### **LEGISLATION**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No.’s 3201, 3202, 3203, and 3204. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No.’s 3201, 3202, 3203, and 3204 were read for the first time.

|               |                                                                                                                                                                                                                     |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BILL NO. 3201 | Amends Ordinance 2929 to authorize replacement Construction and Maintenance Escrows for Arbors at Wilmas Farm Subdivision, Plat 1 (First and Second Readings) Planning & Public Works Committee recommends approval |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3201. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3201 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3201 with the following results: Ayes – Hurt, Ohley, Keathley, DeCampi, Mastorakos, McGuinness, Flachsbart, and Moore. Nays – None. Whereupon Mayor Nation declared Bill No. 3201 approved, passed it and it became **ORDINANCE NO. 3007.**

**BILL NO. 3202** Amends Ordinance 2930 to authorize replacement Construction and Maintenance Escrows for Arbors at Wilmas Farm Subdivision, Plat 2 **(First and Second Readings) Planning & Public Works Committee recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3202. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3202 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3202 with the following results: Ayes-Mastorakos, DeCampi, Keathley, Moore, Hurt, McGuinness, Flachsbart, and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3202 approved, passed it and it became **ORDINANCE NO. 3008.**

**BILL NO. 3203** Provides for the approval of a Boundary Adjustment Plat for Lots 16 and 17 of the Spirit Valley Business Park Plat to create a 6.183 acre tract of land, zoned “PI” Planned Industrial District, and located on the south side of Olive Street Road, west of Spirit Valley East Drive (17W510147, 17W230076) **(First and Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3203. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3203 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3203 with the following results: Ayes – Hurt, Moore, Keathley, Ohley, Mastorakos, McGuinness, DeCampi, and Flachsbart. Nays – None. Whereupon Mayor Nation declared Bill No. 3203 approved, passed it and it became **ORDINANCE NO. 3009.**

**BILL NO. 3204** Provides the approval of a Record Plat and escrow agreements for the Falling Leaves Estates II Subdivision, a 17.4 acre tract of land zoned Large Lot Residential (LLR) located west of Wilson Avenue and northwest of the intersection of Wilson Avenue and Clarkson Road **(First and Second Readings) Department of Planning & Development Services recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the second reading of Bill No. 3204. A voice vote was taken with a unanimous affirmative result

and the motion was declared passed. Bill No. 3204 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3204 with the following results: Ayes – Mastorakos, Moore, Flachsbar, Ohley, DeCampi, Hurt, Keathley, and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3204 approved, passed it and it became **ORDINANCE NO. 3010**.

### **LEGISLATION – PLANNING COMMISSION**

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

Councilmember Ohley made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3200. Councilmember McGuinness motioned to amend the Attachment A, Paragraph L to reflect the current power of review language, specifically dealing with the timetable and number of Councilmembers required. The motion to amend was seconded by Councilmember Hurt.

A voice vote was taken on the motion to amend, with a unanimous affirmative result and the motion to amend was declared passed. A voice vote was taken on the main motion to read Amended Bill No. 3200 for the first time, with a unanimous affirmative result and the motion was declared passed. Amended Bill No. 3200 was read for the first time.

### **ADJOURNMENT**

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:32p.m.

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Mayor Bob Nation

**ATTEST:**

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Amanda Miller, Deputy City Clerk

APPROVED BY CITY COUNCIL: \_\_\_\_\_

City of Chesterfield  
**Payment Register**  
 Checks over \$5000

From Payment Date: 5/1/2018 - To Payment Date: 5/30/2018

| Number             | Date       | Status | Void Reason | Reconciled/<br>Voided Date | Source           | Payee Name                                    | Transaction<br>Amount | Reconciled<br>Amount | Difference |
|--------------------|------------|--------|-------------|----------------------------|------------------|-----------------------------------------------|-----------------------|----------------------|------------|
| <u>Check</u>       |            |        |             |                            |                  |                                               |                       |                      |            |
| 42065              | 05/03/2018 | Open   |             |                            | Accounts Payable | MUSCO SPORTS LIGHTING LLC                     | \$26,000.00           |                      |            |
| 42069              | 05/03/2018 | Open   |             |                            | Accounts Payable | PEPSI BEVERAGE CO                             | \$7,299.32            |                      |            |
| 42070              | 05/03/2018 | Open   |             |                            | Accounts Payable | R.L. MUELLER NATIONAL DIST. INC.              | \$14,739.93           |                      |            |
| 42078              | 05/07/2018 | Open   |             |                            | Accounts Payable | US SILICA COMPANY                             | \$22,351.35           |                      |            |
| 42090              | 05/10/2018 | Open   |             |                            | Accounts Payable | MUSCO SPORTS LIGHTING LLC                     | \$30,500.00           |                      |            |
| 42107              | 05/17/2018 | Open   |             |                            | Accounts Payable | G. R. ROBINSON SEED                           | \$5,464.00            |                      |            |
| 42115              | 05/17/2018 | Open   |             |                            | Accounts Payable | LIFEGUARDS UNLIMITED                          | \$46,815.00           |                      |            |
| 42116              | 05/17/2018 | Open   |             |                            | Accounts Payable | LLOYD A LYNN, INC                             | \$5,828.20            |                      |            |
| 42120              | 05/17/2018 | Open   |             |                            | Accounts Payable | PETTY CASH - PARKS                            | \$7,000.00            |                      |            |
| 42122              | 05/17/2018 | Open   |             |                            | Accounts Payable | R.L. MUELLER NATIONAL DIST. INC.              | \$5,523.20            |                      |            |
| 42123              | 05/17/2018 | Open   |             |                            | Accounts Payable | SITE ONE LANDSCAPE SUPPLY, LLC                | \$5,390.05            |                      |            |
| 42156              | 05/23/2018 | Open   |             |                            | Accounts Payable | GREY EAGLE DISTRIBUTORS                       | \$5,254.30            |                      |            |
| 42166              | 05/23/2018 | Open   |             |                            | Accounts Payable | PEPSI BEVERAGE CO                             | \$6,357.96            |                      |            |
| 42167              | 05/23/2018 | Open   |             |                            | Accounts Payable | R.L. MUELLER NATIONAL DIST. INC.              | \$7,349.08            |                      |            |
| 42171              | 05/23/2018 | Open   |             |                            | Accounts Payable | US SILICA COMPANY                             | \$8,529.85            |                      |            |
| 54062              | 05/03/2018 | Open   |             |                            | Accounts Payable | ALBERT ARNO INC.                              | \$6,400.00            |                      |            |
| 54063              | 05/03/2018 | Open   |             |                            | Accounts Payable | AMCON MUNICIPAL CONCRETE, LLC                 | \$68,452.54           |                      |            |
| 54066              | 05/03/2018 | Open   |             |                            | Accounts Payable | AMERICAN BANKERS INSURANCE COMPANY            | \$9,529.00            |                      |            |
| 54072              | 05/03/2018 | Open   |             |                            | Accounts Payable | BOBCAT COMPANY                                | \$11,026.40           |                      |            |
| 54075              | 05/03/2018 | Open   |             |                            | Accounts Payable | CHEVIN FLEET SOLUTIONS LLC                    | \$6,030.19            |                      |            |
| 54083              | 05/03/2018 | Open   |             |                            | Accounts Payable | DELTA DENTAL OF MISSOURI                      | \$13,682.22           |                      |            |
| 54095              | 05/03/2018 | Open   |             |                            | Accounts Payable | GAMMA TREE EXPERTS                            | \$10,617.00           |                      |            |
| 54107              | 05/03/2018 | Open   |             |                            | Accounts Payable | LACLEDE GAS COMPANY                           | \$5,411.58            |                      |            |
| 54125              | 05/03/2018 | Open   |             |                            | Accounts Payable | MURPHY COMPANY                                | \$6,513.98            |                      |            |
| 54126              | 05/03/2018 | Open   |             |                            | Accounts Payable | NEOTECH SOLUTION INC                          | \$5,618.15            |                      |            |
| 54129              | 05/03/2018 | Open   |             |                            | Accounts Payable | PNC BANK                                      | \$5,637.60            |                      |            |
| 54132              | 05/03/2018 | Open   |             |                            | Accounts Payable | REINHOLD ELECTRIC, INC.                       | \$5,400.00            |                      |            |
| 54143              | 05/03/2018 | Open   |             |                            | Accounts Payable | THE HARTFORD-PRIORITY ACCOUNTS                | \$8,588.16            |                      |            |
| 54165              | 05/10/2018 | Open   |             |                            | Accounts Payable | AMERICAN READY MIX CO.                        | \$6,017.50            |                      |            |
| 54170              | 05/10/2018 | Open   |             |                            | Accounts Payable | BURNS & MCDONNELL                             | \$16,095.15           |                      |            |
| 54175              | 05/10/2018 | Open   |             |                            | Accounts Payable | CONTRACTORS & MUNICIPAL                       | \$11,975.00           |                      |            |
| 54181              | 05/10/2018 | Open   |             |                            | Accounts Payable | EFK MOEN, LLC.                                | \$11,349.75           |                      |            |
| 54184              | 05/10/2018 | Open   |             |                            | Accounts Payable | FRIENDSHIP VILLAGE                            | \$13,911.94           |                      |            |
| 54185              | 05/10/2018 | Open   |             |                            | Accounts Payable | GERSHENSON CONSTRUCTION                       | \$121,798.00          |                      |            |
| 54190              | 05/10/2018 | Open   |             |                            | Accounts Payable | LEON UNIFORM CO., INC.                        | \$12,130.98           |                      |            |
| 54207              | 05/10/2018 | Open   |             |                            | Accounts Payable | ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL | \$188,701.58          |                      |            |
| 54213              | 05/10/2018 | Open   |             |                            | Accounts Payable | TOPE PLUMBING                                 | \$6,795.00            |                      |            |
| 54225              | 05/17/2018 | Open   |             |                            | Accounts Payable | BOBCAT COMPANY                                | \$22,059.01           |                      |            |
| 54230              | 05/17/2018 | Open   |             |                            | Accounts Payable | DANIEL JONES & ASSOCIATES P.C.                | \$21,580.00           |                      |            |
| 54232              | 05/17/2018 | Open   |             |                            | Accounts Payable | DOORACK BRICK CONTRACTING COMPANY             | \$6,500.00            |                      |            |
| 54235              | 05/17/2018 | Open   |             |                            | Accounts Payable | GAMMA TREE EXPERTS                            | \$17,076.50           |                      |            |
| 54236              | 05/17/2018 | Open   |             |                            | Accounts Payable | GENERAL CODE LLC                              | \$9,000.00            |                      |            |
| 54243              | 05/17/2018 | Open   |             |                            | Accounts Payable | LOU FUSZ FORD, INC.                           | \$300,168.00          |                      |            |
| 54257              | 05/23/2018 | Open   |             |                            | Accounts Payable | AMEREN MISSOURI                               | \$9,228.11            |                      |            |
| 54263              | 05/23/2018 | Open   |             |                            | Accounts Payable | BURNS & MCDONNELL                             | \$15,717.87           |                      |            |
| 54276              | 05/23/2018 | Open   |             |                            | Accounts Payable | FROESEL OIL, INC.                             | \$20,200.01           |                      |            |
| 54295              | 05/23/2018 | Open   |             |                            | Accounts Payable | OATES ASSOCIATES                              | \$7,995.75            |                      |            |
| 54297              | 05/23/2018 | Open   |             |                            | Accounts Payable | PAVEMENT SOLUTIONS, LLC                       | \$157,446.92          |                      |            |
| 54309              | 05/23/2018 | Open   |             |                            | Accounts Payable | TOPE PLUMBING                                 | \$6,885.00            |                      |            |
| 54312              | 05/23/2018 | Open   |             |                            | Accounts Payable | TOPE PLUMBING                                 | \$5,240.00            |                      |            |
| Type Check Totals: |            |        |             |                            |                  |                                               | \$1,355,181.13        |                      |            |

### **UPCOMING MEETINGS/EVENTS**

- A. Thursday, June 21, 2018** – Planning and Public Works (5:45 pm)
- B. Monday, June 25, 2018** – Planning Commission (7 pm)
- C. Monday, July 16, 2018** – Next City Council Meeting (7 pm)

## **COMMUNICATIONS AND PETITIONS**

## **APPOINTMENTS**

### **Re-appointment of Merrell Hansen to the Planning Commission**

Mayor Nation has offered the re-appointment of Merrell Hansen to the Planning Commission. The re-appointment requires the consent of City Council. As such, a voice vote is scheduled to confirm the Mayor's re-appointment of Merrell Hansen.

### **Appointment of Guy Tilman to the Planning Commission**

Mayor Nation has offered the appointment of Guy Tilman to the Planning Commission. The appointment requires the consent of City Council. As such, a voice vote is scheduled to confirm the Mayor's appointment of Guy Tilman. Mr. Tilman was interviewed by the Planning and Public Works Committee and his appointment was recommended for approval by a vote of 3 – 1.

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



**DATE:** June 8, 2018

**TO:** Michael O. Geisel, City Administrator

**FROM:** Vickie J. Hass, City Clerk *VFH*

**SUBJECT:** Statutory Committee Appointment/Re-Appointment

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Motion to approve **appointment** of Guy Tilman to the Planning Commission was passed by a vote of 3-1 at the June 7, 2018 Planning and Public Works Committee meeting (resume attached):

**Planning Commission**

Guy Tilman  
15274 Brightfield Manor Drive  
Chesterfield, MO 63017  
636-532-4542  
[guydeb@charter.net](mailto:guydeb@charter.net)  
Ward II  
New term expires 6/6/22

Mayor Nation intends to nominate the following individual for **re-appointment** at the June 18, 2018 City Council meeting:

**Planning Commission**

Merrell Hansen  
1234 Walnut Hill Farm Drive  
Chesterfield, MO 63005  
314-503-8844  
[merrell.hansen@bunnyhill-farm.com](mailto:merrell.hansen@bunnyhill-farm.com)  
Ward IV  
New term expires 6/6/22

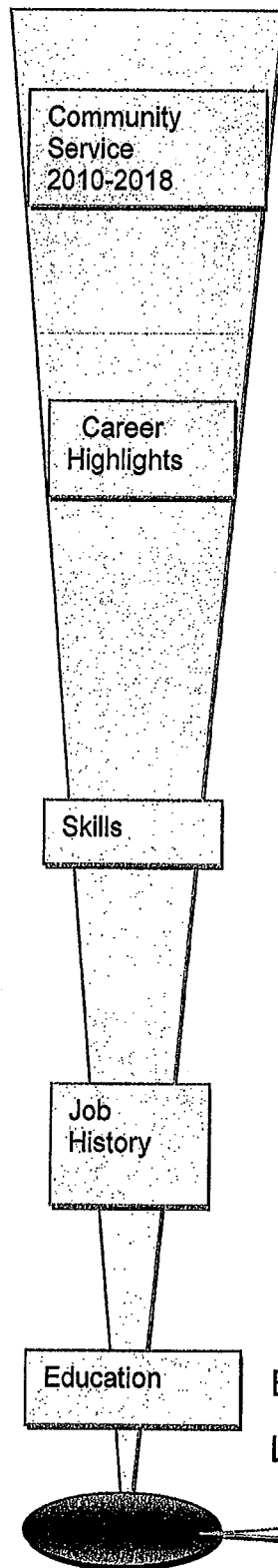
Please add these appointment/reappointments to the June 18, 2018 City Council agenda.

# Guy Tilman

(314) 495-1810

15274 Brightfield Manor Drive, Chesterfield MO

guydeb@charter.net



Community  
Service  
2010-2018

Career  
Highlights

Skills

Job  
History

Education

- Chesterfield City Council
- Chesterfield Planning Commission
- Chesterfield Parks, Recreation and Arts Committee
- United Way of Greater St. Louis

- St. Louis site planning and master plan development
- Monsanto Childcare Center planning and construction
- Nidus Center site planning and construction
- Donald Danforth Plant Science Center land grant and planning
- Member Creve Coeur Chamber of Commerce BOD
- 25 year member and BOD Service St. Louis Chapter IFMA

- Project Management
- Contract Development
- Facilities Planning
- People Management and Talent Development
- Budgeting and Cost Management

- US Customer Service Dir., Monsanto Company 2006 - 2009
- Director, Procurement, Monsanto Company 2003 - 2005
- Director, Corporate Services, Monsanto Company 2001 - 2002
- Director, Facilities Management, Monsanto Company 1999 - 2000
- Facilities Management roles of increasing responsibility, Monsanto Company 1980 - 1999

BS Business Administration

Lindenwood College, St. Charles, MO May, 1990

## **PLANNING AND PUBLIC WORKS COMMITTEE**

Chair: Councilmember Ohley

Vice Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the June 18, 2018 City Council meeting.

### **LEGISLATION – PLANNING COMMISSION**

#### **Bill No. 3200 - P.Z. 02-2018 Summit-Topgolf**

An ordinance repealing City of Chesterfield Ordinance 2932 to establish a new “PC” Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing. (P.Z. 02-2018 Summit-Topgolf [Topgolf USA Chesterfield LLC] 17T510063, 17T520105, 17T520116)

**(Second Reading) Planning Commission recommends approval.**

**Amendment recommended and approved by City Council at its June 4, 2018 meeting has been incorporated into Bill No. 3200.**

### **LEGISLATION**

#### **Bill No. 3205 - 14390 Olive Blvd. Lot Split Plat**

An ordinance providing for the approval of a Lot Split Plat for 14390 Olive Blvd. to create a 15,000 square foot tract of land and a 28,298 square foot tract of land, both zoned R2 Residence District and located southwest of the intersection of Olive Blvd. and Oak Creek Meadow Court (16R220215).

**(First & Second Readings) Department of Planning & Development Services recommends approval.**

### **NEXT MEETING**

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, June 21, 2018 at 5:45 pm

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

# MEMORANDUM

TO: Mike Geisel, City Administrator

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

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, June 7, 2018



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 7, 2018 in Conference Room 101.

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

Also in attendance were: Mayor Bob Nation; Planning Commission Chair Merrell Hansen; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning & Development Services; and Kathy Juergens, Recording Secretary.

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

Chair Ohley announced that Councilmember Moore was in attendance as proxy for Councilmember Hurt.

## I. APPROVAL OF MEETING SUMMARY

### A. Approval of the May 24, 2018 Committee Meeting Summary

Councilmember Flachsbart made a motion to approve the Meeting Summary of May 24, 2018. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

## II. UNFINISHED BUSINESS – None.

## III. NEW BUSINESS

### A. Planning Commission Nominee Interview

Chair Ohley introduced Planning Commission nominee Guy Tilman.

In response to questions, Mr. Tilman stated that the role of the Planning Commission is to follow the ordinances that the City has in place. The Commission does not make ordinances or make judgements about what is good or bad. A good commissioner is an individual who takes the time to thoroughly understand the projects presented, which includes researching the history of

the project, performing site visits and asking questions to make sure the proposed use is appropriate and complies with the City's Unified Development Code.

Councilmember Mastorakos stated that she has received feedback from residents regarding the recent influx of intense developments coming to Chesterfield. Residents are concerned about the loss of greenspace, density of the developments and how the developments will affect the future quality of life. She asked for assurance from Mr. Tilman that he will weigh the issue of what is going on for present and future projects in relation to how the City will look. Mr. Tilman responded that during the upcoming Comprehensive Plan review, citizen input will play an important role in determining future guidelines for the City. During this process, we will get a good sense for what the residents are looking for and what are they not looking for. It is not the Planning Commission's job to change the Comprehensive Plan to suit what the Commission believes is correct or incorrect. The Plan goes through a political process and should be reviewed by residents. Mr. Tilman further stated that the Comprehensive Plan is an important activity for the City to undertake and now is a good time to do so. He hopes that in the planning process, the Commission will take the time to lay out a strong plan that includes input not just from developers, Staff and elected officials, but also includes the faith-based community and residents. He suggested that a review take place every two to three years to avoid future conflicts with dated Code requirements, such as those we have dealt with recently.

Chair Ohley stated that during a previous conversation she had with Mr. Tilman, he expressed to her that he would be interested in this position but he did not want the position if he would be replacing someone who was not asked to return. However, it turns out this is actually the reason for the opening. Mr. Tilman stated that he has spoken to the person that he would be replacing and they have come to an understanding. It was never his intention to come in and replace anyone. He stated that he does not want his appointment to be a distraction from the job that the Planning Commission should be focusing on. The Planning Commission has a lot of work to do and if his appointment is going to be disruptive, then someone needs to speak up now.

Mayor Nation stated that everyone knows Mr. Tilman and he is highly respected. He has special talents that will be very beneficial to the City. He pointed out that a commissioner does not represent a specific Ward. The commissioners are performing an administrative function on behalf of the City. The Planning Commission is apolitical and performs administrative functions using the Comprehensive Plan and the Unified Development Code as guidelines.

Chair Ohley stated that there is no doubt in her mind that Mr. Tilman is most qualified for this position and she personally would want him involved in the Comprehensive Plan process. However, for the record, based on her stance regarding the gender bias issue, she does take exception to the fact that a female was not asked back and that a male nominee has been presented.

Councilmember Mastorakos stated that in her experience with Mr. Tilman, he has always been exceptionally courteous, knowledgeable and has always been generous with his time. She believes that he will carry that forward in meeting with residents, who at times can be very emotional. He will listen and not take the situation lightly.

**Councilmember Mastorakos made a motion to forward the Planning Commission nomination of Guy Tilman to City Council with a recommendation to approve. The motion was seconded by Councilmember Flachsbart and passed by a voice vote of 3-1 with Chair Ohley voting nay.**

## **B. Building Department Services**

### **STAFF REPORT**

Mr. Justin Wyse, Director of Planning & Development Services, stated since the City's incorporation, Chesterfield has contracted with St. Louis County for the review, issuance and inspection of permits for building, mechanical, electrical and plumbing permits. When anyone applies for a building permit, whether it be a small bathroom remodel or a large development such as Pfizer, they must apply for Municipal Zoning Approval (MZA). Mr. Wyse then explained the City's Municipal Zoning Approval (MZA) process. The City does not charge for this service. The only costs incurred with this process are direct staff costs to administer the program. The County recoups their cost through the permit fees that they obtain.

It is a common practice throughout the area for municipalities to contract with St. Louis County for building code services. Several reasons are listed below:

- Economies of scale across the County help minimize the variation in costs and revenue from year to year.
- Some disciplines require specialized employees to properly review and inspect.
- A larger volume of work allows for staffing redundancy to handle short term disruptions without increasing costs.
- Utilizing another agency reduces the overall size of the local government and reduces long term liability to the organization.
- Contracting through the County increases consistency and uniformity throughout the region and discourages political interference in life safety system review.

After careful review, Staff estimates that 11 new positions would be needed to accommodate this level of activity in-house. Staff estimates \$1,100,000 would be needed to establish a minimum staffing level. In addition to salary and benefits, the estimate includes items such as computers, pool vehicles for inspectors and permitting software. Another significant barrier to providing the service is where to physically locate the department. The City currently does not have space for 11 new employees.

Staff recommends continuing the current arrangement with St. Louis County. Overall, it is a positive relationship and Staff is not in favor of bringing the permitting, review, and building inspection process in-house.

### **DISCUSSION**

In response to Councilmember Moore's question, Mr. Wyse stated the upside to having building inspections done in-house would be that the City would have increased local control, but at a cost.

In response to Councilmember Mastorakos' question regarding residential re-occupancies, Mr. Wyse stated that the City does not contract with the County for that type of inspection. He explained that when a new house is built in Chesterfield, an initial occupancy permit is issued. If the house is sold, the buyer is not required to obtain a re-occupancy permit.

**Councilmember Flachsbart made a motion to concur with the Staff recommendation that the current arrangement with St. Louis County is an overall positive relationship and the City should not consider creating the permitting, review and building inspection process in-house.** The motion was seconded by Councilmember Moore.

## **DISCUSSION ON THE MOTION**

Mayor Nation stated that he received a call from a resident today who is handicapped and lives in an older apartment complex. She alleges that in her apartment there is mold and radon, and that ADA requirements are not in compliance. He believes that requiring a re-occupancy permit for apartments is something the City should consider. The buyer of a house has protection by virtue of the building inspection that is performed upon the sale of a house. However, a tenant moving in and out of an apartment complex does not have any assistance.

Chair Ohley asked what costs would be involved for such a process. Mr. Wyse stated that Staff would have to look into the matter further. The County may be able to administer the inspection process, but further investigation will be required. Mr. Wyse confirmed that the City requires commercial re-occupancy permits, but not residential re-occupancy permits.

After further discussion on whether to hold the item or move it forward, **the above motion was passed by a voice vote of 4-0** with the understanding that Staff will research the possibility of requiring re-occupancy permits for apartment complexes.

### **C. U.S.P.S. Update – information sharing on new changes to Federal regulations pertaining to new developments**

#### **STAFF REPORT**

Mr. Justin Wyse, Director of Planning and Development Services, stated that the US Postal Service has been trying to influence developers of new single family developments to install centralized delivery units/cluster mailboxes. In December of 2017, they issued formal guidelines on the requirement. Staff is bringing this matter to the Committee's attention in the event any constituents would question the use of cluster mailboxes.

#### **IV. OTHER**

#### **V. ADJOURNMENT**

The meeting adjourned at 6:21 p.m.

# Memorandum

## Department of Planning & Development Services



**To:** Michael O. Geisel, City Administrator  
**From:** Justin Wyse, Director of Planning and Development Services **JW**  
**Date:** June 18, 2018 See Bill No. 3205

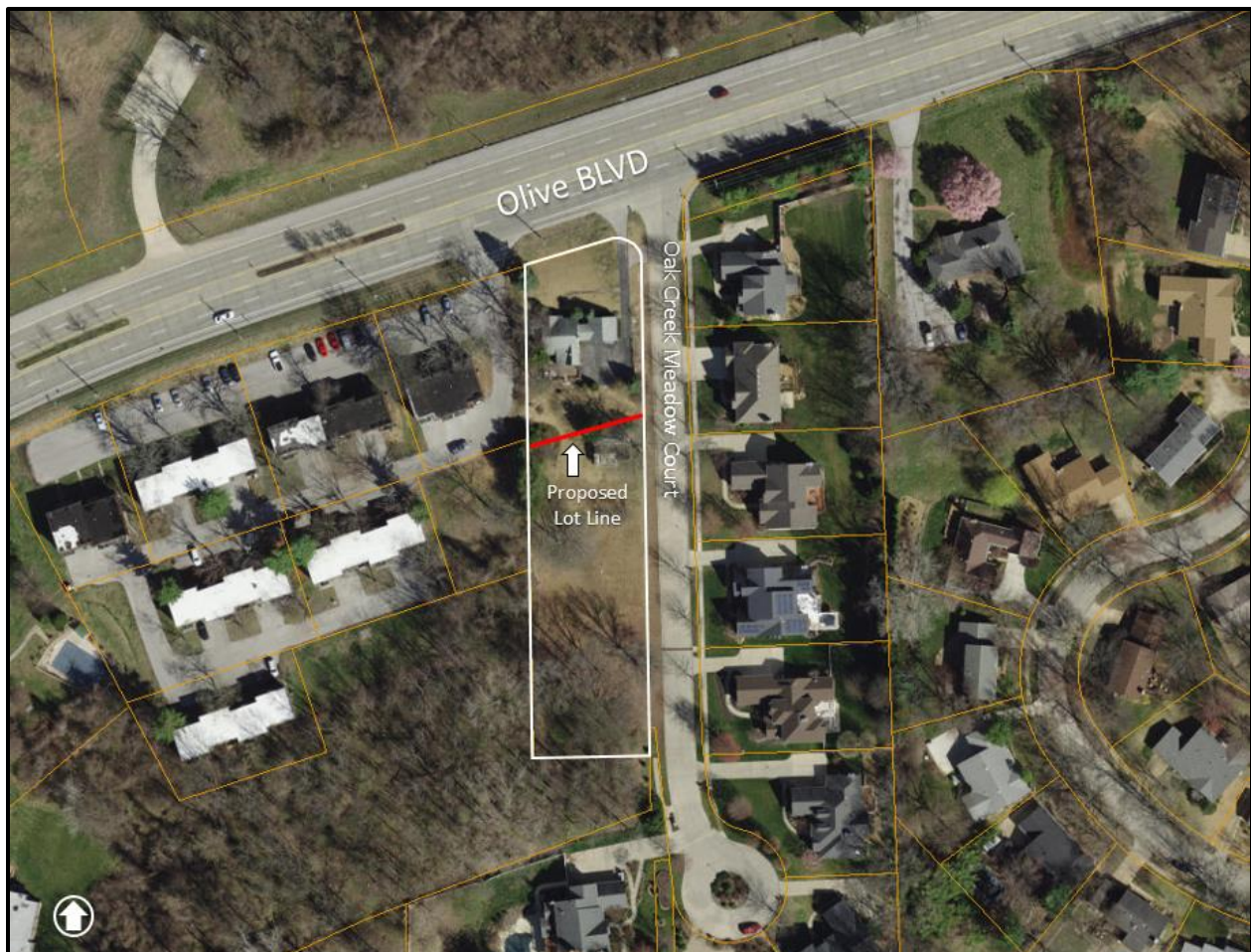
**RE:** **14390 Olive Blvd. Lot Split Plat:** A Lot Split Plat for a 0.99 acre tract of land zoned R2 Residence District located southwest of the intersection of Olive Blvd. and Oak Creek Meadow Court (16R220215).

Kumara S. Vadivelu, on behalf of Arch City Group, LLC has submitted for review and approval a Lot Split Plat for a 0.99 acre tract of land zoned R2 Residence District located at 14390 Olive Blvd. (16R220215).

The purpose of said Lot Split is to create two lots; the first with 15,000 square feet and the second with 28,298 square feet of land.

For your information, Lot Split Plats are only reviewed by City Council.

Attached to the legislation, please find a copy of the Lot Split Plat.



**FINANCE AND ADMINISTRATION COMMITTEE**

Chair: Councilmember McGuinness

Vice-Chair:

The Finance and Administration Committee is scheduled to meet at 5 pm, on Monday 6/18/2018 immediately prior to the City Council Work session. As such, there are no action items coming forward from the Finance and Administration Committee for this meeting.

**If you have any questions or require additional information please contact Finance Director Chris DesPlanques or me prior to Monday's meeting.**

**PARKS, RECREATION AND ARTS COMMITTEE**

Chair: Councilmember Hurt

Vice Chair: Councilmember Mastorakos

The Parks, Recreation and Arts Committee last met on Monday, 5/7/2018.

There are no action items coming forward from the Parks, Recreation and Arts Committee for this meeting.

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



## **PARKS, RECREATION AND ARTS COMMITTEE MEETING RESULTS**

A meeting of the Parks, Recreation and Arts Committee of Council took place on Monday, May 7, 2018 at 5:00 PM. Those in attendance included Council Member Chairperson Dan Hurt, Ward 3; Councilmember Barbara McGuinness, Ward 1; Councilmember Michelle Ohley, Ward 4 and Councilmember Mary Ann Mastorakos, Ward 2. Also in attendance were Mayor Bob Nation; Director of Parks, Recreation and Arts Tom McCarthy, Executive Assistant Stacey Clinton and City Administrator Mike Geisel.

**Chairperson Hurt called the meeting to order at 5:02 pm.**

### **Agenda Item #1: Approval of Minutes**

Councilmember McGuinness moved to approve the March 12, 2018 meeting summary. A voice vote was taken and approved 4 to 0.

### **Agenda Item #2: Selection of a Vice Chair for Parks, Recreation and Arts Committee**

Councilmember McGuinness nominated Councilmember Mastorakos as Vice-Chair for the Parks, Recreation & Arts Committee of Council. The motion was seconded by Councilmember Ohley. Councilmember Mastorakos accepted the position, a voice vote was taken and approved 4 to 0.

### **Agenda Item #3: Selection for the City Liaison to the Parks, Recreation and Arts Citizen Advisory Committee**

Councilmember Ohley nominated Councilmember Mastorakos as the Council Liaison to the Parks, Recreation and Arts Citizen Advisory Committee. The motion was seconded by Councilmember Hurt. Councilmember Mastorakos accepted the position to be the City Council liaison to the Parks, Recreation and Arts Citizens Advisory Committee, a voice vote was taken and approved 4 to 0.

### **Agenda Item #4: St. Louis County Public Health Waste Reduction Grant Opportunity**

Increase the recycle bins in the Sports Complex in F Quad of the CVAC by 24 units.

St. Louis County Grant will reimburse Chesterfield Parks 100% for the entire cost of the grant of \$25,000. This year there is no match required.

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

2<sup>nd</sup> part of the Grant – Will be for composting units. Parks will purchase 150 – 200 composting units and sell to the Chesterfield residents. It will be first come, first service and the units will cost the public \$20.00 each. Parks, Recreation and Arts would coordinate distribution potentially on Recycle event day.

Councilmember Hurt made the suggestion – Go by the recommendations of the employees on pricing of the composting unit.

Chesterfield will put the money up in the beginning and the Parks, Recreation & Arts Department will submit the final bill to St. Louis County and they will reimburse Chesterfield Parks, Recreation and Arts 100%.

Once we get the Grant we will put it the information in the City newsletter, CCE event posters at the Amphitheater, Sports complex.... To let everyone know about the expanded Recycle units and opportunity to purchase the composting bins at a drastically reduced price.

We will come back to Council for approval to move forward with the grant if we are approved.

Composting bins would be limited to residents only and residents would only be able to get one unit per household.

Councilmember Hurt motioned to direct staff to submit the grant request. The motion was seconded by Councilmember McGuinness and a voice vote was taken and approved 4 to 0.

#### **Agenda Item #5: Parks Master Plan**

Director of Parks, Recreation and Arts Tom McCarthy advised that Pros Consulting came in town and did Park reviews and met with Parks, Recreation and Arts management and Recreation Programming staff. We will be setting up days and times for the Public to come in and give their input for future interest and needs for the Parks, Recreation and Arts Department for the next 10 plus years to help guide the department and City for the future.

**Meeting ended at 5:15 PM on May 7, 2018**

## **PUBLIC HEALTH AND SAFETY COMMITTEE**

Chair: Councilmember Flachsbart

Vice Chair: Councilmember DeCampi

The Public Health and Safety Committee last met on Monday, 6/4/2018 and the unapproved draft minutes of that meeting are provided for your convenience and reference. The following action items have been forwarded for Council's consideration at Monday's meeting.

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

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

## MEMORANDUM

DATE: June 5, 2018  
TO: Mike Geisel, City Administrator  
FROM: Chief Ray Johnson  
SUBJECT: PUBLIC HEALTH & SAFETY COMMITTEE

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The Public Health and Safety (PH&S) Committee met on Monday, June 4, 2018. Those in attendance included Chairperson Ben Keathley Councilmember - Ward II, Councilmember Barry Flachsbart, Ward I, Councilmember Michael Moore, Ward III, Councilmember Tom DeCampi, Ward IV, Mayor Bob Nation, Councilmember Barbara McGuinness, Ward I, Chief Ray Johnson, Captain Cheryl Funkhouser and Captain Michael Thompson.

The meeting was called to order at 4:37 PM by Chairperson Ben Keathley.

I. Approval of Minutes – March 5, 2018

Councilman Flachsbart motioned and Councilmember DeCampi seconded to approve the minutes of the March 5, 2018 meeting. The motion carried 4-0.

II. Selection of Vice-Chairperson & Liaison to the Police Personnel Board

Councilmember Keathley motioned and Councilmember Flachsbart seconded to appoint Councilmember DeCampi Vice-Chairperson of the Public Health & Safety Committee. The motion carried 4-0.

Councilmember DeCampi motioned and Councilmember Flachsbart seconded to appoint Councilmember Keathley as Liaison to the Police Personnel Board. The motion carried 4-0.

The Committee members discussed an appointment of a liaison to CAPY. Councilmember McGuinness reminded Committee Members that recent changes to committee structures have eliminated the position of liaison to CAPY and the Police Department now has oversight of that group.

III. Proposed Ordinance/Contract – Next Generation 9-1-1 System

Chief Johnson provided a draft ordinance and contract regarding the Police Department's continued participation and access to the "Next Generation 9-1-1" system. This new system will provide enhanced 9-1-1 calls allowing the pin-pointing of addresses (latitude and longitude) of 9-1-1 calls from cell phones as well as providing for the transmission of video, text messaging, and enhanced location routing of calls. There are no new additional costs to the City. The ordinance and the accompanying contract are necessary to bring the Police Department into compliance with ECC requirements.

Flachsbart motioned and Moore seconded to recommend to City Council for approval. The motion carried 4-0.

#### IV. Deer Distance Sampling Population Survey Report

The Committee reviewed information provided in a summary report from White Buffalo to plan for any future action to control the deer population in the City of Chesterfield. Topographical maps were reviewed noting areas where the deer population is the greatest within the City. The members also discussed the fact the Police Department has started gathering information on dead deer (previously unreported) on the City roadways. Members agreed that the addition of this information may provide a better understanding of the deer population as it relates to vehicle accidents.

The Committee noted that the recent article in the Chesterfield Citizen had resulted in numerous calls from citizens interested in participate in the bow hunting program.

The Committee directed staff to continue to monitor the situation and to report to the Committee an optimal time for another deer count by White Buffalo. Committee members also directed Chief Johnson to get the cost of additional services by White Buffalo.

#### V. Vaping Devices – Sales To Minors

Councilmember Flachsbart asked the Committee consider restrictions to use of vaping products similar to those restrictions on the use of tobacco products. Currently, no one under the age of 21 is allowed to purchase tobacco. Councilmember Flachsbart motioned and Councilmember Moore seconded to amend the City's current ordinance regarding the sale and use of tobacco products to include vaping products.

Discussion followed and the definition of vaping products was clarified: An electronic cigarette or e-cigarette is a handheld electronic device that simulates the feeling of tobacco smoking. It works by heating a liquid to generate an aerosol, commonly called a "vapor", which the user inhales. Using e-cigarettes is commonly referred to as vaping. The liquid in the e-cigarette is usually made of nicotine and flavorings. Not all e-liquids contain nicotine.

After discussion the motion failed with Councilmembers Flachsbart and Councilmember Moore voting "yes", and Councilmember DeCampi and Councilmember Keathley voting "no".

#### IV. Adjournment

Having no further business, the meeting adjourned at 5:08 PM.

## **CITY ADMINISTRATOR'S REPORT**

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

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

Accordingly, three actions are requested at Monday's meeting:

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

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

# Memorandum

## Department of Public Works



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

**FROM:** James A. Eckrich, P.E. *JAE*  
Public Works Dir. / City Engineer

**DATE:** May 29, 2018

**RE:** Public Works Facility Repair

---

On April 23, 2018 there was a small fire at the City of Chesterfield Public Works Facility (PWF). The fire damaged an air handling unit and part of the roof at the PWF. Fortunately there were no injuries and no structural damage. As you know the HVAC units at the PWF were replaced in 2015, and the roof was replaced in 2017. To ensure that all warranties remain effective, it is imperative that the HVAC unit and the roof be repaired by the same contractors who completed the installation. Accordingly, proposals for repair have been obtained from Murphy Mechanical (\$24,834) and Greg Glandt Roofing (\$35,247). Those proposals are attached.

The fire and the associated damage have been reviewed by the City's insurance company (Chubb Insurance Claim #092018006989). Chubb has agreed to the scope of repairs recommended by the above-referenced contractors, and will be issuing a check to the City of Chesterfield in the amount of \$59,081. This covers the entire cost of the repairs, minus the City's \$1,000 deductible.

In order to proceed with the repairs to the PWF, the following actions are necessary:

- 1) Authorize the City Administrator to approve a Purchase Order to Murphy Mechanical in the amount of \$24,834 to repair the HVAC unit at the PWF.
- 2) Authorize the City Administrator to approve a Purchase Order to Greg Glandt Roofing in the amount of \$35,247 to repair the roof at the PWF.
- 3) Authorize a Budget Amendment to Account 001-076-5246 in the amount of \$59,081 to reflect the payment from Chubb Insurance. The remaining \$1,000 deductible will be paid from monies already budgeted within this Facility Maintenance Account.

### 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 take the actions described above in order to facilitate the necessary repairs at the Public Works Facility.



1233 North Price Road  
St. Louis, MO 63132-2303  
phone 314-997-6600  
fax 314-997-4536

## PROPOSAL

May 3, 2018

Mr. Barry Johnson  
City of Chesterfield

**Project: Public Work Facility-Replace Make-up Air Unit**

Dear Mr. Johnson:

We propose to provide all labor and material required to replace your existing make-up air unit, for the sum of Twenty Four Thousand, Eight Hundred, and Thirty-Four Dollars (\$24,834.00).

Our Proposal Includes:

- Remove and dispose of existing damaged make-up air unit
- Install one (1) Greenheck, model #DGX-120-H32 (matches existing unit)
- Reconnect power and gas
- Hoisting
- One (1) parts warranty
- Labor

Our Proposal Does Not Include:

- Premium time
- New power wire
- Other parts outside of unit

Please see the reverse side of the proposal for "General Terms and Conditions".

We appreciate the opportunity to be of service. If you have any questions, please call.

Sincerely,

*Al Shields*

Al Shields  
Service Project Manager

Accepted: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

please fax acceptance to 314-692-1100



# Greg Glandt Roofing, Inc.

6186 Bermuda Rd • St. Louis, MO 63135  
Phone: 618-973-1832 • Phone: 618-973-1332

## PROPOSAL

To: Barry Johnson  
Elite Properties

Re: Chesterfield Public Works Facility

The Scope of work below is being proposed for the above mentioned project.

Description of work:

Base Bid: Fire Damaged Area 40'X90'

1. Remove EPDM & layer of 1.5" Insulation
2. Mechanically fasten new layer of 1.5" insulation to metal deck.
3. Adhere White 60 Mill EPDM directly insulation
4. Flash all walls & roof penetrations to the requirements of the roofing manufacturer.
5. Issue the owner a 15 year labor & material warranty as supplied by the material manufacturer.

Base Bid: Labor, materials, insurance and removal of rubbish for the sum of \$35,247

Exclusions from proposal.

1. All carpentry work
2. All HVAC work
3. Drains & Plumbing work
4. All Sheet Metal Work.

Greg Glandt Roofing, INC.

ACCEPTED:

Sean Drury

(Signature)

President

(Title)

5/3/2018

\_\_\_\_\_

(Signature)

\_\_\_\_\_

(Date)

**Application for Roofing Membrane System Warranty Notice of Award /  
Notice of Completion Applicator Copy**

April 24, 2018

Job Number: 1221182

Submit Draw Via: Electronically Later

**General Information**

**Project Status:** Warranted

**Name of Project:** CITY OF CHESTERFIELD PUBLIC WORKS FACILITY  
**Address:** 165 PUBLIC WORKS DRIVE

**Store No:**

CHESTERFIELD, MO 63017 USA

**County:** SAINT LOUIS

**Owner's Information**

CITY OF CHESTERFIELD  
690 CHESTERFIELD PKWY W  
CHESTERFIELD, MO 63017

**Architect's / Consultant's Information**

**Email:**  
**Telephone:**                      **Fax:**  
**Contact:**

**Email:**  
**Telephone:**                      **Fax:**  
**Contact:**

**General Contractor's Information**

**Property Manager's Information:**

**Email:**  
**Telephone:**                      **Fax:**  
**Contact:**

**Email:**  
**Telephone:**                      **Fax:**  
**Contact:**

**Authorized Applicator's Information**

GREG GLANDT ROOFING, INC.  
6186 BERMUDA ROAD  
SAINT LOUIS, MO 63135

sean@gregglandtroofing.com  
**Telephone:** (618) 973-1332      **Fax:** (999) 999-2135

**Warranty Information**

**As-Built:**  
**Drawing Number:** CMD1221182  
**Material Warranty:** 0  
**System Warranty:** 20 TS  
**Wind Speed:** 55  
**Quote Number**

**Warranty Options**

**Manhattan:** NO      **2 Year Responsibility:** NO  
**Overburden:**      **Vegetation:**

**Other Project Information**

**Early Bird Status:** Y  
**Site Monitoring:** NO  
**Ladder Required:** NO  
**Security Clearance:** NO  
**Job Start Date** 08/24/2017  
**Job Complete Date** 09/06/2017  
**Gov't Job?** Y      **STATE**

**Metal Warranty Information**

**Carlisle Metal:** C      **LF:** 500  
**Metal** SecurEdge One/200/2000  
**Products:**

**PV Information**

**PV System:** N      **Mfg:**  
**Carlisle Solar:**      **Attachment Method:**  
**Type of PV:**

**Roof Garden Information**

**Roof Garden:** N      **Soil Depth:** 0.0  
**Type:** OTHER  
**Carl Overburden:**

**Special Warranty Instructions:**

**Corrections Posted**

Sent on 09/12/2017 04:07 PM by gregglandt  
This job will not have a metal warranty.

**Roofer Submitted Drawing**

Drawing.pdf

**Approval** Reviewed by Robin Levens

**Comments:** Cut up existing membrane prior to new roof install

**This is to notify Carlisle that we have been awarded a contract to install the Carlisle Roof that has been specified for this building**  
The membrane system may only be installed on a commercial, nonresidential building by a Carlisle Authorized Applicator according to Carlisle SynTec Incorporated's written specifications and must be warranted for either five (5), ten (10), fifteen (15), twenty (20) or thirty (30) years.  
Carlisle SynTec Incorporated 4/24/2018

April 24, 2018

**Application for Roofing Membrane System Warranty Notice of Award /  
Notice of Completion Applicator Copy**

Job Number: 1221182

Submit Draw Via: Electronically Later

**DESIGNS FOR THIS PROJECT**

Design Number - 01

Product Type: EPDM  
Deck Type: STEEL 22 GA. OR HEAVIER  
If Plywood Deck Type Thickness: 0  
If Deck is Lightweight, Indicate Deck Beneath:  
Project Size: 18000  
Maximum Height: 22  
Roof Slope: 1/4 Per Foot  
System Type: B-PLY A  
Membrane Type: .060 B-PLY  
Membrane Adhesive: 90-8-30A  
Top Covering:  
Paver Brand: Paver Size: N/A  
Plates/Bars:  
Fastener Spacing:  
Roof Status: RE-ROOF/NO TEAR OFF  
Existing Roof Membrane Type: SINGLE PLY  
Single-Ply Type: EPDM  
Total Thickness of Existing Roof System: 3.5"  
Special Roof Use: WEATHER PROTECTION ONLY  
Bldg. Use Below Roof: WAREHOUSE  
Controlled Environment: NO  
Seam Technology: High Humidity: NO  
Carlisle Metal Work Used ? NO  
FACTORY APPLIED SPLICE TAPE

**Components of Hot Mopped**

Asphalt Manufacturer: Felt Manufacturer:  
Asphalt Product: Felt Product:  
Fastener Manufacturer:  
Fastener Product:

Special Conditions:

**INSULATION FASTENERS Manufacturer**  
CARLISLE

**Type**  
STEEL/WOOD

**Brand**  
HP FASTENER

**Thick/Primer**  
6

**INSULATION Manufacturer**  
CARLISLE

**Type**  
POLYISO.

**Brand**  
INSULBASE

**Thick/Primer**  
1.5

This is to notify Carlisle that we have been awarded a contract to install the Carlisle Roof that has been specified for this building. The membrane system may only be installed on a commercial, nonresidential building by a Carlisle Authorized Applicator according to Carlisle SynTec Incorporated's written specifications and must be warranted for either five (5), ten (10), fifteen (15), twenty (20) or thirty (30) years.

Carlisle SynTec Incorporated 4/24/2018

## **UNFINISHED BUSINESS**

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

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

## **NEW BUSINESS**

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

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

## LEGISLATION

- A. Bill No. 3205** – An ordinance providing for the approval of a Lot Split Plat for 14390 Olive Blvd. to create a 15,000 square foot tract of land and a 28,298 square foot tract of land, both zoned R2 Residence District and located southwest of the intersection of Olive Blvd. and Oak Creek Meadow Court (16R220215). **(First & Second Readings) Department of Planning & Development Services recommends approval.**
- B. Bill No. 3206** – An ordinance authorizing the City Administrator to execute on behalf of the City of Chesterfield, Missouri a contract with St. Louis County, Missouri acting for the St. Louis county emergency communications commission for next generation 9-1-1 service. **(First Reading) Public Health and Safety Committee Recommends Approval.**

BILL NO. 3205

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROVIDING FOR THE APPROVAL OF A LOT SPLIT PLAT FOR 14390 OLIVE BLVD. TO CREATE A 15,000 SQUARE FOOT TRACT OF LAND AND A 28,298 SQUARE FOOT TRACT OF LAND, BOTH ZONED R2 RESIDENCE DISTRICT AND LOCATED SOUTHWEST OF THE INTERSECTION OF OLIVE BLVD. AND OAK CREEK MEADOW COURT (16R220215).**

**WHEREAS**, Kumara S. Vadivelu, on behalf of Arch City Group, LLC, has submitted for review and approval a Lot Split Plat for a parcel totaling 0.99 acres, zoned R2 Residence District, and located at 14390 Olive Blvd; and,

**WHEREAS**, the purpose of said Lot Split Plat is to create two lots; the first with 15,000 square feet and the second with 28,298 square feet of land and,

**WHEREAS**, the Department of Planning and Development Services has reviewed the Lot Split 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 Lot Split 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 Lot Split Plat for 14390 Olive Blvd., 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 Lot Split 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 \_\_\_\_\_, 2018.

\_\_\_\_\_  
PRESIDING OFFICER

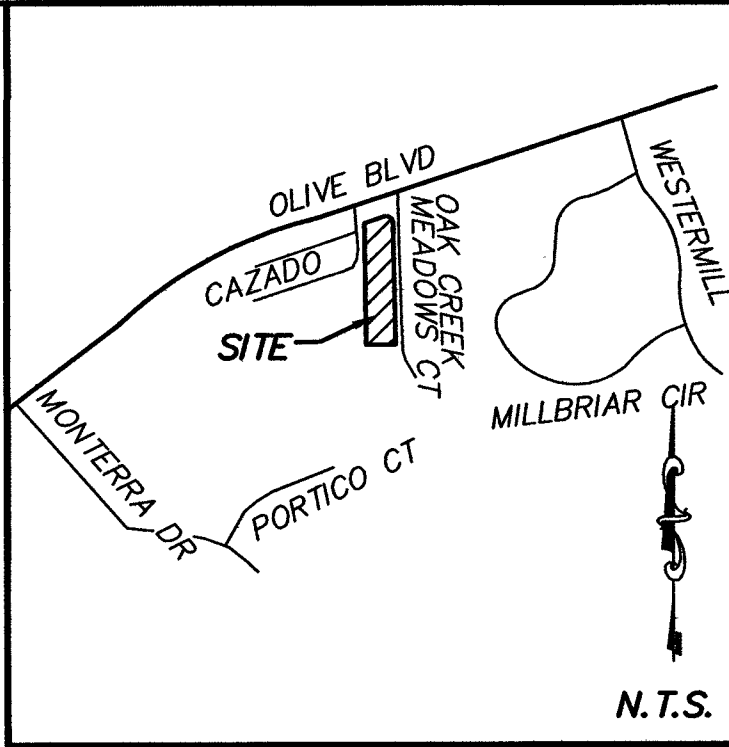
\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: 06/18/2018

14390 OLIVE BLVD LOT SPLIT  
A TRACT OF LAND BEING PART OF U.S. SURVEY 206,  
TOWNSHIP 45 NORTH, RANGE 4 EAST,  
ST. LOUIS COUNTY, MISSOURI



CITY OF CHESTERFIELD  
EXHIBIT 1

OVERALL  
SURVEY DESCRIPTION

A tract of land being in U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the South line of Olive Boulevard (variable width), and being the Northwest corner of property now or formerly of Arnold and Enid Hoffmann, Trustees as recorded in Book 11881 Page 1598 of the St. Louis County Records and also being the Northeast corner of property now or formerly of David Kingsley as recorded in Book 18021 Page 3836 of the said County Records; thence leaving said corner along the South line of Olive Boulevard, North 73°05'00" East, 77.49 feet to a point of curvature on the South line of property now or formerly of City of Chesterfield as recorded in Book 11210 Page 131 of the said County Records; thence along said South line along a curve to the right having a radius of 20.00 feet, an arc distance of 36.98 feet, a chord of which bears South 53°56'30" East, a chord distance of 31.93 feet to a point of tangency on the Western line of Oak Creek Meadows Court (45' wide); thence along said Western line, South 00°58'00" East, 423.27 feet to the Southeast corner of said Hoffmann property; thence along the Southern line of said Hoffmann property and being a Northern line of Chesterfield West as recorded in Plat Book 139 Page 84 of the said County Records, South 89°02'01" West, 99.54 feet to the Southwest corner of said Hoffmann property and being an angle point in said Chesterfield West subdivision; thence leaving said point along the Western line of said Hoffmann property and on Eastern line of said Chesterfield West subdivision and the Eastern line of the aforementioned Kingsley property North 01°01'43" West, 421.31 feet back to the Point of Beginning and containing 43,298 square feet or 0.99 acres more or less.

PARCEL A  
DESCRIPTION

A tract of land being in U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at a point on the South line of Olive Boulevard (variable width), and being the Northwest corner of property now or formerly of Arnold and Enid Hoffmann, Trustees as recorded in Book 11881 Page 1598 of the St. Louis County Records and also being the Northeast corner of property now or formerly of David Kingsley as recorded in Book 18021 Page 3836 of the said County Records; thence leaving said corner along the South line of Olive Boulevard, North 73°05'00" East, 77.49 feet to a point of curvature on the South line of property now or formerly of City of Chesterfield as recorded in Book 11210 Page 131 of the said County Records; thence along said South line along a curve to the right having a radius of 20.00 feet, an arc distance of 36.98 feet, a chord of which bears South 53°56'30" East, a chord distance of 31.93 feet to a point of tangency on the Western line of Oak Creek Meadows Court (45' wide); thence along said Western line, South 00°58'00" East, 125.21 feet to a point: thence leaving said Western line through said Hoffmann property, South 73°05'00" West, 103.83 feet to a point on the Eastern line of said Kingsley property; thence leaving said point, along the Western line of said Hoffmann property and the Eastern line of said Kingsley property North 01°01'43" West, 151.68 feet back to the Point of Beginning and containing 15,000 square feet or 0.34 acres more or less.

PARCEL B  
DESCRIPTION

A tract of land being in U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as follows:

Commencing at a point on the South line of Olive Boulevard (variable width), and being the Northwest corner of property now or formerly of Arnold and Enid Hoffmann, Trustees as recorded in Book 11881 Page 1598 of the St. Louis County Records and also being the Northeast corner of property now or formerly of David Kingsley as recorded in Book 18021 Page 3836 of the said County Records; thence leaving said corner along the Eastern line of said Kingsley property and the Western line of said Hoffmann property, South 01°01'43" East, 151.68 feet to the Point of Beginning of the herein described tract of land; thence leaving the Eastern line of said Kingsley property through said Hoffmann property, North 73°05'00" East, 103.83 feet to a point on the Western line of Oak Creek Meadows Court (45' wide); thence along said Western line, South 00°58'00" East, 298.05 feet to the Southeast corner of said Hoffmann property; thence along the Southern line of said Hoffmann property and being a Northern line of Chesterfield West as recorded in Plat Book 139 Page 84 of the said County Records, South 89°02'01" West, 99.54 feet to the Southwest corner of said Hoffmann property and being an angle point in said Chesterfield West subdivision; thence leaving said point along the Western line of said Hoffmann property and an Eastern line of said Chesterfield West subdivision and the Eastern line of the aforementioned Kingsley property, North 01°01'43" West, 269.63 feet back to the Point of Beginning and containing 29,298 square feet or 0.65 acres more or less.

We, St. Louis County Surveying & Engineering, Inc., have, at the request of Sridhar Madala, during the month of April, 2018, executed a property boundary survey on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC  
CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON  
P.L.S. #2276  
STATE OF MISSOURI

RECEIVED  
JUN 03 2018  
City of Chesterfield  
Department of Public Services

OWNERS CERTIFICATE

The undersigned owner of the tract of land herein platted and further described in the foregoing legal description have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as "14390 Olive Blvd Lot Split".

All easements shown hereon, unless designated for other specific purposes, are hereby dedicated to The City of Chesterfield, Missouri, Missouri American Water Company, Laclede Gas Company, AmerenUE, Southwestern Bell Telephone, the relevant Cable Television Company and to the Metropolitan St. Louis Sewer District, and their successors and assigns, as their interests may appear for the purpose of constructing, maintaining and repairing of public utilities, sewers and drainage facilities with the right of temporary use of adjacent ground not occupied by improvements for the excavation of and storage of materials during installation, repair, or replacement of said utilities, sewers, and drainage facilities.

The building lines shown hereon are hereby established.

All taxes due and payable against this property have been paid in full.

IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ARCH CITY GROUP, LLC

By: \_\_\_\_\_  
Sridhar Madala

OWNERS NOTARY

STATE OF MISSOURI )  
COUNTY OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared Sridhar Madala to me personally known, who being by me duly sworn, did say that he is a Member of Arch City Group, LLC, A Missouri Limited Liability Corporation, and acknowledged that said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

LIEN HOLDER

The undersigned holder or legal owner of a note, secured by Deed recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of St. Louis County Records, joins in and approves in every detail this subdivision plat.

IN WITNESS WHEREOF, we have signed and sealed this foregoing instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Print Name and Position \_\_\_\_\_

Sign Name \_\_\_\_\_

STATE OF MISSOURI )  
OF \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that he is the \_\_\_\_\_ of \_\_\_\_\_, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged that said instrument to be the free act and deed of said Corporation.

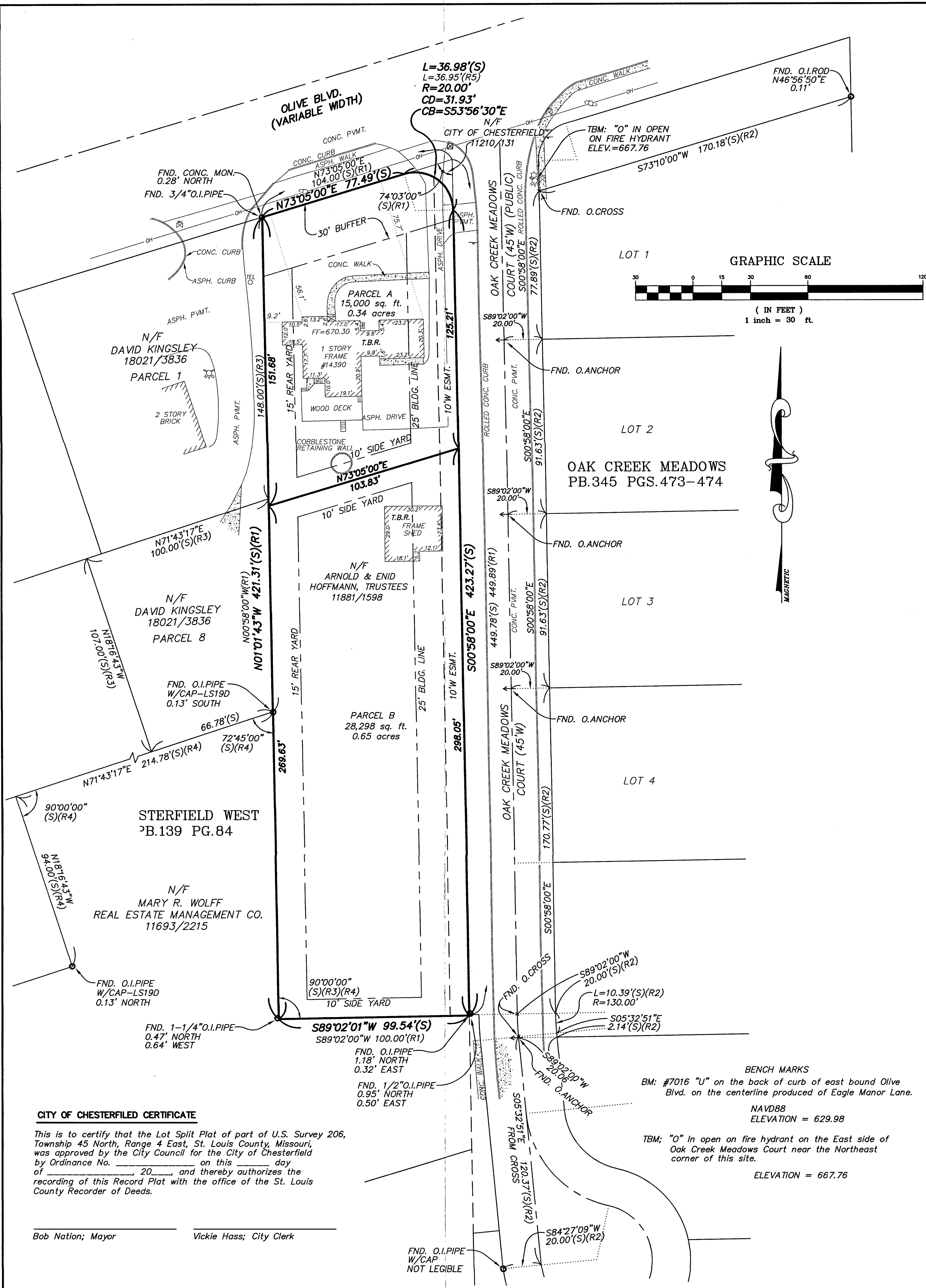
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

GENERAL NOTES

- The easements shown on this survey were plotted from items furnished St. Louis County Surveying & Engineering by St. Louis Title, LLC, agent for Old Republic National Title Insurance Company Company per Schedule B of File No. 108605TL, Commitment date March 13, 2018, Revision date April 18, 2018.
- Class of property - Urban.
- (S) Survey distance  
(R1) Record information per Deed Book 11881 Page 1598.  
(R2) Record information per Plat Book 345 Pages 473 & 474.  
(R3) Record distance per Deed Book 18021 Page 3836.  
(R4) Record distance per Plat Book 139 Page 84.  
(R5) Record distance per Deed Book 11210 Page 131.
- Basis of bearing for this survey is the eastern line of the subject deed recorded in Book 11881 Page 1598.
- Permanent or semi-permanent monuments, as required to be set at all corners will be set within (12) months after the recording of this Lot Split Plat, in accordance with 20 CSR 203.0-16 of the Department of Insurance, Financial Institution and Professional Registration, in addition, other survey monuments indicated on this subdivision plat, required by the Subdivision Ordinance of the City of Chesterfield, Missouri, will be set.



CITY OF CHESTERFIELD CERTIFICATE

This is to certify that the Lot Split Plat of part of U.S. Survey 206, Township 45 North, Range 4 East, St. Louis County, Missouri, was approved by the City Council for the City of Chesterfield by Ordinance No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and thereby authorizes the recording of this Record Plat with the office of the St. Louis County Recorder of Deeds.

Bob Naton; Mayor Vickie Hass; City Clerk

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

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

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

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

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

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

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

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

**Section 1.** The City Council hereby authorizes the City Administrator to execute on behalf of the City a Contract with St. Louis County, Missouri acting for the ECC in substantially the form of Exhibit A incorporated herein by reference (the "Contract"), including all documents specified in the Contract as being part of the Contract.

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

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

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
BOB NATION, MAYOR

ATTEST:

\_\_\_\_\_  
VICKIE HASS, CITY CLERK

FIRST READING HELD \_\_\_\_\_

CONTRACT FOR NEXT GENERATION 9-1-1 SERVICE TO  
GOVERNMENTAL ENTITIES IN ST. LOUIS COUNTY

THIS CONTRACT, Made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between ST. LOUIS COUNTY, MISSOURI, acting for the St. Louis County Emergency Communications Commission, hereinafter referred to as "ECC"; and City of Chesterfield a governmental entity of St. Louis County, hereinafter referred to as "PARTICIPANT";

WHEREAS, ECC has entered into a contract with General Dynamics Information Technology ("GDIT") to design, provision, install, test and cutover a county-wide Next Generation 9-1-1 (NG9-1-1) ("System"), to include six years of maintenance and support services ("GDIT Contract");

WHEREAS, as the ECC transitions to the Next Generation 9-1-1 platform, it will become capable of providing certain Next Generation 9-1-1 services to the locations used by public safety agencies for answering emergency telephone calls which originate in the St. Louis County area. These locations are known as Public Safety Answering Points ("PSAPs"). In particular, the ECC will be able to route 9-1-1 calls to the correct PSAP and provide corresponding location information via an Emergency Services IP Network (ESInet);

WHEREAS, in 1979 St. Louis County entered into cooperative contracts with the various governmental entities participating in the Emergency 9-1-1 System throughout St. Louis County ("Prior Contracts");

WHEREAS, it is mutually beneficial to ECC and PARTICIPANT to supplement and amend the Prior Contracts with this contract specifying the terms and conditions under which the installation and operation of Next Generation 9-1-1 will occur; and

WHEREAS, PARTICIPANT is authorized to enter into this Contract by Ordinance No. \_\_\_\_\_ and ECC is authorized to enter into this Contract by Ordinance No. 9432 (1979).

NOW, THEREFORE, the parties agree as follows:

1. PARTICIPANT hereby authorizes the ECC to amend or modify St. Louis County's contracts with Southwestern Bell and/or AT&T to accomplish the transition to Next Generation 9-1-1, including, without limitation, changing the number of 911 emergency trunks, adding new answering points, relocating or eliminating an answering point, and making system-wide changes of a technological nature to upgrade system performance. PARTICIPANT further authorizes ECC to provide certain Next Generation 9-1-1 services to PARTICIPANT's designated PSAPs at such time as the ECC, in its sole discretion, determines that it is ready and willing to provide such services and to act on PARTICIPANT's behalf to make any applications, agreements, designations and/or requests necessary to enable ECC to provide the following Next Generation 911 Services to PARTICIPANT's designated PSAPs.

The ECC intends to provide, at a minimum;

- a) An Emergency Services IP Network (ESInet) between each PSAP, data center, and other remote sites as needed for monitoring and system operation.
- b) Redundant data centers and network design in order to deliver a High Availability (HA) system configured to support NG9-1-1 services.
- c) Centralized call taker system serving each PSAP with NG9-1-1 caller information.
- d) Local recording of P25 radio and 9-1-1 audio traffic with system redundancy.
- e) The ability to accept and handle SMS (aka texting) emergency request, to implement priority/alternative call routing, to transfer 9-1-1 voice and data elements to PSAPs within St. Louis County and adjoining counties, and to integrate NENA i3 compliant services where applicable.
- f) Real time continuous, end-to-end monitoring of NG9-1-1 system health, security, and quality of the ESInet and NG9-1-1 applications.

2. All notices pursuant to this Contract shall be in writing and shall be given in the manner and at the addresses specified below.

ECC:

Director of Emergency Communications  
Karabas Communications Center  
1150 Hanna Road  
Ballwin, Missouri 63021  
Fax: 314-615-9580

4. Either party may terminate this Contract with or without cause at any time by serving the other party with ninety (90) days written notice thereof.

5. Except as otherwise provided herein, all terms and conditions of the Prior Contracts shall remain in full force and effect.

ST. LOUIS COUNTY

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County Executive

Attest:

---

Administrative Director

Approved as to legal form:

---

County Counselor

Approved:

---

Risk and Insurance Manager

Approved:

\_\_\_\_\_  
Accounting Officer

PARTICIPANT

By: \_\_\_\_\_

Title: City Administrator

STATE OF MISSOURI )

) SS.

COUNTY OF ST. LOUIS )

On this        day of        , 2018, before me, a Notary Public in and for said state, personally appeared \_\_\_\_\_ [name], \_\_\_\_\_ [title] of \_\_\_\_\_ [Participant], known to me to be the person who executed the foregoing agreement in behalf of said Participant and acknowledged to me that he or she executed the same for the purposes therein stated.

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.

\_\_\_\_\_  
Notary Public

My commission expires:

With a copy to:

County Counselor  
St. Louis County Government Center  
41 S. Central Ave.  
Clayton, MO 63105  
Fax: 314-615-3732

PARTICIPANT:

Name/Title: Michael O. Geisel, City Administrator  
Address: 690 Chesterfield Plwy W., Chesterfield, MO 63017  
Fax: (636) 537-4798

With a copy to:

Name/Title: Col. Ray Johnson, Chief of Police  
Address: 690 Chesterfield Plwy W., Chesterfield, MO 63017  
Fax: (636) 537-6798

or at such different address as the parties may give by written notice mailed, faxed or delivered personally to the addresses of the other party listed above. Any mailed notices will be effective three days after deposit in the United States Mail, properly addressed with postage prepaid.

3. The term of this contract shall commence on the date set forth above and terminate on December 31, 2018. This Contract shall be automatically renewed from year to year unless either party serves on the other party written notice of its intent to terminate the Contract at least thirty (30) days prior to the end of any one year term.

## **LEGISLATION – PLANNING COMMISSION**

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

**AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE 2932 TO ESTABLISH A NEW “PC” PLANNED COMMERCIAL DISTRICT FOR A 22.22 ACRE TRACT OF LAND LOCATED NORTH OF NORTH OUTER 40 ROAD AND EAST OF BOONE’S CROSSING (P.Z. 02-2018 SUMMIT-TOPGOLF [TOPGOLF USA CHESTERFIELD LLC] - 17T510063, 17T520105, 17T520116).**

**WHEREAS**, the petitioner, Summit Ice Center Investors, has requested a zoning map amendment to repeal City of Chesterfield Ordinance 2932 and establish a new “PC” Planned Commercial District for a 22.22 acre tract of land located north of North Outer 40 Road and east of Boone’s Crossing; and,

**WHEREAS**, a Public Hearing was held before the Planning Commission on March 26, 2018; and,

**WHEREAS**, the Planning Commission having considered said request, recommended approval of the amendment by a vote of 9-0; and

**WHEREAS**, the Planning and Public Works Committee, having considered said request, recommended approval of the amendment by a vote of 4-0; and,

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

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

**Section 1.** City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing a “PC” Planned Commercial District designation for 22.22 acres located north of North Outer 40 Road and east of Boone’s Crossing and as described as follows:

A TRACT OF LAND BEING SITUATED IN FRACTIONAL SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT-A

A TRACT OF LAND BEING PART OF A LARGER TRACT AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, INC BY INSTRUMENT RECORDED IN BOOK 14970, PAGE 648 OF THE ST LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF VALLEY GATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; SAID POINT ALSO BEING LOCATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 3054.79 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 225.28 FEET AND A CHORD WHICH BEARS NORTH 82 DEGREES 36 MINUTES 02 SECONDS WEST, 225.22 FEET TO A POINT OF TANGENCY AND NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST, 939.39 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST, 348.57 FEET TO THE SOUTHWEST CORNER OF ABOVE SAID SUMMIT ICE CENTER INVESTORS, INC TRACT; THENCE ALONG THE WEST AND NORTHWESTERN LINES OF SAID SUMMIT ICE CENTER INVESTORS, INC TRACT, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREES 00 MINUTES 34 SECONDS EAST, 288.84 FEET; NORTH 66 DEGREES 16 MINUTES 29 SECONDS EAST, 42.59 FEET; NORTH 52 DEGREES 19 MINUTES 28 SECONDS EAST, 83.69 FEET; NORTH 42 DEGREES 59 MINUTES 54 SECONDS EAST, 119.08 FEET; NORTH 38 DEGREES 04 MINUTES 43 SECONDS EAST, 130.29 FEET AND NORTH 49 DEGREES 55 MINUTES 27 SECONDS EAST, 115.48 FEET; THENCE DEPARTING SAID NORTHWESTERN LINE; SOUTH 01 DEGREES 09 MINUTES 16 SECONDS WEST, 653.33 FEET TO THE POINT OF BEGINNING, CONTAINING 159,929 SQUARE FEET OR 3.671 ACRES MORE OR LESS.

LOT-B

A TRACT OF LAND BEING PART OF LOTS A AND B VALLEY GATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 AND PART OF A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, INC BY INSTRUMENT RECORDED IN BOOK 14970, PAGE 648 BOTH THE ST. LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF VALLEY GATES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; SAID POINT ALSO BEING LOCATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 3054.79 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 225.28 FEET AND A CHORD WHICH BEARS NORTH 82 DEGREES 36 MINUTES 02 SECONDS WEST, 225.22 FEET TO A POINT OF TANGENCY AND NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST, 326.18 FEET TO THE POINT OF BEGINNING

OF THE HEREIN DESCRIBED TRACT THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST, 613.21 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 01 DEGREES 09 MINUTES 16 SECONDS EAST, 653.33 FEET TO THE NORTH LINE OF SAID SUMMIT ICE CENTER INVESTORS, INC TRACT; THENCE ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF ABOVE SAID VALLEY GATES SUBDIVISION THE FOLLOWING COURSES AND DISTANCES. NORTH 49 DEGREES 55 MINUTES 27 SECONDS EAST, 13.03 FEET; NORTH 84 DEGREES 07 MINUTES 12 SECONDS EAST, 44.91 FEET; SOUTH 87 DEGREES 36 MINUTES 16 SECONDS EAST, 188.72 FEET, SOUTH 87 DEGREES 34 MINUTES 03 SECONDS EAST, 209.17 FEET; NORTH 87 DEGREES 03 MINUTES 41 SECONDS EAST, 352.81 FEET; SOUTH 89 DEGREES 14 MINUTES 33 SECONDS EAST, 277.05 FEET AND SOUTH 79 DEGREES 19 MINUTES 54 SECONDS EAST, 24.29 FEET TO THE NORTHEAST CORNER OF SAID VALLEY GATES SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 02 DEGREES 58 MINUTES 00 SECONDS EAST, 331.93 FEET; THENCE DEPARTING LAST SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 87 DEGREES 04 MINUTES 12 SECONDS WEST, 96.47 FEET; THENCE SOUTH 60 DEGREES 45 MINUTES 32 SECONDS WEST, 476.07 FEET AND SOUTH 05 DEGREES 12 MINUTES 54 SECONDS WEST, 147.49 FEET TO THE POINT OF BEGINNING, CONTAINING 642,544 SQUARE FEET OR 14.750 ACRES MORE OR LESS.

#### LOT-C

A TRACT OF LAND BEING PART OF LOTS A AND B VALLEY GATES SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 AND PART OF A TRACT OF LAND AS CONVEYED TO SUMMIT ICE INVESTORS, INC BY INSTRUMENT RECORDED IN BOOK 14970, PAGE 648 BOTH THE ST. LOUIS COUNTY RECORDS, LOCATED IN US SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID VALLEY GATES SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH: SAID POINT ALSO BEING LOCATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 3054.79 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 225.28 FEET AND A CHORD WHICH BEARS NORTH 82 DEGREES 36 MINUTES 02 SECONDS WEST, 225.22 FEET TO A POINT OF TANGENCY AND NORTH 84 DEGREES 42 MINUTES 48 SECONDS WEST, 326.18 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 05 DEGREES 12 MINUTES 54 SECONDS EAST, 147.49 FEET; NORTH 60 DEGREES 45 MINUTES 32 SECONDS EAST, 476.07 FEET AND NORTH 87 DEGREES 04 MINUTES 12 SECONDS EAST, 96.47 FEET TO THE EAST LINE OF ABOVE SAID VALLEY GATES SUBDIVISION; THENCE ALONG SAID EAST LINE, SOUTH 02 DEGREES 58 MINUTES 00 SECONDS EAST, 444.02 FEET TO

THE POINT OF BEGINNING, CONTAINING 165,353 SQUARE FEET OR 3.795 ACRES MORE OR LESS.

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

**Section 3.** The City Council, pursuant to the petition filed by Summit Ice Center Investors in P.Z. 02-2018, requesting the rezoning embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 26<sup>th</sup> day of March 2018, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
PRESIDING OFFICER

\_\_\_\_\_  
Bob Nation, MAYOR

ATTEST:

\_\_\_\_\_  
Vickie Hass, CITY CLERK

FIRST READING HELD: 6/4/2018

## **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. Administrative Offices for Educational or Religious Institutions
- b. Church and other Places of Worship
- c. Community Center
- d. Art Gallery
- e. Art Studio
- f. Banquet Facility
- g. Gymnasium
- h. Recreation Facility
- i. Office, Dental
- j. Office, General
- k. Office, Medical
- l. Bakery
- m. Bar
- n. Bowling Center
- o. Brewpub
- p. Coffee Shop
- q. Grocery, Community
- r. Grocery, Neighborhood
- s. Grocery, Supercenter
- t. Restaurant, Sit Down
- u. Restaurant, Fast Food
- v. Restaurant, Take Out
- w. Retail Sales Establishment, Community
- x. Retail Sales Establishment, Regional

- y. Tackle and Bait Shop
  - z. Barber or Beauty Shop
  - aa. Commercial Service Facility
  - bb. Drug Store and Pharmacy
  - cc. Dry Cleaning Establishment
  - dd. Financial Institution, no drive-thru
  - ee. Hotel and Motel
  - ff. Hotel and Motel, Extended Stay
  - gg. Professional and Technical Service Facility
  - hh. Research Laboratory and Facility
  - ii. Theatre, Indoor
2. Hours of Operation.
- a. Uses “q”, “r”, “s”, “w”, “x”, “y”, and “bb”, above shall be restricted to hours of operation open to the public from 6:00 AM to 12:00 AM. Hours of operation for said use 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 within this development shall not exceed 200,000 square feet.
2. Height
- a. The maximum height including parapets and other similar features, rooftop equipment, and lighting structures of all buildings shall not exceed sixty (60) feet.
  - b. The maximum height of poles and nets for the driving range in conjunction with above use “h” Recreation Facility shall not exceed one hundred and seventy (170) 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 0.55.

## **C. SETBACKS**

### 1. Structure Setbacks

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

- a. Seventy-five (75) feet from the southern boundary of the “PC” District.
- b. Five (5) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

### 2. Parking Setbacks

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

- a. Thirty (30) feet from the southern boundary of the “PC” District.
- b. Zero (0) feet from the eastern and western boundaries of the “PC” District.
- c. Thirty (30) feet from the northern boundary of the “PC” District.

## **D. PARKING AND LOADING REQUIREMENTS**

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. 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. 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.
4. Parking lots shall not be used as streets.

#### **E. LANDSCAPE AND TREE REQUIREMENTS**

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

#### **F. SIGN REQUIREMENTS**

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

#### **G. LIGHT REQUIREMENTS**

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

#### **H. ARCHITECTURAL**

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

## **I. ACCESS/ACCESS MANAGEMENT**

1. Access to Lot A shall be as shown on the Preliminary Plan attached hereto as Attachment B.
2. No direct access to Lot A from North Outer 40 Road shall be permitted.
3. Access to Lot B shall be as shown on the Preliminary Plan attached hereto as Attachment B.
4. Lot C shall be permitted one access point from North Outer 40 Road as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.
5. Adequate sight distance shall be provided as directed by the City of Chesterfield and St. Louis County Department of Transportation, as applicable.
6. Provide public access easements through Lot B of the development as needed such that access is provided from North Outer 40 Road to the adjoining property to the north for trail access. The easement shall be dedicated to the City of Chesterfield for public use. The conveyance or dedication of these easements will be a condition of Site Improvement Plan approval. The location, dimensions, and form of the conveyance or dedication shall be mutually agreed upon by the developer and the City of Chesterfield, and any such conveyance or dedication shall be subject to existing easements, if any.
7. If adequate sight distance cannot be provided at the access location(s), acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide the required sight distance as required by the City of Chesterfield and the St. Louis County Department of Transportation.
8. Cross access shall be provided to serve the development as shown on the Preliminary Plan attached hereto as Attachment B and as directed by the City of Chesterfield and St. Louis County Department of Transportation.

## **J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION**

1. Construct improvements as required by St. Louis County Department of Transportation and the City of Chesterfield, as directed by the City.

2. Additional right-of-way and road improvements shall be provided, as required by the St. Louis County Department of Transportation and the City of Chesterfield.
3. Prior to Special Use Permit issuance by the St. Louis County Department of Transportation, a special cash escrow or a special cash escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Transportation to guarantee completion of the required roadway improvements.
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 contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
5. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield and the St. Louis County Department of Highways and Traffic. No gate installation will be permitted on public right-of-way.
6. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

#### **K. TRAFFIC STUDY**

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation. 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 North Outer 40 Road. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the St. Louis County Department of Transportation.

#### **L. POWER OF REVIEW**

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

#### **M. STORM WATER**

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system.
2. Formal MSD review and approval and permits are required prior to construction.
3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the City of Chesterfield.
4. Offsite storm water shall be picked up and piped to an adequate natural discharge point. Such bypass systems must be adequately designed.
5. The lowest opening of all structures shall be set at least two (2) feet higher than the one hundred (100) year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the one hundred (100) year high water.
6. 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

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 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. Post Construction Best Management Practices (BMPs) will be required to treat the extents of the project's disturbed area. Additional BMPs may need to be integrated throughout the site in order to demonstrate this as detailed plans are developed. BMPs with a runoff volume reduction component shall be the emphasis of the site's water quality strategy.
11. Approval from the Monarch Chesterfield Levee District and the City of Chesterfield with regards to the project's compliance with the Chesterfield Valley master drainage plan will be required prior to MSD approval of final plans.
12. The Chesterfield Outlets Pump Station was planned to serve the subject property and the adjacent property to the east.
  - a. The proposed sanitary sewer shall be public and located within a minimum 10' wide easement granted to MSD. The easement corridor shall extend to the eastern property line.
  - b. The easement and the horizontal and vertical design location of the new sanitary sewer shall maximize accessibility to the Chesterfield Outlets Pump Station via gravity sewers.
  - c. The anticipated flows generated by the Top Golf development will need to be determined and compared to the current capacity of the Chesterfield Outlets Pump Station. Improvements to the pump station and its effluent main may be necessary if the Top Golf development would generate flows in excess of the pump station's current storage and pumping capacities.
13. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

## **N. SANITARY SEWER**

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

## **O. GEOTECHNICAL REPORT**

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

## **P. MISCELLANEOUS**

1. All utilities will be installed underground.
2. 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.
3. 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.
4. If any development in, or alteration of, the floodplain or supplemental protection area is proposed, the developer may be required to submit a Floodplain Study and/or a Floodplain Development Permit/Application to the City of Chesterfield 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. Consult Article 5 of the Unified Development Code for specific requirements.

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 Code 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.

## **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 Unified Development Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Unified Development Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer 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 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 one hundred fifty (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 one hundred fifty (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 one hundred fifty (150) feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Unified Development Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Unified Development 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, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, 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.

### **C. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

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

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.

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

## **V. TRUST FUND CONTRIBUTION**

### Traffic Generation Assessment Rates

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

**A. ROADS**

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

| <u>Type of Development</u> | <u>Required Contribution</u> |
|----------------------------|------------------------------|
| General Retail             | \$2,223.29/parking space     |
| Recreational Uses          | \$512.12/parking space       |
| Office Space               | \$741.06/parking space       |

If types of development proposed differ from those listed, rates shall be provided by the St. 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 St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- 2. As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.
- 3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

**B. WATER MAIN**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$894.19 per acre for the total area as approved on the Site Development Plan to be

used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

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

### **C. STORM WATER**

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

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

### **D. SANITARY SEWER**

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

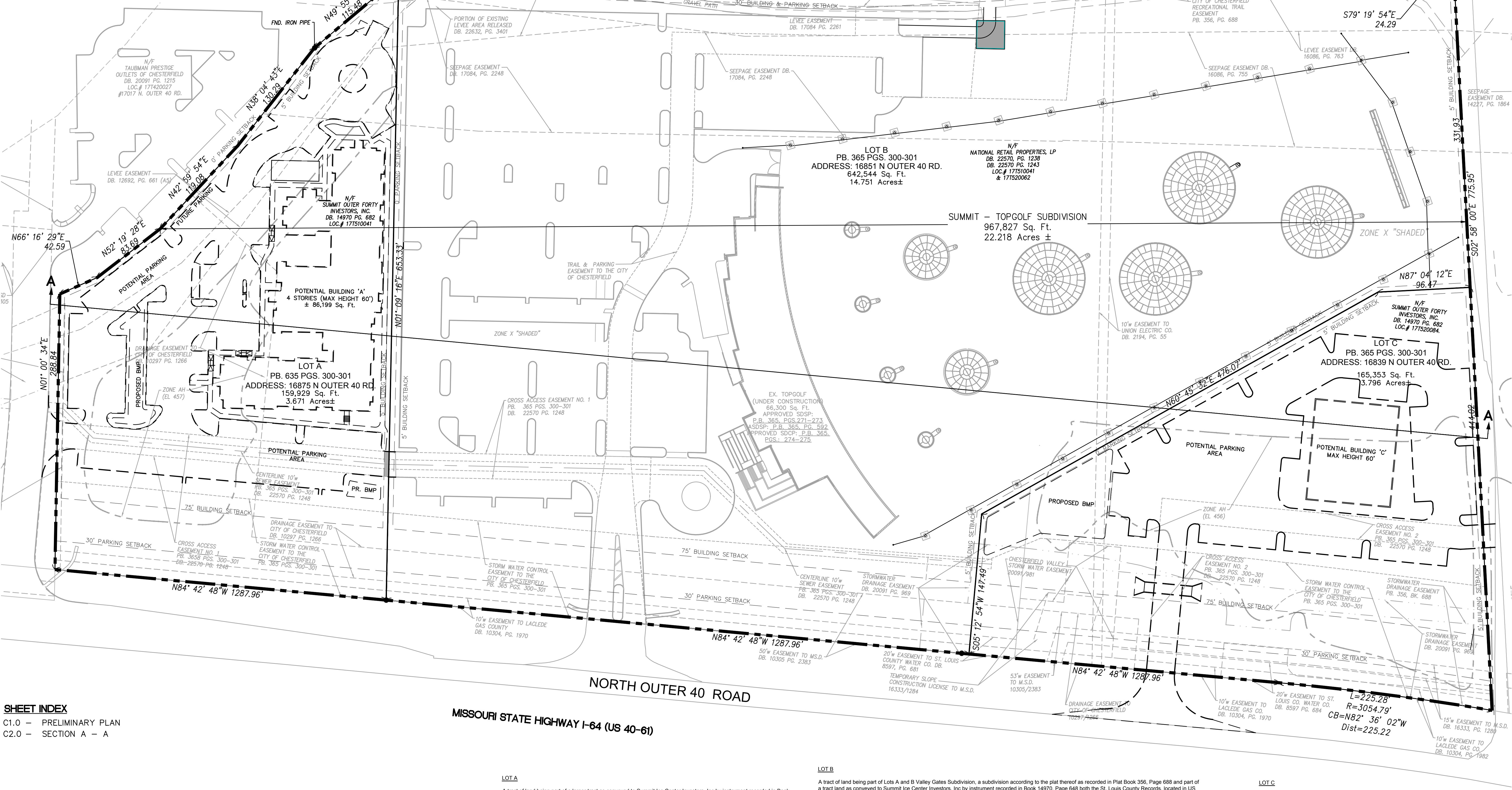
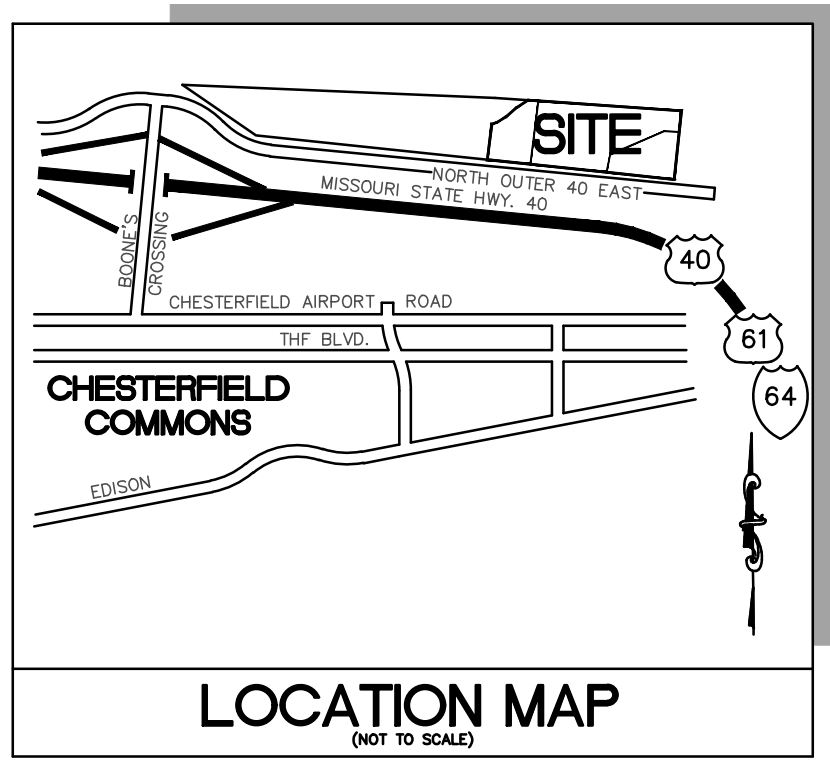
The sanitary sewer contribution within the Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

## **VI. RECORDING**

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VII.ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



**SHEET INDEX**  
C1.0 - PRELIMINARY PLAN  
C2.0 - SECTION A - A

**PREPARED FOR:**  
SUMMIT DEVELOPMENT GROUP  
ATTN: SCOTT "MURPH" REESE  
101 S HANLEY RD, SUITE 1400  
CLAYTON, MO 63105  
(314) 584-6222

**LOT A**  
A tract of land being part of a larger tract as conveyed to Summit Ice Center Investors, Inc by instrument recorded in Book 14970, Page 648 of the St. Louis County Records, located in US Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:  
Commencing at the southeast corner of Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 84 degrees 42 minutes 48 seconds West, 348.57 feet; to the southwest corner of above said Summit Ice Center Investors, Inc tract; thence along the west and northwestern lines of said Summit Ice Center Investors, Inc tract, the following courses and distances: North 01 degrees 00 minutes 34 seconds East, 288.84 feet; North 66 degrees 16 minutes 29 seconds East, 42.59 feet; North 52 degrees 19 minutes 28 seconds East, 83.69 feet; North 42 degrees 59 minutes 54 seconds East, 119.08 feet; North 38 degrees 04 minutes 43 seconds East, 130.29 feet and North 49 degrees 55 minutes 27 seconds East, 115.48 feet; thence departing said northwestern line; South 01 degrees 09 minutes 16 seconds West, 653.33 feet to the Point of Beginning, containing 159,929 square feet or 3.671 acres more or less.

**LOT B**  
A tract of land being part of Lots A and B Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 84 degrees 42 minutes 48 seconds West, 348.57 feet; to the southwest corner of above said Summit Ice Center Investors, Inc tract; thence along the west and northwestern lines of said Summit Ice Center Investors, Inc tract, the following courses and distances: North 01 degrees 00 minutes 34 seconds East, 288.84 feet; North 66 degrees 16 minutes 29 seconds East, 42.59 feet; North 52 degrees 19 minutes 28 seconds East, 83.69 feet; North 42 degrees 59 minutes 54 seconds East, 119.08 feet; North 38 degrees 04 minutes 43 seconds East, 130.29 feet and North 49 degrees 55 minutes 27 seconds East, 115.48 feet; thence departing said northwestern line; South 01 degrees 09 minutes 16 seconds West, 653.33 feet to the Point of Beginning, containing 642,544 square feet or 14.751 acres more or less.

**LOT C**  
A tract of land being part of Lots A and B Valley Gates Subdivision, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 688 and part of a tract land as conveyed to Summit Ice Center Investors, Inc by instrument recorded in Book 14970, Page 648 both the St. Louis County Records, located in US Survey 2031, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:  
Beginning at the southeast corner of above said Valley Gates Subdivision, said point also being located on the north right-of-way line of North Outer 40 Road, variable width; said point also being located on a curve to the left having a radius of 3054.79 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 225.28 feet and a chord which bears North 82 degrees 36 minutes 02 seconds West, 225.22 feet to a point of tangency and North 84 degrees 42 minutes 48 seconds West, 84 degrees 42 minutes 48 seconds West, 348.57 feet; to the southwest corner of above said Summit Ice Center Investors, Inc tract; thence along the west and northwestern lines of said Summit Ice Center Investors, Inc tract, the following courses and distances: North 01 degrees 00 minutes 34 seconds East, 288.84 feet; North 66 degrees 16 minutes 29 seconds East, 42.59 feet; North 52 degrees 19 minutes 28 seconds East, 83.69 feet; North 42 degrees 59 minutes 54 seconds East, 119.08 feet; North 38 degrees 04 minutes 43 seconds East, 130.29 feet and North 49 degrees 55 minutes 27 seconds East, 115.48 feet; thence departing said northwestern line; South 01 degrees 09 minutes 16 seconds West, 653.33 feet to the Point of Beginning, containing 165,353 square feet or 3.795 acres more or less.

# PRELIMINARY PLAN

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED PLANNED COMMERCIAL DISTRICT "PC"

CITY OF CHESTERFIELD  
PLANNED DISTRICT ORDINANCE  
ATTACHMENT B

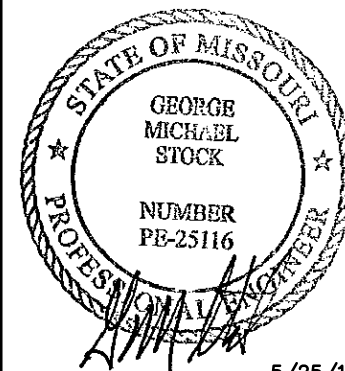
PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

PRELIMINARY PLAN FOR:

## SUMMIT - TOPGOLF SUBDIVISION

CITY OF CHESTERFIELD, MISSOURI 63005



5/25/18  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

**REVISIONS:**  
1. 2018-5-3 CITY COMMENTS  
2. 2018-5-25 CITY COMMENTS

|              |              |
|--------------|--------------|
| DRAWN BY:    | CHECKED BY:  |
| K.S.G.       | G.M.S.       |
| DATE:        | JOB NO:      |
| 1/23/2018    | 217-6089.3   |
| M.S.D. P. #  | BASE MAP #   |
| 177          | 177          |
| S.L.C. H&T # | H&T S.U.P. # |
| -            | -            |
| M.D.N.R. #   |              |
| -            |              |

SHEET TITLE:  
PRELIMINARY PLAN

SHEET NO.:  
C1.0

**CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED PLANNED COMMERCIAL DISTRICT 'PC'**

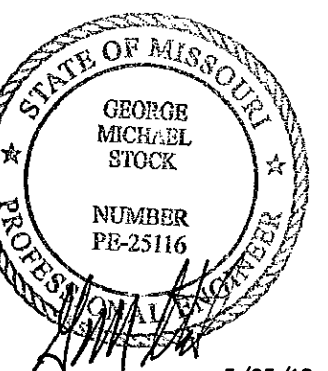
257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH. (636)  
530-9100 FAX (636) 530-9130  
e-mail: [general@stockassoc.com](mailto:general@stockassoc.com)  
Web: [www.stockassoc.com](http://www.stockassoc.com)

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

100

## SUMMIT - TOPGOLF SUBDIVISION

CITY OF CHESTERFIELD, MISSOURI 63003



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

#### VISIONS:

- 2018-5-3 CITY COMMENTS

|                   |                       |
|-------------------|-----------------------|
| OWN BY:<br>K.S.G. | CHECKED BY:<br>G.M.S. |
| E:<br>/23/2018    | JOB NO:<br>217-6089.3 |
| D. P. #<br>—      | BASE MAP #<br>17T     |
| C. H&T #<br>—     | H&T S.U.P. #<br>—     |
| N.R. #<br>—       |                       |

ET TITLE:

SECTION A - A

ET NO.: C2.0