



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, March 16, 2020
5:45PM**

I. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

A. Bill No. 3288 - P.Z. 01-2020 City of Chesterfield (Unified Development Code-Article 3): An ordinance amending Article 3 of the Unified Development Code to amend the Zoning Districts and Regulations and the Use Table for Residential Districts of the Unified Development Code {P.Z. 01-2020 City Of Chesterfield (Unified Development Code-Article 3)}. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

B. Bill No. 3289 - P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd. An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-1/2 AC” Estate District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive. (P.Z. 16-2019 1420 Schoettler Road & 15000 South Outer Forty Road {Prosser & Pfeifer} 19S640262 & 19R430165). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

C. Next Meeting – March 19, 2020 (5:30pm)

II. Finance and Administration Committee – Chairperson Michael Moore, Ward III

A. Destruction of Records In accordance with the Secretary of State’s guidelines, records are kept and maintained for defined time periods, after which, they should be destroyed. The records being destroyed are to be identified on the official record of the City. As recommended by the F&A Committee, City Council is being asked to approve the scheduled, routine destruction of records, and those records destroyed are identified in the official record of the City Council meeting. **(Voice Vote) Finance and Administration Committee Recommends approval.**

B. Proposed Resolution - Cooperative Procurement In accordance with City Policy, staff is encouraged to take advantage of approved cooperative purchase

programs in making purchases previously approved by budget. However, the policy requires that cooperative purchase programs be individually approved prior to their use. As such, Staff is requesting the addition of the Sourcewell cooperative purchase list. The F&A Committee has unanimously endorsed adoption of the revised list of approved Cooperative Purchase programs by resolution, with the addition of Sourcewell. **(Roll Call Vote) Finance and Administration Committee Recommends approval.**

- C. Bill No. 3294 - Salary Administration Manual Revisions** An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(First Reading) Finance and Administration Committee Recommends approval.**

III. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

IV. Public Health and Safety Committee – Chairperson Mary Monachella, Ward I

V. Report from the City Administrator & Other Items Requiring Action by City Council – Mike Geisel

A. Liquor License Request (Voice Vote)

- **Ninja Japanese Sushi Bar & Steak House**

B. Budget Adjustment – Brandywine Neighborhood Improvement District

Recommendation that a Budget Adjustment be approved in the amount of \$1,090,000 from the General Fund – Fund Reserves to the Capital Projects Fund. This will cover the costs of construction, material testing, and legal fees associated with the NID. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation – Brandywine Neighborhood Improvement District Recommendation that the City Administrator be authorized to approve a Purchase Order to JM Marschuetz Construction Company in an amount not to exceed \$1,000,000. **(Roll Call Vote) Department of Public Works recommends approval.**

D. Bid Recommendation – Schoettler Road Project (construction)

Recommendation to authorize the City Administrator to enter into an Agreement with Gershenson Construction Company Incorporated in an amount not to exceed \$990,000 to provide for construction of the Schoettler Road Improvements Project. The 2020 Budget includes \$990,000 for construction in account 120-079-5470. **(Roll Call Vote) Department of Public Works recommends approval.**

E. Bid Recommendation – Schoettler Road Project (testing and inspection) In conjunction with approval of the construction contract, Staff also recommends that the City Administrator be authorized to approve a purchase order to HR Green for construction testing and inspection in an amount not to exceed \$75,000. The 2020 Budget includes \$85,000 for

construction testing and inspection services in account 120-079-5261.
(Roll Call Vote) Department of Public Works recommends approval.

F. Bid Recommendation – 2019 Sidewalk Replacement, Project A

Recommendation to authorize the City Administrator to enter into an Agreement with Raineri Construction in an amount not to exceed \$335,000. The funding for 2020 contractual sidewalk repair was increased from \$235,000 to \$535,000 via Budget Adjustment DPW#1, approved by City Council on January 6, 2020 **(Roll Call Vote) Department of Public Works recommends approval.**

VI. Other Legislation

A. Resolution No. 459 – Brandywine Neighborhood Improvement District

A resolution authorizing and directing the improvements be made within the Brandywine Neighborhood Improvement District in the City of Chesterfield, and authorizing the City Council of the City of Chesterfield, Missouri to obtain financing therefor. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bill No. 3295 - Ladue Trails, Adjusted Lot 160 & Lot 161 (Boundary Adjustment Plat) An ordinance providing for the approval of a Boundary Adjustment Plat for Adjusted Lots 160 and 161 of Ladue Trails subdivision to create a 0.57 acre tract of land and a 0.47 acre tract of land, zoned “NU” Non-Urban District (17Q130426, 17Q130408). **(First & Second Readings) Department of Planning recommends approval.**

VII. Unfinished Business – Mayor Bob Nation

VIII. New Business – Mayor Bob Nation

IX. 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.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE CITY COUNCIL MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716, AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



AGENDA
CHESTERFIELD CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, March 16, 2020
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 McGownd
- V. APPROVAL OF MINUTES** – Mayor Bob Nation
 - A. City Council Meeting Minutes** – March 2, 2020
 - B. Executive Session Minutes** – March 2, 2020
- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, March 19, 2020 – Planning and Public Works (5:30 pm)**
 - B. Monday, March 23, 2020 – Planning Commission (7pm)**
 - C. Wednesday, April 22, 2020 – Next City Council Meeting-Installation (7pm)**
- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation
 - A. Citizen of the Year – Mark Leach (Temporary Adjournment for Citizen of the Year Reception)**
- VIII. APPOINTMENTS** – Mayor Bob Nation

IX. COUNCIL COMMITTEE REPORTS

A. Planning and Public Works Committee – Chairperson Mary Ann Mastorakos, Ward II

1. **Bill No. 3288 - P.Z. 01-2020 City of Chesterfield (Unified Development Code-Article 3):** An ordinance amending Article 3 of the Unified Development Code to amend the Zoning Districts and Regulations and the Use Table for Residential Districts of the Unified Development Code {P.Z. 01-2020 City of Chesterfield (Unified Development Code-Article 3)}. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
2. **Bill No. 3289 - P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd.** An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-1/2 AC” Estate District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive. (P.Z. 16-2019 1420 Schoettler Road & 15000 South Outer Forty Road {Prosser & Pfeifer} 19S640262 & 19R430165). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**
3. **Next Meeting – March 19, 2020 (5:30pm)**

B. Finance and Administration Committee – Chairperson Michael Moore, Ward III

1. **Destruction of Records** In accordance with the Secretary of State’s guidelines, records are kept and maintained for defined time periods, after which, they should be destroyed. The records being destroyed are to be identified on the official record of the City. As recommended by the F&A Committee, City Council is being asked to approve the scheduled, routine destruction of records, and those records destroyed are identified in the official record of the City Council meeting. **(Voice Vote) Finance and Administration Committee Recommends approval.**
2. **Proposed Resolution - Cooperative Procurement** In accordance with City Policy, staff is encouraged to take advantage of approved cooperative purchase programs in making purchases previously approved by budget. However, the policy requires that cooperative purchase programs be individually approved prior to their use. As such, Staff is requesting the addition of the Sourcewell cooperative purchase list. The F&A Committee has unanimously endorsed adoption of the revised list of approved Cooperative Purchase programs by resolution, with the addition of Sourcewell. **(Roll Call Vote) Finance and Administration Committee Recommends approval.**
3. **Bill No. 3294 – Salary Administration Manual Revisions** An ordinance to adopt and implement revisions to the City of Chesterfield employee salary administration manual. **(First Reading) Finance and Administration Committee Recommends approval.**

C. Parks, Recreation and Arts Committee – Chairperson Tom DeCampi, Ward IV

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

A. Liquor License Request (Voice Vote)

- **Ninja Japanese Sushi Bar & Steak House**

B. Budget Adjustment – Brandywine Neighborhood Improvement District

Recommendation that a Budget Adjustment be approved in the amount of \$1,090,000 from the General Fund – Fund Reserves to the Capital Projects Fund. This will cover the costs of construction, material testing, and legal fees associated with the NID. **(Roll Call Vote) Department of Public Works recommends approval.**

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Recommendation that the City Administrator be authorized to approve a Purchase Order to JM Marschuetz Construction Company in an amount not to exceed \$1,000,000. **(Roll Call Vote) Department of Public Works recommends approval.**

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In conjunction with approval of the construction contract, Staff also recommends that the City Administrator be authorized to approve a purchase order to HR Green for construction testing and inspection in an amount not to exceed \$75,000. The 2020 Budget includes \$85,000 for construction testing and inspection services in account 120-079-5261. **(Roll Call Vote) Department of Public Works recommends approval.**

F. Bid Recommendation – 2019 Sidewalk Replacement, Project A

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XI. OTHER LEGISLATION

A. Resolution No. 459 – Brandywine Neighborhood Improvement District

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financing therefor. **(Roll Call Vote) Department of Public Works recommends approval.**

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XII. UNFINISHED BUSINESS – Mayor Bob Nation

XIII. NEW BUSINESS – Mayor Bob Nation

XIV. ADJOURNMENT

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RECORD OF PROCEEDING

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

MARCH 2, 2020

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

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

A roll call was taken with the following results:

PRESENT

ABSENT

Mayor Bob Nation
Councilmember Mary Monachella
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 February 19, 2020 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the February 19, 2020 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the February 19, 2020 Executive Session were submitted for approval. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the February 19, 2020 Executive Session minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

The minutes of the February 19, 2020 Special City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the February 19, 2020 Special City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COMMUNICATIONS AND PETITIONS

Ms. Kathy Handing and Ms. Anne Stream, 1530 Bedford Forge Court, #4 and #5, expressed their appreciation for staff's assistance with the Brandywine Neighborhood Improvement District (NID).

Ms. Elaine Zukowski, 88 River Bend Drive, spoke in support of the City Administrator's compensation.

Ms. Wendy Geckeler, 26 Chesterfield Lakes, spoke in opposition to the tax pledge offered by a candidate at the previous Council meeting.

INTRODUCTORY REMARKS

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

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3288	Amends Article 3 of the Unified Development Code to amend the Zoning Districts and Regulations and the Use Table for Residential Districts of the Unified Development Code {P.Z. 01-2020 City Of Chesterfield (Unified Development Code-Article 3)} (First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval
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Councilmember Mary Ann Mastorakos, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, for the first reading of Bill No. 3288. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3288 was read for the first time.

Bill No. 3289 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-1/2 AC” Estate District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive (P.Z. 16-2019 1420 Schoettler Road & 15000 South Outer Forty Road {Prosser & Pfeifer} 19S640262 & 19R430165) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3289. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3289 was read for the first time.

Councilmember Mastorakos announced that the next meeting of this Committee is scheduled for Thursday, March 19, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, indicated that he had no report this evening, and the next meeting of this Committee is scheduled for Tuesday, March 3, at 5:30 p.m.

Parks, Recreation & Arts Committee

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

Public Health & Safety Committee

Councilmember Mary Monachella, Chairperson of the Public Health & Safety Committee, indicated that she had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

Res. No. 458 Establishes the Brandywine Neighborhood Improvement District in the City of Chesterfield, accepting the plans and specifications and ordering preparation of a proposed assessment roll, calling a public hearing to consider the proposed improvements and proposed assessments, and directing the City Clerk to give notice of such hearing for the Brandywine Neighborhood Improvement District **(Roll Call Vote) Department of Public Works recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the passage and approval of proposed Resolution No. 458 establishing the Brandywine Neighborhood Improvement District in the City of Chesterfield. A roll call vote was taken with the following results: Ayes – Monachella, DeCampi, Keathley, Hurt, Ohley, McGuinness, Mastorakos and Moore. Nays – None. Whereupon the motion was declared passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2020 Selective Slab Replacement, Project A. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the low bid as submitted by Amcon Municipal Concrete for the 2020 Selective Slab Replacement Project Area A, and to authorize the City Administrator to execute contracts in an amount not to exceed \$1,100,000. A roll call vote was taken with the following results: Ayes – Hurt, McGuinness, Monachella, DeCampi, Ohley, Mastorakos, Moore and Keathley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2020 Selective Slab Replacement, Project B. Councilmember Ohley made a motion, seconded by Councilmember Moore, to approve the low bid as submitted by J.M. Marschuetz Construction Company for the 2020 Selective Slab Replacement Project Area B, and to authorize the City Administrator to execute contracts in an amount not to exceed \$1,100,000. A roll call vote was taken with the following results: Ayes – Mastorakos, DeCampi, Monachella, Keathley, Hurt, Ohley, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2019 Accessible Sidewalk Ramp Improvement Project. Councilmember Moore made a motion, seconded by Councilmember Ohley, to approve the low bid as submitted by Sweetens Concrete, and to authorize the City Administrator to execute contracts in an amount not to exceed \$41,900 for the annual Community Development Block Grant (CDBG) Accessible Sidewalk Ramp Project. A roll call vote was taken with the following results: Ayes – Keathley, Monachella, Hurt, DeCampi, Moore, McGuinness, Mastorakos and Ohley. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Staff is recommending award of a contract for 2020 Pyrotechnic Display. Councilmember Moore made a motion, seconded by Councilmember Monachella, to approve the only qualifying bid, and three-year pricing for the annual Independence Day Fireworks Display from J&M Displays, in the budgeted amount of \$55,000. A roll call vote was taken with the following results: Ayes – Hurt, Moore, Mastorakos, Keathley, DeCampi, Monachella, Ohley and McGuinness. Nays – None. Whereupon Mayor Nation declared the motion passed.

Mr. Geisel reported that Pinspiration, located at 164 Chesterfield Commons East Road (formerly St. Louis Wine Market) has requested a new liquor license, for retail sale of wine by the drink, to be consumed on premise, and Sunday sales. Mr. Geisel reported

that, per City policy, this application has been reviewed and is now recommended for approval by both the Police Department and Planning & Development Services. Councilmember Ohley made a motion, seconded by Councilmember Keathley, to approve issuance of a new liquor license to Pinspiration. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

OTHER LEGISLATION

Bill No. 3290 Partially vacates a parking and access easement over and across Adjusted Lot 1 of the Boundary Adjustment Plat as recorded in Plat Book 360, Pages 137 And 138 of the St. Louis County Records, located in the City of Chesterfield, St. Louis County, Missouri **(First & Second Readings) Department of Planning recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3290. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3290 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3290. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3290 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3290 with the following results: Ayes – Monachella, Mastorakos, Moore, Hurt, McGuinness, Keathley, DeCampi and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3290 approved, passed it and it became **ORDINANCE NO. 3094**.

Bill No. 3291 Partially vacates a drainage easement over and across Adjusted Lot 1 of the Boundary Adjustment Plat as recorded in Plat Book 360, Pages 137 and 138 of the St. Louis County Records, located in the City of Chesterfield, St. Louis County, Missouri **(First & Second Readings) Department of Planning recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3291. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3291 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3291. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3291 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3291 with the following results: Ayes – Moore, Monachella, McGuinness, Mastorakos, Ohley, Keathley, DeCampi and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3291 approved, passed it and it became **ORDINANCE NO. 3095**.

Bill No. 3292 Vacates a drainage easement on Adjusted Lot 1B, of Lot Split of Lot 1 of Spirit Valley Business Park as recorded in Plat Book 361, Page 230 of the St. Louis County Records, and a drainage easement on Lot 2 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records, located in the City of Chesterfield, St. Louis County, Missouri **(First & Second Readings) Department of Planning recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Monachella, for the first reading of Bill No. 3292. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3292 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3292. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3292 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3292 with the following results: Ayes – Ohley, Mastorakos, DeCampi, Hurt, Monachella, Keathley, Moore and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3292 approved, passed it and it became **ORDINANCE NO. 3096.**

Bill No. 3293 Provides for the approval of a Boundary Adjustment Plat for the consolidation of three parcels totaling 4.3 acres, with all parcels zoned “PI” Planned Industrial District (17W420123, 17W420112, & 17W420079) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3293. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3293 was read for the first time.

Councilmember Ohley made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3293. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3293 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3293 with the following results: Ayes – Hurt, DeCampi, Keathley, McGuinness, Mastorakos, Moore, Monachella and Ohley. Nays – None. Whereupon Mayor Nation declared Bill No. 3293 approved, passed it and it became **ORDINANCE NO. 3097.**

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Councilmember DeCampi requested that HB 2182 and SB 526 be placed on the next City Council agenda for discussion. Mayor Nation suggested that the item should be referred to committee prior to discussion by the full Council.

Councilmember Moore made a motion, seconded by Councilmember Monachella, to refer the discussion regarding HB 2182 and SB 526 to the Next Finance and Administration Committee meeting (not on March 3, 2020 as insufficient time remained to update and post the agenda in conformance with Sunshine Law requirements). A roll call vote was taken with the following results: Ayes – Mastorakos, Monachella, Moore, McGuinness and Hurt. Nays – Keathley, DeCampi and Ohley. Whereupon the motion was declared passed.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:42 p.m.

Mayor Bob Nation

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

City of Chesterfield
Excess Checks (=> \$5,000)
February 2020

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
2/4/2020	45149	METROPOLITAN ST. LOUIS SEWER DISTRICT	16365 LYDIA HILL DR, ACCT #0472321-9	\$ 15,632.97	119
2/7/2020	60006	DELTA DENTAL OF MISSOURI	FEB 2020 DENTAL INSURANCE	14,254.31	001
2/7/2020	60009	ENERGY PETROLEUM CO.	#2 ULTRA LS DIESEL, NL PLUS 89 OCT RFG	27,846.71	001
2/7/2020	60041	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	FEB 2020 HEALTH INSURANCE	194,796.64	001
2/7/2020	60046	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS	16,301.16	121
2/7/2020	60047	TYLER TECHNOLOGIES, INC	SOFTWARE	6,832.00	001
2/11/2020	60054	AXON ENTERPRISE INC, ,	BODY WORN CAMERA CONTRACT	140,880.00	121
2/11/2020	60058	CMPA	POLICE TRAINING-DEPARTMENT	15,350.00	121
2/11/2020	60062	EAST-WEST GATEWAY	SCHOETTLER RD PAVEMENT PRESERVATION GRANT APPLICATION FEE	5,260.00	120
2/11/2020	60080	SWEETENS CONCRETE SERVICES, LLC	2019 CRACK SEALING PROJECT	18,743.12	120
2/11/2020	60081	TECH ELECTRONICS, INC	MAINTENANCE CONTRACT	8,196.00	001
2/14/2020	60094	PITZER SNODGRASS, P.C.	OCT 2019 LEGAL SERVICES CLIENT #6055-25926M	5,000.00	001
2/14/2020	60100	THE HARTFORD-PRIORITY ACCOUNTS	FEB 2020 LIFE INSURANCE	10,141.13	001
2/14/2020	60101	TOWN PLANNING AND URBAN DESIGN COLLABORATIVE LLC	UPDATES TO CITY OF CHESTERFIELD COMPREHENSIVE PLAN	5,456.00	001
2/14/2020	60102	TRUCK CENTERS, INC.	TWO 2.5 TON TRUCKS	295,180.00	120
2/18/2020	60103	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	9,833.92	001
2/18/2020	60113	RP COATINGS, INC	REFINISH CITY HALL, LOWER LEVEL FLOORS	12,000.00	001
2/21/2020	60140	BEELMAN LOGISTICS LLC	2018/2019 CHESTERFIELD SALT HAULING	6,446.47	001
2/21/2020	60146	COMPASS MINERALS AMERICA INC	CO-OP SALT, 2018/2019 SALT	98,153.80	001
2/21/2020	60171	TOPE PLUMBING	816 LONDON - SEWER REPAIR	6,467.00	110
2/21/2020	60172	TOPE PLUMBING	2176 SYCAMORE HILL - SEWER REPAIR	6,782.50	110
2/25/2020	60190	PROMOTIONAL CONSULTANTS, INC.	HOLIDAY LUNCHEON AWARDS 5YR/10YR/15YR/20YR/25YR/30YR	5,087.44	001
2/28/2020	60208	COMPASS MINERALS AMERICA INC	SALT CO-OP, 2018/2019 SALT	90,843.91	001
2/28/2020	60227	ST. LOUIS COUNTY TREASURER	MOSQUITO SPRAYING 2019	9,229.25	001
2/28/2020	60231	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS-FEBRUARY	16,301.16	121
				<u>\$ 1,041,015.49</u>	

Respectfully submitted by,
John Hughes, Assistant Finance Director



AGENDA REVIEW – MONDAY 03/16/2020 – 5:45 PM

An AGENDA REVIEW meeting has been scheduled to start at **5:45 PM, on Monday, March 16, 2020.**

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

UPCOMING MEETINGS/EVENTS

- A. Thursday, March 19, 2020 – Planning and Public Works (5:30 pm)
- B. Monday, March 23, 2020 – Planning Commission (7pm)
- C. Wednesday, April 22, 2020 – Next City Council Meeting (7pm)

COMMUNICATIONS AND PETITIONS

As we do each year, at the last meeting in March, the Citizen of the Year will be recognized by the Mayor and City Council. Mr. Mark Leach is to be recognized as the 2019 Citizen of the year, in recognition of his invaluable contributions to the community. The meeting will be temporarily suspended and refreshments will be available in the multi-purpose room.

APPOINTMENTS

There are no appointments scheduled for Monday's meeting.

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

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Mastorakos

Vice-Chair: Councilmember Hurt

The Planning and Public Works Committee has the following action items for the March 16, 2020 City Council Meeting.

Bill No. 3288 - P.Z. 01-2020 City of Chesterfield (Unified Development Code-Article 3):

An ordinance amending Article 3 of the Unified Development Code to amend the Zoning Districts and Regulations and the Use Table for Residential Districts of the Unified Development Code {P.Z. 01-2020 City of Chesterfield (Unified Development Code-Article 3)}. **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

Bill No. 3289 - P.Z. 16-2019 1420 Schoettler Rd. & 15000 South Outer Forty Rd.

An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to the “E-1/2 AC” Estate District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive. (P.Z. 16-2019 1420 Schoettler Road & 15000 South Outer Forty Road {Prosser & Pfeifer} 19S640262 & 19R430165). **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning & Public Works Committee is scheduled for Thursday, March 19, 2020

If you have any questions, please contact Director of Public Works/City Engineer Jim Eckrich, Director of Planning Justin Wyse, or me prior to Monday’s meeting.

BILL NO. 3288

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 3 OF THE UNIFIED DEVELOPMENT CODE TO AMEND THE ZONING DISTRICTS AND REGULATIONS AND THE USE TABLE FOR RESIDENTIAL DISTRICTS OF THE UNIFIED DEVELOPMENT CODE {P.Z. 01-2020 CITY OF CHESTERFIELD (UNIFIED DEVELOPMENT CODE-ARTICLE 3)}.

WHEREAS, the City of Chesterfield Unified Development Code contains regulations and requirements pertaining to the development of land within the City; and,

WHEREAS, the Unified Development Code serves to promote the public health, safety, and general welfare of the citizens of the City of Chesterfield; and,

WHEREAS, the City of Chesterfield seeks to update the Zoning Districts and Regulations and the Use Table for Residential Districts for the E-1/2 AC Estate District; and,

WHEREAS, a Public Hearing was held before the Planning Commission on February 10, 2020; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the amendments; and,

WHEREAS, the Planning and Public Works Committee, having considered said amendments, recommended approval; and,

WHEREAS, the City Council, having considered said amendments, voted to approve the updates to Article 3 of the Unified Development Code pertaining to the Zoning Districts and Regulations and the Use Table for Residential Districts for the E-1/2 AC Estate District

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

Section 1. The City of Chesterfield hereby approves the updates to Article 3 of the Unified Development Code pertaining to the Zoning Districts and Regulations and the Use Table for Residential Districts for the E-1/2 AC Estate District as set out in Attachment “A” which is attached hereto and made part thereof.

Section 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be declared by a court of competent jurisdiction to be

invalid, such decision shall not affect the validity of this Ordinance as whole, or any part thereof.

Section 3. The provisions of the Ordinance may be amended in the future by the City Council of the City of Chesterfield.

Section 4. Where this Ordinance differs or conflicts with other laws, rules and regulations, unless the right to do so is preempted or prohibited by the County, State, or Federal government, the more restrictive or protective of the City and the public shall apply.

Section 5. This Ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 6. This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/02/20

ATTACHMENT A

Sec. 03-01. USE TABLE FOR RESIDENTIAL DISTRICTS

Use Table for Residential Districts

Uses:

P-Permitted

C-Conditional

* means the use is allowed with conditions. See Section 03-03 for additional regulations

[illegible]

[illegible]

A. "E-1/2AC" Estate District.

1. Purpose. The purpose of the "E-1/2AC" Estate District is to provide for the enhancement of residential development while preserving the community character of the area with well-buffered, well-landscaped neighborhoods, and to allow for such other residentially related uses which are compatible with the character of the district.
2. In addition to the development standards and district requirements in Article 04 of this UDC, the following performance standards are applicable to:
 - a.) Uses. Permitted and Conditional Uses for the "E-1/2AC" District are found in Section 03-06 of this UDC.
 - (1) Mortuary and cemetery uses must be adjacent to a commercial district and must have 200 feet of frontage onto a state road.
 - (2) Accessory uses may include, but are not limited to, private stables, devices for the generation of energy or individual sewage treatment facilities serving an individual non-residential use. Sewage treatment facilities shall not exceed 5,000 gallons per day flow.
 - (a) Private stables are not permitted within 100 feet of any property line. All pasture areas shall be fenced.
 - b.) Density. The density requirement for residential dwellings is one-half (1/2) acre/dwelling unit.
 - c.) Lot Area.

Use	Minimum Lot Size
Cemetery or Mortuary	3 ac
Churches and other places of worship	3 ac
Day care center	3 ac
Dwelling, single family	½ ac
Educational facility	
Kindergarten	3 ac
Primary	5 ac
Junior high	10 ac
Senior high	20 ac
College/University	10 ac
Group home	½ ac
Group residential facility	5 ac
Library	4 ac
Public utility facility	10,000 sq. ft.
Sewage treatment facility	1 ac
Stables and kennels	5 ac
All other non-residential uses	5 ac

- d.) Calculation of Lot Size. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size.
- e.) Height. The maximum height for all structures shall be 50 feet. Church spires may extend to 100 feet.
- f.) Minimum Structure Setbacks.

<i>Setbacks - Residential Uses</i>	<i>E-1/2AC</i>
Front (from property line)	---
Side (from property line)	15 ft.
Rear (from property line)	---
Right-of-way	20 ft.
Between structures	30 ft.

<i>Setbacks - Non-Residential Uses</i>	<i>E-1/2AC</i>
From any property line	75 ft.
Right-of-way	150 ft. for collector or arterial. 100 ft. for other streets

****Setbacks for non-residential structures greater than 30 feet in height other than a public utility tower authorized by a CUP, shall**

be increased by one (1) additional foot for every two (2) feet or fraction thereof of building height in excess of 30 feet.

- g.) Parking Areas. Parking lots shall maintain the same setbacks as the structure setbacks set forth in the table above. Minimum parking setback is 50 feet from any road.
- h.) Yard Requirements. Private stables shall maintain a minimum setback of 100 feet from all property lines and pasture areas shall be fenced.
- i.) Pavement and right-of-way widths shall be as required in Article 04 of this UDC.
- j.) Dedications for Public Schools and Public Parks. Developments may include land designated for dedication for public school or public park use. Areas designated for public school or public park purposes may be considered part of the gross acreage of the development in computing the maximum number of lots that may be created or dwelling units that may be authorized, provided that:
 - (1) The area of the proposed development shall be at least 30 acres in the case of a public school dedication and 60 acres in the case of a public park dedication, unless otherwise authorized or required by the City of Chesterfield.
 - (2) The proposed school site is compatible with a generalized plan for school locations published by the school district.
 - (3) Prior to approval of a site development concept plan, a written agreement between the petitioner and the school district shall be submitted to the City of Chesterfield for review. This agreement shall indicate who is responsible for the installation of required improvements adjacent to or affecting the school site, and when the improvements will be installed.
 - (4) The proposed site is dedicated to public school or park use in a manner approved by the City Attorney as to legal form prior to recording of the site development concept plan.
 - (5) The site development concept plan identifies the boundaries of the dedicated tract within the development.
 - (6) The deed of dedication for a public park(s) or public school use shall provide that in the event the property shall no longer be used for that purpose, it will revert to the trustees of the subdivision in which it is located as common land.

k.) Community Character Development Standards.

- (1) Easements for utility or access purposes may cross any required landscape easement or buffer. If a utility or access easement runs generally parallel to and overlays a required landscape easement or buffer, the minimum required width of said required landscape easement or buffer, shall be increased by the width of the easement which overlays the required landscape easement or buffer.
- (2) Sidewalks may be required as directed by the City of Chesterfield when all lots are one (1) acre or greater; when any lots are less than one (1) acre, sidewalks shall be required on one (1) side of the street and shall be encouraged to "meander" from a straight path to reduce grading and save trees or to be provided in the form of pedestrian walkways linking primary activity centers or destinations. Sidewalks must be situated in a dedicated easement with access and working room to maintain the sidewalk and shall comply with all provisions of the Americans with Disabilities Act.
- (3) Jogging trails shall be allowed in any open space or buffer area but must be coordinated with any Tree Preservation Plan.

l.) Natural features should be preserved at not less than the following levels:

- (1) Flood plains--Not less than 80% of designated special flood hazard areas shall be preserved and shall remain undisturbed.
- (2) Steep slopes--Not less than 70% of all areas exceeding a 30% slope shall be protected and shall remain undisturbed.

m.) Right-of-Way Grading.

- (1) Lots which slope down from the right-of-way must have a minimum platform of four (4) feet of ground immediately adjacent to the edge of pavement which drains perpendicular and toward the pavement. Said platform shall be constructed at a grade of not less than two percent (2%) perpendicular to the pavement, except in areas adjacent to a storm sewer, where there must be a platform of not less than seven (7) feet from the edge of pavement at a grade not in excess of two percent (2%). For the purposes of this requirement, "adjacent to a storm sewer" shall mean within

ten (10) feet, measured along the curb, from a storm sewer intake.

- (2) Open swales, as opposed to enclosed systems, shall be permitted where appropriate as determined by the Department.

- 3. The procedure for zoning to the "E-1/2AC" District and site plan approval is established in Article 02 of this UDC.

BILL NO. 3289

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “NU” NON-URBAN DISTRICT TO THE “E-1/2 AC” ESTATE DISTRICT FOR TWO TRACTS OF LAND TOTALING 6.00 ACRES LOCATED ON THE EAST SIDE OF SCHOETTLER ROAD, NORTH OF ITS INTERSECTION WITH GRANTLEY DRIVE. (P.Z. 16-2019 1420 SCHOETTLER ROAD & 15000 SOUTH OUTER FORTY ROAD {PROSSER & PFEIFER} 19S640262 & 19R430165).

WHEREAS, the Petitioners, Daniel Prosser and Peter Pfeifer, have requested a change in zoning from the “NU” Non-Urban District to an “E-1/2 AC” Estate District for two tracts of land totaling 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive; and,

WHEREAS, a Public Hearing was held before the Planning Commission on January 13, 2020; and,

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning request by a vote of 7-0; and,

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

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “E-1/2 AC” Estate District designation for 6.00 acres located on the east side of Schoettler Road, north of its intersection with Grantley Drive and as described as follows:

A tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal

Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a point on the Northeastern line of Schoettler Road being the Southwest corner of Lot 3 of SJM Estates, a subdivision filed for record in Plat Book 200, Page 47 of the St. Louis County records; thence along the Northwestern line of said Lot 2 North 42 degrees 55 minutes 13 seconds East, 540.00 feet to the Northeast corner thereof, being the Southwest corner of Lot 3; thence along the Western line of Lot 3 thence North 47 degrees 04 minutes 47 seconds West, 58.28 feet to a point; thence North 42 degrees 55 minutes 13 seconds East, 328.11 feet to a point; thence North 84 degrees 16 minutes 13 seconds East, 117.80 feet to a point; thence North 71 degrees 28 minutes 13 seconds East, 170.00 feet to a point on the southern line of Missouri State Highway I-64; thence along said right of way line North 44 degrees 41 minutes 13 seconds East 16.85 feet to a point; thence South 13 degrees 43 minutes 13 seconds West, 20.23 feet to a point; thence South 75 degrees 45 minutes 32 seconds East, 151.68 feet to the Northeast corner of Lot 3; thence along the Southeast line of Lots 3 and 2 South 45 degrees 15 minutes 13 seconds West, 1216.83 feet to the aforesaid Northeastern line of Schoettler Road; thence along said line North 33 degrees 33 minutes 47 seconds West, 177.15 feet to a point; thence North 55 degrees 44 minutes 47 seconds West, 22.73 feet to the Point of Beginning and containing 6.00 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.

Section 3. The City Council, pursuant to the petition filed by Daniel Prosser and Peter Pfeifer in P.Z. 16-2019, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 13th day of January 2020, 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 _____, 2020

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/02/2020

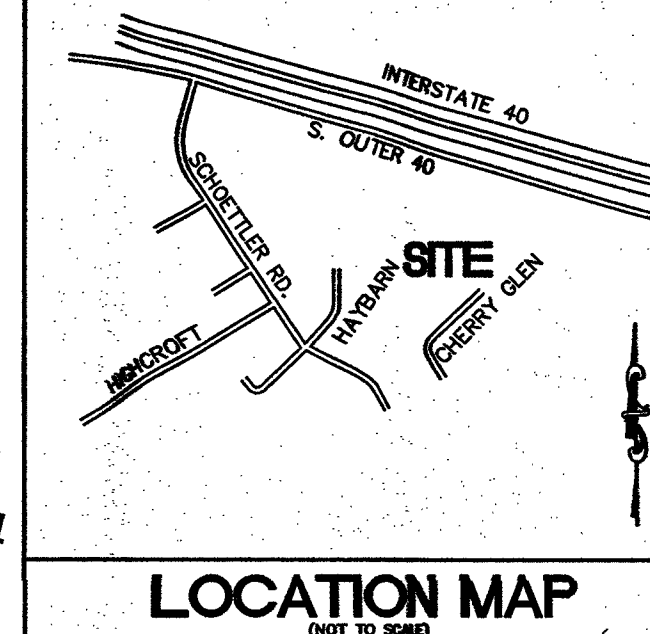
RECORD BOUNDARY & TOPOGRAPHIC SURVEY

A TRACT OF LAND BEING LOTS 2 AND 3 OF SJM ESTATES

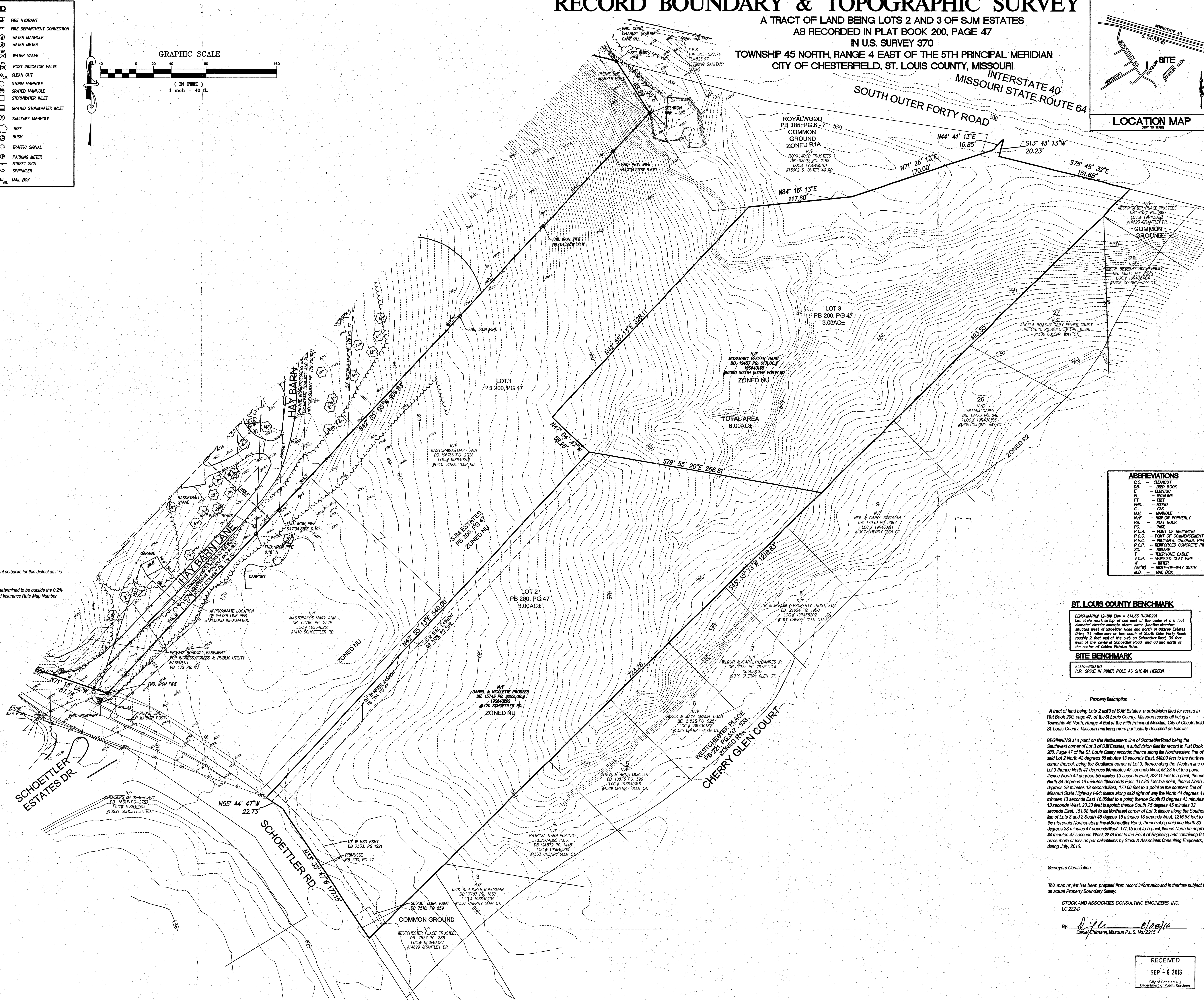
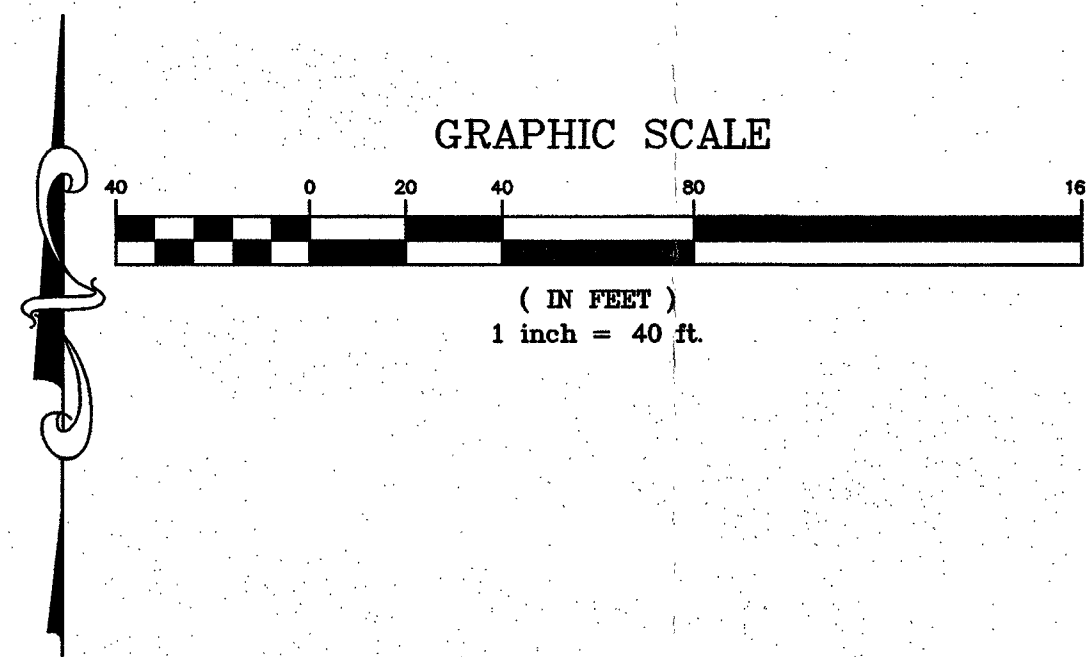
AS RECORDED IN PLAT BOOK 200, PAGE 47

IN U.S. SURVEY 370

TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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



GENERAL NOTES:

- 1) Subject property is Zoned "NU".
Note: The City of Chesterfield does not list any current setbacks for this district as it is designated on the Inactive list.
- 2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood) according to the National Flood Insurance Rate Map Number 21180C0170K with an effective date of 12/04/2015.

ABBREVIATIONS

C.O.	CLEANOUT
D.B.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.S.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.C.	TELEPHONE CABLE
W.C.P.	WEATHERED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH
M.B.	MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 12-38 Elev = 614.33 (NGVD29)
Set on top of and east of the center of a 6 foot diameter circular concrete storm water junction chamber situated west of Schoettler Road and north of Oakdale Estates Drive, 0.1 mile west of the center of South Outer Forty Road, roughly 2 feet west of the curb on Schoettler Road, 30 feet west of the center of Schoettler Road, and 60 feet north of the center of Oakdale Estates Drive.

SITE BENCHMARK

ELEV = 600.60
R.R. SPIKE IN POWER POLE AS SHOWN HEREON.

Property Description

A tract of land being Lots 2 and 3 of SJM Estates, a subdivision filed for record in Plat Book 200, page 47, of the St. Louis County, Missouri records all being in Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at a point on the Northeastern line of Schoettler Road being the Southwest corner of Lot 3 of SJM Estates, a subdivision filed for record in Plat Book 200, Page 47 of the St. Louis County records; thence along the Northwestern line of said Lot 2 North 42 degrees 55 minutes 13 seconds East, 540.00 feet to the Northeast corner thereof, being the Southwest corner of Lot 3; thence along the Western line of Lot 3 thence North 47 degrees 41 minutes 47 seconds West 55.28 feet to a point; thence North 42 degrees 55 minutes 13 seconds East, 328.11 feet to a point; thence North 84 degrees 16 minutes 13 seconds East, 117.80 feet to a point; thence North 71 degrees 28 minutes 13 seconds East, 170.00 feet to a point on the southern line of Missouri State Highway 1-64; thence along said right of way line North 44 degrees 41 minutes 13 seconds East 16.85 feet to a point; thence South 13 degrees 43 minutes 13 seconds West, 20.23 feet to a point; thence South 75 degrees 45 minutes 32 seconds East, 151.00 feet to the Northeast corner of Lot 3; thence along the Southeast line of Lots 2 and 3 South 42 degrees 15 minutes 13 seconds West, 1216.63 feet to the aforesaid Northeastern line of Schoettler Road; thence along said line North 33 degrees 33 minutes 47 seconds West, 177.15 feet to a point; thence North 55 degrees 44 minutes 47 seconds West, 2273 feet to the Point of Beginning and containing 6.00 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during July, 2016.

Surveyors Certification

This map or plat has been prepared from record information and is therefore subject to an actual Property Boundary Survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC 222-D

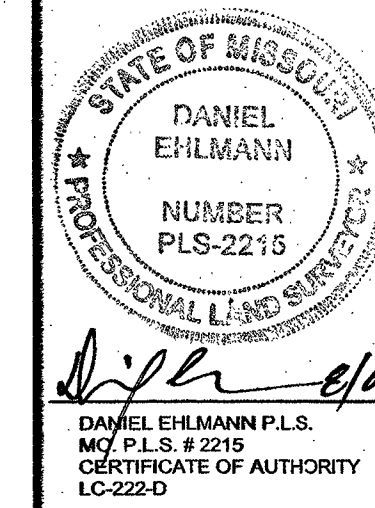
By: *[Signature]*
Daniel Ehlmann, Missouri P.L.S. No. 2215

RECEIVED
SEP - 6 2016
City of Chesterfield
Department of Public Services

PREPARED FOR:
MIA ROSE HOLDINGS, LLC &
KU DEVELOPMENT, LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63006 PH: (636) 530-5100 FAX: (636) 530-5100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

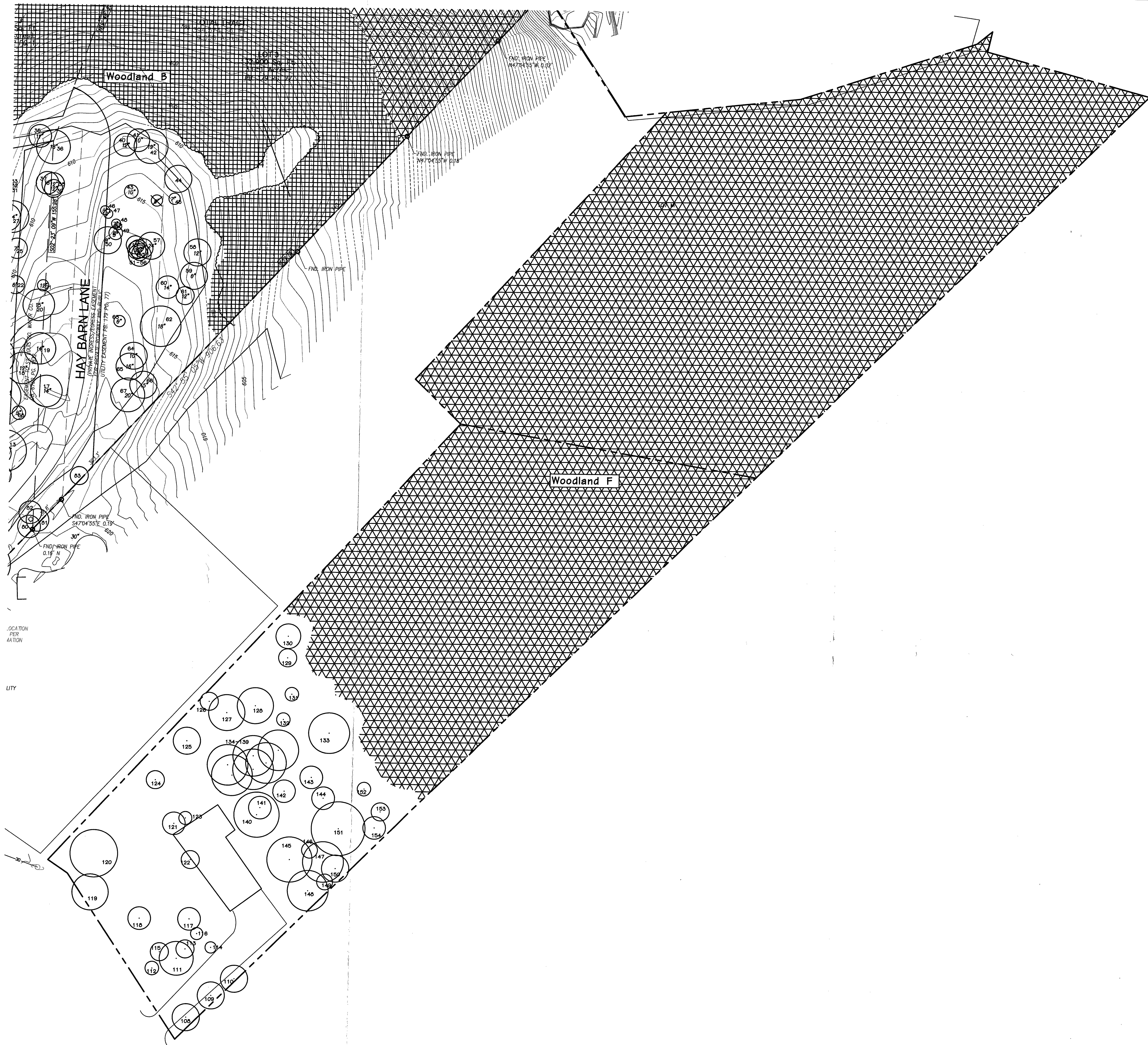
RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SJM ESTATES LOTS 2 & 3
CHESTERFIELD, MISSOURI



REVISIONS:

1 00000000-

DRAWN BY: J.K.D.M.E. CHECKED BY: D.M.E.
DATE: 7/15/16 JOB NO: 215-5541
SCALE: P.P. BASE MAP: X
P-XXXXXXX
S.L.C. HWT: # HWT SUP. #
XXXX XXXX
M.B.A. # M.C. XXXXXXXX
SHEET TITLE:
RECORD BOUNDARY & TOPOGRAPHIC SURVEY
SHEET NO.:
SHEET #1



Tree Stand Delineation
SCALE 1" = 40' - 0"

40 West Luxury Living				1420 Schoettler RD.			
Number	Common Name	DBH	Canopy	Area	Condition	Rating	
108	Black Cherry	13	452	3			
109	Red Maple	7	314	3			
110	Black Cherry	17	615	3			
111	Tree of Heaven	18	706	3			
112	Flowering Cherry	6	113	3			
113	Bradford Pear	12	200	2			
114	Freeman Maple	5	78	2			
115	Freeman Maple	7	153	3			
116	Sugar Maple	3	78	3			
117	Black Cherry	15	314	3			
118	Bradford Pear	13	314	2			
119	Pin Oak	17	803	3			
120	Shingle Oak	21	1384	3			
121	Tree of Heaven	16	314	2			
122	Flowering Crab	5	200	3			
123	Freeman Maple	5	113	3			
124	Bradford Pear	11	200	3			
125	Tree of Heaven	12	452	2			
126	Red Cedar	8	200	2			
127	Red Oak	18	803	3			
128	Shingle Oak	19	1017	3			
129	Black Cherry	8	200	2			
130	Mulberry	11	379	1			
131	Freeman Maple	4	78	3			
132	Freeman Maple	4	78	3			
133	Bald Cypress	18	1017	4			
134	Persimmon	11	1017	3			
135	Persimmon	11	1017	3			
136	Persimmon	11	1017	3			
137	Persimmon	11	1017	3			
138	Persimmon	11	1017	3			
139	Persimmon	11	1017	3			
140	Elm	20	1256	2			
141	Elm	8	314	3			
142	Persimmon	10	314	1			
143	Persimmon	19	1256	3			
144	Sassafras	10	314	2			
145	Shingle Oak	21	1756	3			
146	Shingle Oak	7	153	3			
147	Shingle Oak	19	1017	3			
148	Shingle Oak	20	1017	2			
149	Elm	8	354	2			
150	Shingle Oak	12	452	2			
151	Silver Maple	34	2826	2			
152	Redbud	5	113	3			
153	Elm	12	314	2			
154	Elm	8	200	2			
Total			28,333				

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: Stock & Associates

PREPARED FOR:
SCHOETTLE LUXURY LIVING LLC
8 JENNYCLIFFE LANE
CHESTERFIELD, MO 63005

PREPARED FOR:
MIA ROSE HOLDINGS LLC
7 BAXTER LANE
CHESTERFIELD, MO 63017

PREPARED FOR:
KU DEVELOPMENT LLC
7 BAXTER LANE
CHESTERFIELD, MO. 63017

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

#1 & #15 Haybarn Lane & 1330 Schoettler RD.
Chesterfield, Missouri 63017

Schoettler Luxury Living LLC

Revisions:		
Date	Description	No.
5/2/16	City Comments	1
7/15/16	Added Property	2

Drawn: **bad**
Checked: **dad**

DeLong Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.a@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-2
Date:	4/5/2016
Job #:	155.001

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember Moore

Vice-Chair: Councilmember Keathley

Destruction of Records

In accordance with the Secretary of State's guidelines, records are kept and maintained for defined time periods, after which, they should be destroyed. The records being destroyed are to be identified on the official record of the City. As recommended by the F&A Committee, City Council is being asked to approve the scheduled, routine destruction of records, and those records destroyed are identified in the official record of the City Council meeting. **A voice vote is required.**

Proposed Resolution - Cooperative Procurement

In accordance with City Policy, staff is encouraged to take advantage of approved cooperative purchase programs in making purchases previously approved by budget. However, the policy requires that cooperative purchase programs be individually approved prior to their use. As such, Staff is requesting the addition of the Sourcewell Cooperative to the approved purchase list. The F&A Committee has unanimously endorsed adoption of the revised list of approved Cooperative Purchase programs by resolution, with the addition of Sourcewell. **A Roll Call Vote is Required.**

Bill No. 3294 – Revisions to the Salary Administration Manual

The Finance and Administration Community unanimously recommends the proposed changes to the salary administration manual, which incorporates the City Administrator's position into the Employee Compensation plan. Accordingly, by its inclusion, the position has an identified minimum and maximum compensation range. In addition, the City Council retains full control over the annual merit increase for the City Administrator, should they elect to increase, decrease, modify or otherwise alter the merit allocation for the position. **(First Reading) Finance and Administration Committee Recommends approval.**

If you have any questions or require additional information, please contact Finance Director Jeannette Kelly prior to Monday's meeting.



Finance and Administration Committee Record of Proceeding March 3, 2020

The Finance and Administration Committee met on Tuesday, March 3, 2020. Those in attendance included: Chairperson Michael Moore, Ward III; Council Committee Member Barb McGuinness, Ward I; Council Committee Member Ben Keathley, Ward II; Councilmember Tom DeCampi, Ward IV, as Council Committee Member Michelle Ohley's proxy; and Finance Director Jeannette Kelly. Those also in attendance included: Mayor Bob Nation, Councilmember Mary Monachella, Councilmember Mary Ann Mastorakos, City Administrator Mike Geisel, Administrative Assistant to the City Administrator/Deputy City Clerk Amanda Miller, City Clerk Vickie McGownd, Information Technology Director Matt Haug and Assistant Finance Director John Hughes.

Chairperson Michael Moore called the meeting to order at 5:30 p.m.

Destruction of Records

City Clerk Vickie McGownd reminded the Committee members that the City follows the Secretary of State's guidelines for records retention and the City Council has adopted a policy related to the City's document retention procedures. Ms. McGownd presented a list of documents for destruction in accordance with the Secretary of State guidelines and the City's policies. She further explained that the policies and guidelines suggest the records to be destroyed are to be identified on the City's formal record, which is why this recommendation is subsequently forwarded to City Council.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to forward the list of documents proposed to be destroyed, to City Council, with a favorable recommendation. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

Codification

As approved and provided in the 2017 budget, the City of Chesterfield entered into agreement with General Code on August 25, 2017 to comprehensively codify the City's ordinances. The codification process should occur on a routine and regular basis, and is simply a compilation of thousands of individual ordinances into a single document that provides transparency and ease of use. When compiling and consolidating multiple ordinances (some which amend, append, repeal, and/or replace prior ordinances), it is necessary to organize by subject matter. The compiled City Code reflects the current text of the City's ordinances and becomes the official resource reference for legal purposes. General Code currently administers, maintains, and publishes the City's Code

of Ordinances. There have been statutory changes in the criminal code that need to be reflected in our municipal code and a thorough review is necessary and warranted, since our Code has not been comprehensively codified and reviewed for more than 25 years. The City Attorney and Staff have met with General Code and worked extensively to complete the first step in the codification review process. No substantive changes are included in this codification process; the purpose of this review is simply to “clean up” the Code and bring it in line with state statutes.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to forward the Codification changes prepared by general code and a proposed ordinance necessary to adopt the changes to City Council. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

Cooperative Procurement Recommendation

Finance Director Jeannette Kelly presented the use of cooperative procurements and the advantages it has for the City. Historically, the City of Chesterfield has been able to purchase trucks, vehicles, equipment, and other commodities at the lowest price possible through the use of cooperative procurement programs. These programs not only ensure that competitive bidding has occurred; the bids provided are the lowest possible as vendors and suppliers compete for bulk purchases.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to forward the Cooperative Procurement Programs to City Council. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

City Website

Council Committee Chair Michael Moore and IT Director Matt Haug have been working together to improve the city’s cluttered website. Their goal is to clean the website up, reduce redundancies, eliminate some items on the home page and add a “How Do I ...?” feature.

City Administrator Salary Cap/Include in Pay Plan

As directed by City Council, Staff has created a proposed revision to the Salary Administration Plan, that was most recently updated and adopted by City Council in 2018, Resolution #443, for the expressed purpose of including the City Administrator’s position in the City’s Compensation Plan. Doing so, explicitly identifies the maximum and minimum compensation for the position and establishes a process for managing the annual merit increase. The proposed amendments also address the process of awarding an annual merit increase to the City Administrator, within the pay plan limitations. The City Council retains the ability to eliminate, increase, modify, or otherwise address the annual merit increase separately. If the proposed revisions to the Salary Administration Manual are adopted by ordinance, City Attorney Graville has confirmed that the City would be in conformance with statutory requirements.

Councilmember Moore made a motion, seconded by Councilmember McGuinness to forward the City Administrators salary (v4 range) to City

Council. A vote was taken with an affirmative result (4, 0) and the motion was declared passed.

Retirement Plan Advisors (RFP Process)

Finance Director Jeannette Kelly gave an update on the City's 401 (a) plan and 457 plan. No further action is required.

Financial Update

Finance Director Jeannette Kelly presented a current financial update.

Adjournment

The meeting was adjourned at 7:29 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Amanda Miller
Deputy City Clerk

Approved: _____



DATE: February 7, 2020
TO: Jeannette Kelly, Finance Director
FROM: Vickie McGownd, City Clerk *[signature]*
SUBJECT: Destruction of Records

It is the recommended guideline of the Secretary of State that "the disposition of records should be recorded in a document such as the minutes of the City Council or other legally constituted authority that has permanent record status".

The following records have met or exceeded State retention requirements and no longer hold any significance for the City:

See attached Records Destruction List

Please add "Destruction of Records in Accordance with F&A Policy No. 1 and the Records Retention Schedule for the State of Missouri" to the next Finance & Administration Committee meeting agenda.

Records Destruction List
City Clerk Department
April, 2020

Quantity	Date	Record Series Title
1 box	2014	City Council Meeting Packets for 2014
1 box	2016	Public Records Requests #712-781 (Jan. 2016-July 2016)
	2017	Solicitor Permit Applications for 2017

Records to be destroyed April, 2020.

Signature: Vickie McGownd
Vickie McGownd, City Clerk

Date: 2/7/2020

Memorandum

Department of Public Works



TO: Jeannette Kelly
Finance Director

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

DATE: January 22, 2020

RE: Purchasing Policy – Cooperative Procurement Programs

Chapter V of the City of Chesterfield Purchasing Policy details the Special Procurement Procedures of the City of Chesterfield. These include Exclusive Services, Cooperative Procurement Programs, Professional Services, and Emergency Purchases. This memorandum specifically relates to Section 2 – Cooperative Procurement Programs, which reads as follows:

Department Heads and the City Clerk are encouraged to use cooperative purchasing programs sponsored by the State of Missouri or other jurisdictions. Cooperative purchasing can prove advantageous to the City both by relieving Departments Heads or the City Clerk of the paperwork necessary to document the purchase and by taking advantage of the large quantity purchases made by State Government. Purchases made through these programs have met the requirements of competitive shopping and require no further documentation. Department Heads and the City Clerk are encouraged to check with the State and other jurisdictions regarding cooperative procurement contracts in effect prior to making large purchases. Insofar as the City Council has adopted an ordinance or resolution authorizing the City to participate in cooperative purchasing agreements with another jurisdiction, the City Administrator has the authority to approve such purchases without seeking separate, formal City Council approval on each item.

The use of cooperative procurements is advantageous to the City in many ways, as described within the provision above. Historically, the City of Chesterfield has been able to purchase trucks, vehicles, equipment, and other commodities at the lowest price possible through the use of cooperative procurement programs. These programs not only ensure that competitive bidding has occurred; the bids provided are the lowest possible as vendors and suppliers compete for bulk purchases.

While all City Departments use cooperative procurement programs, I cannot find a comprehensive list of the programs previously approved by City Council. Consistent with the direction from Mr. Geisel to review our practices and procedures and ensure they are in conformance with the policies and procedures set by City Council, I am bringing this matter to your attention.

I have coordinated a review of the cooperative procurement programs utilized by the City of Chesterfield via the City Department Heads. It is our recommendation that the following cooperative procurement programs be formally approved by City Council:

Authorized Cooperative Procurement Programs

St. Louis County Cooperative Procurement Program
Missouri State Cooperative Procurement Program (State Bid)
Missouri Buys (E Procurement System)
Missouri Department of Transportation Bid (MODOT State Bid)
Missouri State Bulk Buy Program
Sourcewell
Buy Board National Purchasing Cooperative
US Communities Government Purchasing Alliance
National IPA Parks and Grounds Maintenance Equipment Contract
Western States Contracting Alliance
National Association of State Procurement Officers
National Purchasing Partners
The Interlocal Purchasing System (TIPS).

Additionally, the City Staff, specifically the Parks Department, has previously found equipment on State Bids outside Missouri. Specific examples are the Virginia State Bid (Infield Groomer), the Iowa State Bid (John Deere Gator), the Oklahoma State Bid (Golf Carts and Utility Vehicles) and the Iowa Department of Transportation State Bid (Smithco Multi-purpose Sprayer). Accordingly, I would request that in addition to the Authorized list above, the City Administrator be provided the authority to approve purchases from any State Bid or Department of Transportation Bid outside the State of Missouri.

In accordance with the Purchasing Policy, I have drafted the attached Resolution which delineates the allowable Cooperative Procurement Programs.

Action Recommended

This matter should be submitted to the Finance and Administration Committee. Should the F&A Committee concur with Staff's recommendation, it should recommend approval of the attached Resolution to the full City Council.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING PARTICIPATION IN CERTAIN COOPERATIVE PROCUREMENT AGREEMENTS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD PURCHASING POLICY

WHEREAS, the City of Chesterfield, Missouri (City) has previously approved a Purchasing Policy (Policy) in accordance with Section 2-136 of the City of Chesterfield Municipal Code; and

WHEREAS, the Policy encourages Department Heads and the City Clerk to use cooperative purchasing programs in order to ensure competitive bidding and to obtain the best price possible for the City; and

WHEREAS, the Policy requires that the City of Chesterfield City Council adopt an ordinance or resolution approving the City's participation in cooperative procurement programs; and

WHEREAS, the City of Chesterfield Staff has comprised a list of cooperative procurement programs which are potentially advantageous to the City of Chesterfield, as follows:

St. Louis County Cooperative Procurement Program
Missouri State Cooperative Procurement Program (State Bid)
Missouri Buys (E Procurement System)
Missouri Department of Transportation (MODOT State Bid)
Missouri State Bulk Buy Program
Sourcewell
Buy Board National Purchasing Cooperative
OMNIA Partners (includes US Communities and National IPA)
Western States Contracting Alliance
National Association of State Procurement Officers
National Purchasing Partners
The Interlocal Purchasing System (TIPS); and

WHEREAS, the City Council is desirous of authorizing City Staff to continue to use these cooperative procurement programs in an effort to obtain the best prices for the City of Chesterfield.

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

Section 1. The City Council of the City of Chesterfield authorizes the use of the cooperative procurement programs detailed above, in addition to similar State Bids coordinated by other states. In accordance with Chapter V, Section 2 of the Purchasing Policy, the City Administrator has the authority to approve purchases from these cooperative procurement programs.

Passed and approved this ____ day of _____, 2020.

PRESIDING OFFICER

MAYOR

ATTEST:

CITY CLERK

Mike Geisel *me1*
City Administrator



690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council (for review by the F&A Committee)

Date: February 27, 2020

RE: Salary Administration Manual

As directed by City Council, Staff has created a proposed revision to the Salary Administration Plan, that was most recently updated and adopted by City Council in 2018, Resolution #443, for the expressed purpose of including the City Administrator's position in the City's Compensation Plan. Doing so, explicitly identifies the maximum and minimum compensation for the position and establishes a process for managing the annual merit increase. If the proposed revisions to the Salary Administration Manual are adopted by ordinance, City Attorney Graville has confirmed that the City is in conformance with statutory requirements.

To summarize the current Compensation Plan, as it was revised in 2017 and additional minor revisions were incorporated at the beginning in 2018:

- Compensation ranges are established at roughly 4% increments.
- Compensation ranges are established based upon starting compensation. The prior (pre-2017) compensation plan was based upon range mid-points established at roughly the "top 5" in the labor market. This practice was discontinued with adoption of the plan revisions in 2017.
- Compensation ranges are established with 30% ranges between the minimum and maximum compensation levels. The prior compensation plan provided for 40% ranges.
- There are a number of specifically designated positions which were defined as "high value" positions, which retained a 40% spread in order to promote retention and recruitment.

Accordingly, we have amended the Salary Administration Manual to include the City Administrator. This position was previously explicitly excluded from the compensation plan. After considerable deliberation as to where to establish the position within the compensation plan, we arrived at the level of V4, with a starting

compensation of \$151,387. Arguably, pay classification W should be considered with a minimum starting salary for the next City Administrator of \$157,209. However, since we are not currently recruiting, I've recommended the lower classification of V4 and will defer issues related to the future recruitment to others, at a later date. While, I believe it is doubtful that the City will be able to recruit and hire the next City Administrator at this level, I am recommending that this should be considered the minimum compensation level for the position.

It should be noted that the last four City Administrator vacancies in the St. Louis market were advertised\filled as follows:

Maplewood - Vacant, current advertised starting salary: \$155,000
Ballwin - Vacant, current advertised starting salary: \$145,000 - \$160,000
Clayton - Filled 2/1/2020 \$181,212 Advertised starting range: \$175,000 - \$198,000
Wildwood - Filled 8/15/2019 \$155,000

Both Ballwin and Maplewood have repeated their recruitment process in order to solicit additional applicants.

For the purposes of this revision, I have chosen NOT to recommend including the City Administrator's position as a "Critical Position" for the purposes of the Salary Administration Manual. It is therefor, left it with a 30% compensation range. Both of these issues will certainly be re-visited by the City and negotiated with my successor. Accordingly, both the minimum and maximum compensation for the position is fixed within the pay plan, consistent with all other employees.

With regard to the annual merit pool, I have incorporated language that provides City Council absolute and full discretion to eliminate, modify, re-structure, or otherwise address the City Administrator's annual merit increase. However, absent an affirmative act, the City Administrator will receive an increase equivalent equal to the merit pool, subject to the cap of compensation established by the compensation range. Under no circumstances would the City Administrator's compensation exceed the established maximum compensation.

I look forward to discussing this with the F&A Committee at the March 3rd meeting.

AN ORDINANCE TO ADOPT AND IMPLEMENT REVISIONS TO THE CITY OF CHESTERFIELD EMPLOYEE SALARY ADMINISTRATION MANUAL.

WHEREAS, The Chesterfield City Council previously adopted revisions to the City's compensation plan and salary administration manual by Resolution #441 and #443; and

WHEREAS, The current Salary Administration Manual for the City of Chesterfield explicitly excludes the City Administrator's position in its application and the City Council of the City of Chesterfield directed the Finance and Administration Committee to consider incorporating the City Administrator's position into the plan compensation classification and processes; and

WHEREAS, The Finance and Administration Committee has reviewed and recommended specific changes to salary administration manual at their meeting on March 3rd, 2020; and

WHEREAS, The City of Chesterfield strives to promote economy and effectiveness in the personnel services rendered to the City of Chesterfield; and

WHEREAS, The City of Chesterfield desires to establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service; and

WHEREAS, The City of Chesterfield endeavors to ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures; and

WHEREAS, The City of Chesterfield believes that providing a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness; and

WHEREAS, The City of Chesterfield desires to provide managers and supervisors direction and guidance in administering the salary administration program to ensure that it is fair and consistent to individual employees and the City of Chesterfield.

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

Section 1.

The City Administrator is hereby authorized and directed to implement revisions to the City of Chesterfield's Employee Salary Administration Manual, as reviewed and recommended by the Finance and Administration Committee March 3rd, 2020.

Section 2.

A copy of the revised City of Chesterfield Salary Administration Manual is attached hereto and identified as "Exhibit A".

Passed and approved by the City Council of the City of Chesterfield, Missouri this _____ day of _____, 2020.

Presiding Officer
Bob Nation, MAYOR

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD__ ____



CITY OF CHESTERFIELD

SALARY ADMINISTRATION MANUAL

Revised March 2020

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PREFACE

This Salary Administration Manual shall provide full information concerning the salary administration program which will compensate all classified employees of the City of Chesterfield for the work they perform. The policies described herein shall be used as a guide in any further development of the merit pay plan and position classification plan. The City of Chesterfield, however, reserves the right to change or revoke this manual, permanently or temporarily, if it is in the best interest of the City to do so. No policy shall be construed to imply a binding employment contract with any employee for compensation for any period of time.

CHAPTER I
INTRODUCTION

The City of Chesterfield Salary Administration Manual described herein has been established to meet the following objectives and goals:

- A. To promote economy and effectiveness in the personnel services rendered to the City of Chesterfield.
- B. To establish and maintain a uniform plan of position classification based upon relative duties, responsibilities and functions of positions in the classified service.
- C. To ensure that employees receive fair compensation for their contribution to the ongoing operation and effectiveness of the City of Chesterfield administration and that the City receives fair return for its payroll expenditures.
- D. To provide a modern system of personnel administration which will support the City of Chesterfield's role as an equal opportunity employer, and in which fair and equal opportunity shall be accorded to all qualified persons to be employed, promoted and retained on the basis of merit and fitness.
- E. To make the City of Chesterfield an attractive employer and to encourage each employee to render their best service to the City of Chesterfield.
- F. To guide managers and supervisors administering the salary administration program and to assist them in the administration of the program so that it is fair and consistent to individual employees and the City of Chesterfield.

CHAPTER II

DEFINITIONS

Words used in this manual in the present tense include the future as well as the present, the singular includes the plural; and the plural includes the singular. The following words have the significance attached to them in this section, unless otherwise apparent from the context of the section in which they appear.

CITY - City of Chesterfield, Missouri

CITY ADMINISTRATOR - The Chief Administrative officer of the City of Chesterfield as more specifically detailed under Section III of the Municipal Code.

DEPARTMENT HEADS - The recognized Department Heads of the City of Chesterfield.

FULL-TIME EMPLOYEE - An employee who is scheduled to work forty (40) hours per week on a regular basis.

MAY - Is permissive or optional.

SHALL - Is mandatory

SUPERVISOR OR MANAGER - A person having the responsibility of assigning work, guiding and disciplining employees

FRATERNAL ORDER OF POLICE (FOP) – Reference to those employees within the Police Department represented by the Eastern Missouri Coalition of Police, Fraternal Order of Police, Lodge 15 and the Chesterfield Police Officers Association.

CHAPTER III

COMPENSATION CLASSIFICATION AND ASSIGNMENT POLICIES

Section 1. Compensation Classification - Description and Purpose

The Compensation Classification plan is comprised of a list of compensation classifications for positions supported by written specifications (i.e., job descriptions) setting forth the duties and responsibilities within each class of positions. The purpose of the classification plan shall be to:

- A. Provide similar pay for similar work.
- B. Establish qualification standards for recruiting purposes.
- C. Provide a means of analyzing work distribution, areas of responsibility, lines of authority, and other relationships between positions.
- D. Assist in determining budget requirements.
- E. Provide a basis for developing standard work performance.
- F. Establish lines of promotion and career growth.
- G. Indicate training needs.
- H. Provide uniform titles for positions.

All full-time employees of the City of Chesterfield shall be included in a position classification plan. Commissioned law enforcement employees within a collective bargaining unit (FOP), are addressed by written agreement.

Section 2. Compensation Classes

Compensation classifications shall consist of one or more positions that are similar in the basic character of their duties and responsibilities so that the same pay level, title and qualification requirements can be applied and the positions can be treated fairly and equitably under like conditions.

Section 3. Job Descriptions

Job descriptions are concise, written documents summarizing accountability, nature and scope, duties, qualifications, contacts, complexity and working

conditions associated with a position. Job descriptions are important sources of information for developing performance standards, evaluating jobs in the marketplace, and training employees.

Current job descriptions will be maintained for all positions in the position classification plan. The format and definition of terms used in the job descriptions will be as follows:

- A. Identification - This section will list the position title, the department which the associated position is assigned and the immediate supervisor.
- B. Position Summary - This section shall broadly explain the kind and level of work which characterizes the position and thereby distinguishes it from other classes. It may include references to such factors as level of responsibility, independence of action, areas of expertise, and supervision exercised.
- C. Principal Duties and Responsibilities - This section shall list a variety of duties and responsibilities which will customarily be performed by the associated position. This section may not be construed as setting forth all the specific responsibilities and duties, nor shall it limit or modify the right of any appointing authority to assign, direct, and control the work of employees. All job descriptions shall include the phrase "performs all other related work as required," to provide flexibility in assigning employees as necessary.
- D. Skills, Knowledge and Abilities - This part of the job description shall set forth the special skills, knowledge and abilities which are required of new employees at the time of their appointment.
- E. Minimum Education, Certification, and Experience Requirements - This section shall present a general statement of the minimum experience, education and other additional training/certifications which would ordinarily provide adequate preparation for a position and for successful performance of the work characteristics of the position.

Section 4. Maintenance of Job Descriptions

It will be the responsibility of each Department Head to review the job description of each position in their department regularly. Appropriate revisions and recommendations shall be submitted to the City Administrator for review and

approval. The City Administrator may require revisions prior to approval. The Human Resource Manager shall maintain copies of each currently approved job description.

Section 5. New Job Descriptions

If a new job position is created, the Department Head is responsible for developing a description. The new job description shall be submitted for review and approval by the City Administrator. Under no circumstances shall a salary action be taken until such process is completed.

Section 6. Position Evaluation

Position evaluation is the process of determining the value of a position and assigning it to the appropriate compensation classification level. It shall be the responsibility of the City Administrator to assign each job title to its appropriate group by function and then by positions which are substantially similar with respect to difficulty, responsibility, character of work and labor marketplace factors.

Section 7. Position Evaluation Reviews

It shall be the responsibility of the Department Head to re-evaluate job positions for which revised position descriptions have been submitted; evaluate new positions for which position descriptions have been submitted; and submit all position evaluations and re-evaluations to the City Administrator for approval.

Section 8. City Administrator

The City Administrator's qualifications, responsibilities, duties and authorities shall be as set forth in Article III of the Municipal Code.

CHAPTER IV

THE PAY PLAN AND SALARY ADMINISTRATION POLICIES

Section 1. Pay Plan Structure

The City of Chesterfield pay plan structure consists of individual compensation classifications with defined associated compensation ranges. Each compensation classification position consists of an alpha-numeric identifier (e.g. D4), a compensation minimum, midpoint and maximum, and is characterized by a defined “spread”, which is the percentage difference between the maximum and minimum compensation levels. The compensation classifications are designed to include values for each job position within the City of Chesterfield. The compensation classifications are designed to uniformly increase at eight (8%) between each successive full letter interval (e.g. A, B, C, D) and with the intermediate compensation levels (e.g. A4, B4, C4, D4) established at the midpoint between each full letter successive position. The pay plan structure is generally designed with 30% spread between the minimum and maximum compensation for each classification. However, there are a number of specific positions that have been identified as “critical” positions, and those positions have been designed with 40% spread of compensation values.

- A. A sufficient number of pay levels were included to capture the full range of job values represented in the city administration and the full range of job values anticipated in the future.
- B. Each pay level was made wide enough (30% - 40%) to allow employees to earn merit increases while performing their responsibilities.
- C. The distance between pay levels (4%) was made large enough to reflect actual differences in relative values of jobs in each pay level.
- D. Each position was assigned to the pay level which best represented its combined internal value to the City and external value in the marketplace.

Section 2. Annual Adjustment of Compensation Classification Ranges for Non-FOP employees

To ensure that the minimum and maximum value of the pay levels reflect the current market value of city jobs and the movement of salaries in comparable labor markets, the compensation plan ranges shall be adjusted annually. An

annual uniform adjustment will be made the compensation classification ranges based upon the Urban Wage Earners and Clerical Workers (CPI-W), St. Louis, one-year recorded percent index change over the previous year, as reported in July, for the prior June-June 12 month period. This adjustment to the salary ranges will be applied the following July 1st after merit increases (if awarded) have been applied. Individual salary increases will not occur as a result of this range adjustment process, unless the salary of an employee is beneath the minimum salary for his/her position after any merit increase has been awarded. In any year where the CPI is zero or less, there will be no adjustment to salary ranges the following year.

Section 3. Determination of Annual Budget for Performance Based (Merit) Increases

The Finance and Administration Committee of Council will annually make a recommendation to the full City Council with regard to what amount to budget for performance based compensation adjustments in the upcoming budget. Staff will provide information to the Finance and Administration Committee including but not limited to; CPI, Cost of Labor indexes, and City Revenues such that the Committee can provide the recommendation for the value of the merit pool budget.

Should the City Council elect to fund an annual merit increase, the amount allocated to the annual budget will be based on the following, and any other factors the Council chooses to consider.

- A) A percentage stipulated and approved by City Council based upon CPI, economic factors, and revenues available to the City.
- B) Actual salaries of all current and eligible employees who were on the payroll as of September 1 of current year. This will exclude the salaries of employees who are at the maximum of the range for their job position, but may include a dollar sum adjustment to account for employees who may be near the maximum salary for their respective range and otherwise eligible for less than the approved percentage that has been allocated to the annual budget.
- C) It is anticipated that any merit increase dollars not used for employees who may have left the payroll prior to September 1 of the following year will be sufficient to allow and award partial year increases for those employees who may join the payroll after September 1 of the current year.

- D) There will be no allocation made for vacant positions as of September 1st of the current year or positions that are forecast to be vacant or eliminated.

A dollar figure will be calculated based upon the above criteria, and this amount will be forwarded to the City Council as a recommended value to be included in the proposed budget.

The annual merit pool is intended to reflect the overall performance of employees of the City, including the City Administrator. The City Administrator is responsible for superintending control of all City employees and their performance. Should the City Council elect to fund an annual merit increase, the City Administrator shall receive a merit increase equivalent to the merit pool percentage allocated to the non-FOP employees. Any merit increase to the City Administrator's salary shall be subject to the maximum compensation classification level for the City Administrator position as defined in the compensation plan ranges set forth in appendix A. In no event shall any compensation increase be awarded which would result in a compensation level above the annual merit increase for the relevant year or the maximum compensation for the associated pay grade. The City Council may, by ordinance, elect to eliminate, modify, increase, or otherwise re-structure the City Administrator's merit increase prior to the annual effective date.

Section 4. Compensation Below Assigned Pay Level

In no event shall a probationary employee's compensation be increased as a result of the annual CPI-W compensation plan adjustment. A probationary employee may temporarily be compensated below grade, until they have successfully completed their probationary period and received their first annual merit increase, at which time their compensation shall be adjusted to ensure they are within the appropriate pay grade.

If an employee's salary is too low to coincide with the position classification plan, the compensation will be increased to the minimum value of the newly assigned pay level.

Section 5. Compensation Above Assigned Pay Level

As a result of a compensation classification adjustment and/or the re-evaluation and re-assignment of certain positions in the position classification plan, individual salaries may be above the maximum value of the appropriate pay level.

If an employee's salary is too high, they shall not receive merit increases until such time as they are "re-captured" by the appropriate pay level. Once the employee's salary falls within the appropriate salary level, they will once again be eligible for merit increases.

Section 6. Compensation Levels For New Hires

The salary level for a new employee will depend upon the employee's qualifications. As a rule, new employees will be hired at the minimum compensation value of the pay classification range. Any hires above the minimum pay level up to the established maximum salaries described in the previous paragraph, may not occur without a written recommendation by the Department Head to the City Administrator stating why the candidate exceeds the minimum qualifications for the position. New employees may be hired at a compensation level not more than ten percent (10%) above the minimum pay for their job classification with the expressed approval of the Department Head. When job or market conditions necessitate, new employees may be hired at a compensation level up to the job classification midpoint only with the written permission of the City Administrator.

If at any time, acute competition, demonstrated exceptional qualifications of a candidate and/or labor shortages in the labor market create an unusually difficult situation for hiring personnel, the City Administrator may request that the Finance and Administration Committee so declare such situation and provide exemptions from the hiring salary limitation.

Section 7. Compensation Actions

The following types of compensation action may occur and affect the placement of any employee in the merit pay plan:

- A. Promotions - A promotion is the assignment of an employee from one position to another position having a higher maximum salary. When an employee is promoted to a position in a higher classification, the employee's salary shall be increased to not less than the minimum rate for the higher classification or to another point in salary range, whichever provides the employee with a salary increase of at least five percent (5%) above their

current rate of pay. This action should be distinguished from a reclassification of a position which is assigned to a higher pay level.

- B. Demotions - A demotion is the involuntary assignment of an employee from one position to another position having a lower maximum salary. When an employee is involuntarily demoted to an assignment in a classification having a lower maximum rate than the salary received at the time of reassignment, then the employee shall receive the maximum rate established for the classification to which the employee is being demoted; otherwise, the employee shall receive their present rate if that rate is lower than the maximum rate of the classification to which they are being demoted.
- C. Separations - Separations shall include resignation, dismissal, retirement, lay-off, disability or death. No salary actions shall be taken as a result of an employee's separation, unless such action is specified by ordinance or an employee contract.
- D. Transfer - A transfer is the voluntary assignment of an employee from one position to another position having either a lower or higher maximum salary. An employee who voluntarily transfers to another position will be subject to the pay level of the position being accepted and will start at a salary most equivalent to their salary in the previous position but not to exceed the maximum rate of the new range or fall below the minimum rate of the new range.
- E. Performance - Performance is the carrying out of required action and displayed patterns of behavior. Performance evaluations shall determine performance levels and the assigned merit increases according to performance.
- F. Overtime - All full-time non-exempt employees covered by the Fair Labor Standards Act must be compensated at the rate of 1-1/2 times the number of hours worked over forty (40) in a seven (7) day work week or over an established work period or receive compensatory time off. The work week for purposes of this section shall be defined as beginning at 12:01 a.m. Sunday morning and proceeding for seven (7) full continuous days until midnight the following Saturday night.
Authorized absences with pay during the work week or work period because of vacation, holidays, military training leave, or compensatory time

off shall be considered authorized work for the purposes of calculating overtime. The City reserves the right to change work schedules during the work week or work period to reduce overtime liability.

- G. Overtime/Callouts on Holidays and Vacation - Any non-exempt employees covered by the Fair Labor Standards Act, who are called to work on a holiday or while on vacation shall be paid at the rate of one (1) times the employee's hourly rate for all hours worked. Such overtime compensation shall be in addition to regular pay received for the holiday. Both the holiday hours and the hours worked on the holiday shall be included in the calculation of all hours worked for the work week.
- H. Call-Outs - If an employee is called back to work outside of a normally scheduled work day or is called back to work after having completed a regularly scheduled work day, the City shall compensate the employee a minimum of two (2) hours.
- I. Approval of Overtime - The City shall not be obligated to pay overtime not expressly authorized in advance by a direct supervisor. Employees who perform unauthorized overtime work shall not receive payment. All overtime should be recorded and claimed in the appropriate pay period and on the appropriate time sheet.
- J. Scheduling of Overtime - When scheduling overtime, supervisors shall attempt to equitably distribute overtime among all qualified employees and it shall be assigned to the most appropriate position classification which can perform the work.

Supervisors shall when possible, give employees reasonable advance notice of overtime work. When sufficient personnel with appropriate skills are not available on a voluntary basis to perform required overtime, employees who refuse to work assigned overtime or who fail to report upon notice for overtime work may be subject to appropriate disciplinary action.

- K. Compensatory Time Off - All employees covered by the Fair Labor Standards Act are eligible for compensatory time off in lieu of overtime pay when work hours exceed forty (40) hours in a seven (7) day work week or their work period hours. Employees cannot receive both compensatory time and overtime as compensation for the same excess hours worked. The city will grant compensatory time off in lieu of overtime unless the

operations of the city would be unduly disrupted by the employee's absence from work.

Accrual of compensatory time shall be limited to a maximum of forty (40) hours for all covered employees except those employees responding to an emergency or significant event. In this event, compensatory time may be temporarily accrued up to eighty (80) hours.

Compensatory time shall be accrued at a rate of one and one-half (1-1/2) hours for each excess hour worked. All compensatory time accrual as well as compensatory time taken, must be approved by the employee's supervisor and reviewed by his Department Head. Employees will be compensated for unused accrued compensatory time remaining at the time of separation from employment.

CHAPTER V

PERFORMANCE APPRAISAL PROGRAM

Section 1. Objectives

The objectives of the City of Chesterfield Performance Appraisal Program are to optimize each employee's job performance by providing good information to an employee in regard to established performance standards. Employees must be compared to their job description and work performance and not to their co-workers. The Performance Appraisal Program also provides managers and supervisors with a more acceptable tool for employee compensation decision-making.

Section 2. Policy

To accomplish the objectives of the Performance Appraisal Program, it is important that both managers and employees view the process as a positive tool to produce more effective working relationships and work ethic. This is more likely to occur when employees understand their job responsibilities, receive feedback on their performance against specific job standards and are given the opportunity to develop useful action plans to improve performance when deficiencies exist.

Section 3. Performance Appraisal Schedule

The City of Chesterfield Performance Appraisal Schedule shall be as follows:

- A. All new employees shall be evaluated after six (6) months of service from their date of hire. They shall be evaluated again after twelve (12) months of service from their date of hire.
- B. After the six (6) month and twelve (12) month evaluations, all employees shall be evaluated annually prior to July 1. If a new employee received their twelve (12) month service evaluation after July 1 and prior to October 1 of any given year, they shall be added to the next annual evaluation cycle with all other employees on May 1. If a new employee has received his twelve (12) month service evaluation on or after October 1 and prior to July 1, they shall not be required to be evaluated during the next regular annual evaluation cycle. They shall, however, be eligible for a pro-rata merit increase effective July 1st, based upon the percentage amount included in the fiscal year budget for merit increases. From that date forward, the employee shall be included in the regular July 1st evaluation cycle.

- C. Following the successful completion of the twelve (12) month probationary evaluation and the annual evaluation thereafter, an employee shall be eligible for a merit based increase in compensation as determined in conjunction with the compensation plan in effect at the time of the evaluation. The total dollars budgeted for salary increases shall be determined each year by the City Council during the annual budget process.

Section 4. Performance Appraisal Evaluation

All evaluations completed by subordinate supervisors must be approved by each level of supervision in the department including the Department Head. The City Administrator shall evaluate all Department Heads and Executive staff.

The Department Head will forward their recommendations for merit awards to the Finance Director, who shall review them and forward them to the City Administrator for final approval.

Prior to the six (6) month or twelve (12) month service date or July 1, the Department Heads shall review all performance evaluations with the individual employees in their respective department. Employees shall sign their evaluation forms and all original evaluation forms shall be returned to the Personnel Office to be filed permanently in the employee's personnel file. At a different meeting, the Department Head shall conduct the salary discussion and communicate the merit increase.

Section 5. Performance Appraisal Appeal

If employees do not agree with the performance evaluation they receive, they may appeal the review to their Department Head. Signature on the evaluation form shall not signify acceptance of the evaluation. It shall merely be acknowledgement of the review with the employee by the Department Head. The appeal shall be filed separately. Employees can access forms on CCNET. All appeals must be filed within seven (7) days of the evaluation. Failure to do so will be regarded as acceptance of the evaluation, and the right to further appeal will be forfeited. Appeals must be filed in duplicate with the Department Head and the Human Resource Manager. The Human Resource Manager shall notify the City Administrator of all performance evaluation appeals.

Following receipt of an appeal, the Department Head must review and decide on the appeal within seven (7) days. The Department Head shall notify the employee

and Personnel Director of his decision. If the employee is unwilling to accept the determination of their Department Head, they may request the appeal be reviewed by the City Administrator. The City Administrator must review and decide on the appeal within fourteen (14) days. The decision of the City Administrator shall be final.

The performance appraisal appeal shall not be confused with the appeals process for the administration of discipline for employees. Disciplinary actions involving dismissal, suspension, or demotion shall be separately provided for in the grievance procedure described in the City of Chesterfield Personnel Rules and Regulations.

The appropriate form for a performance appraisal appeal may be obtained from the Human Resource Manager or on CCNET.

SECTION 6. City Administrator

The City Administrator shall undergo an annual performance evaluation and goal review performed by the Mayor and City Council.

CHAPTER VI

COMPENSATION DECISION-MAKING

Section 1. Objective

It is the City of Chesterfield's objective to develop a fair and equitable linkage between the performance appraisal system and the merit pay plan. The compensation plan approved by the City Council shall be used for this purpose.

Section 2. Policy

All compensation decisions shall follow the performance appraisal process and the overall performance ratings for each employee shall be individually reviewed and awarded. All decisions regarding compensation should be made without the influence of issues which bear no relationship to the review of work performance.

Section 3. Merit Increases

A merit increase is the total payment granted an employee as a result of his overall performance rating. A merit increase cannot be granted which would result in any employee exceeding the maximum compensation assigned for their specific job title.

Section 4. Procedure to Determine Compensation

The following procedure shall be used in compensation decision-making:

- A. The Finance Director shall inform the Department Heads of the actual payroll and total dollars available for merit increases. The Finance Director shall also provide information relative to the current compensation classifications.
- B. The Performance Appraisal Program shall have specific guidelines for assisting Department Heads in tying the percent merit increase to the work performance score. When there are multiple employees within a single job title, the merit award assigned to each employee should reflect their relative performance ranking. In no circumstance, should an employee with a lesser performance ranking receive a superior merit increase as compared to a peer having the same job title, with a lower performance rank.
- C. The Department Head shall prepare Personnel Action Forms to affect all salary changes. After all signatures are affixed to the Personnel Action Form, and the Finance Director receives a copy, all salary changes shall be

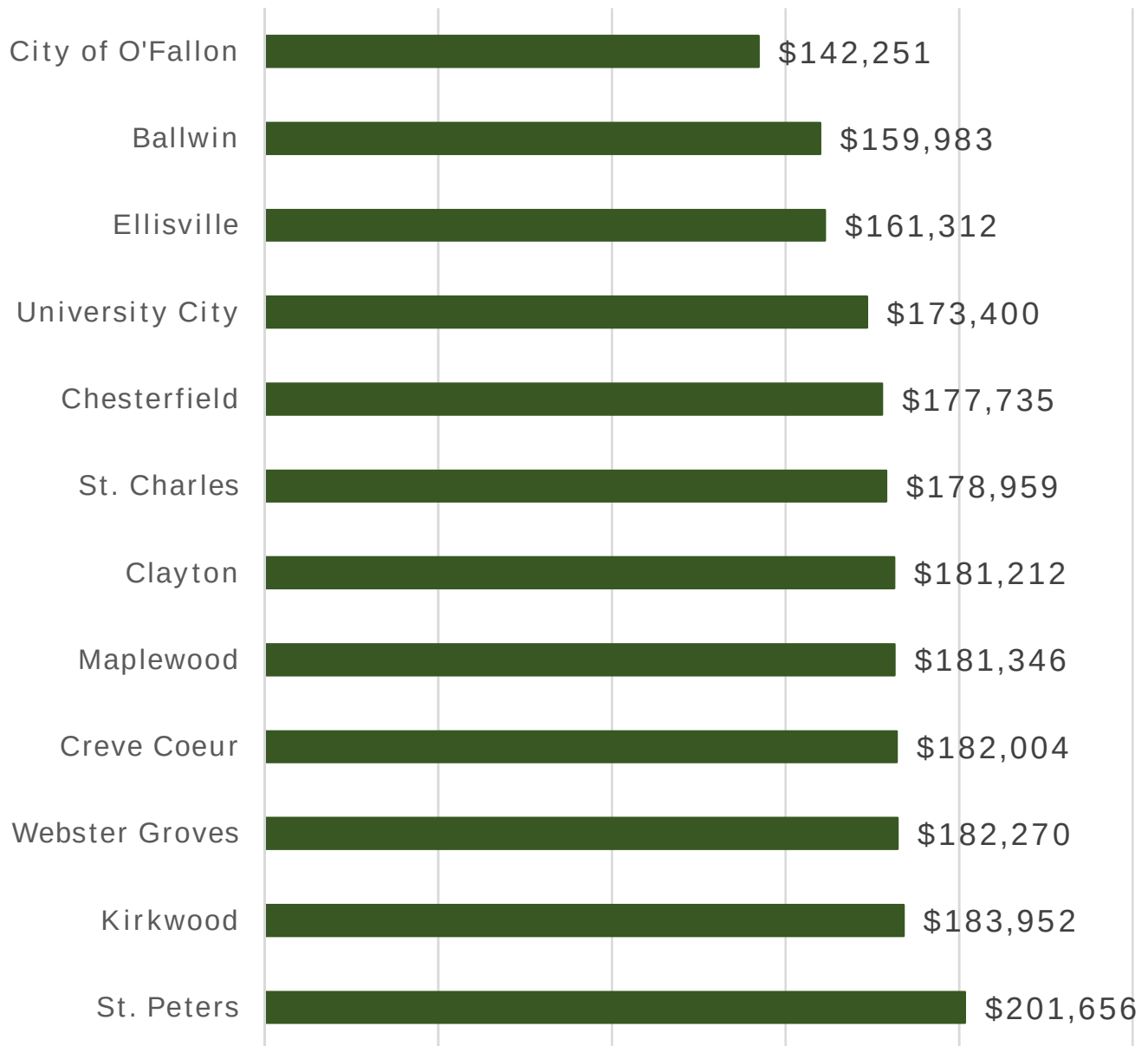
entered into the payroll system. Department Heads shall be responsible for informing their respective employees of increases to be received. Additionally, the Finance Director shall prepare statements for each employee affected by either the minimum salary adjustment or the conversion onto the annual review cycle.

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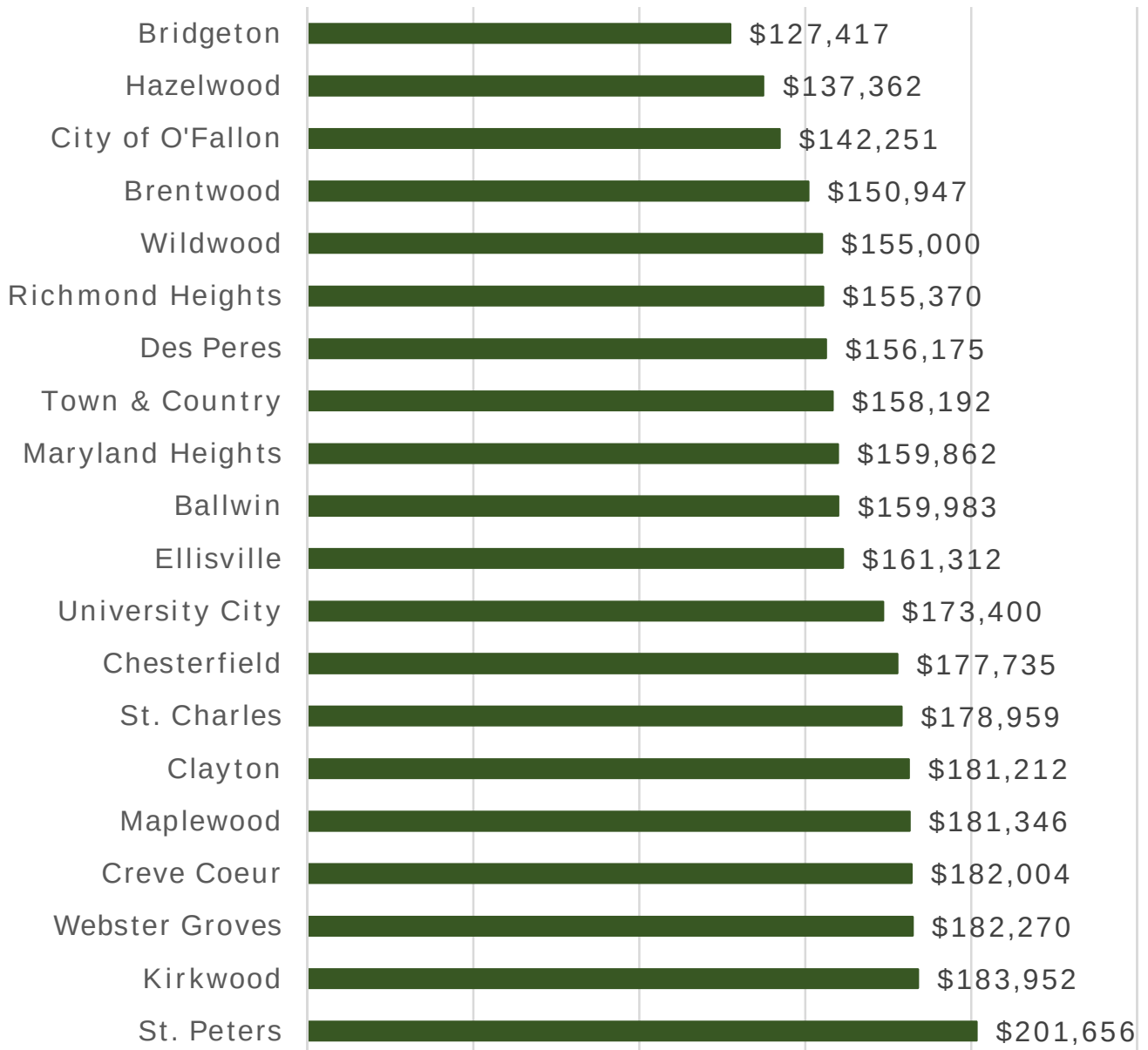
2020-2021 WAGE CLASSIFICATION RANGES				
Pay Grade	Minimum	Median	Maximum	Spread
A	\$28,917	\$33,255	\$37,592	30%
A4	\$30,074	\$34,585	\$39,096	30%
B	\$31,231	\$35,915	\$40,600	30%
B4	\$32,480	\$37,352	\$42,224	30%
C	\$33,729	\$38,788	\$43,848	30%
C4	\$35,078	\$40,340	\$45,602	30%
D	\$36,427	\$41,891	\$47,356	30%
D4	\$37,884	\$43,567	\$49,250	30%
E	\$39,342	\$45,243	\$51,144	30%
E4	\$40,915	\$47,052	\$53,190	30%
F	\$42,489	\$48,862	\$55,235	30%
F4	\$44,188	\$50,817	\$57,445	30%
G	\$45,888	\$52,771	\$59,654	30%
G4	\$47,723	\$54,882	\$62,040	30%
H	\$49,559	\$56,993	\$64,427	30%
H4	\$51,541	\$59,273	\$67,004	30%
I	\$53,524	\$61,552	\$69,581	30%
I4	\$55,665	\$64,014	\$72,364	30%
J	\$57,806	\$66,476	\$75,147	30%
J4	\$60,118	\$69,135	\$78,153	30%
K	\$62,430	\$71,795	\$81,159	30%
K4	\$64,927	\$74,666	\$84,405	30%
L	\$67,424	\$77,538	\$87,652	30%
L4	\$70,121	\$80,640	\$91,158	30%
M	\$72,818	\$83,741	\$94,664	30%
M4	\$75,731	\$87,091	\$98,450	30%
N	\$78,644	\$90,440	\$102,237	30%
N4	\$81,790	\$94,058	\$106,326	30%
O	\$84,935	\$97,676	\$110,416	30%
O4	\$88,333	\$101,583	\$114,833	30%
P	\$91,730	\$105,490	\$119,249	30%
P4	\$95,399	\$109,709	\$124,019	30%
Q	\$99,069	\$113,929	\$128,789	30%
Q4	\$103,031	\$118,486	\$133,941	30%
R	\$106,994	\$123,043	\$139,092	30%
R4	\$111,274	\$127,965	\$144,656	30%
S	\$115,554	\$132,887	\$150,220	30%
S4	\$120,176	\$138,202	\$156,228	30%
T	\$124,798	\$143,518	\$162,237	30%
T4	\$129,790	\$149,258	\$168,727	30%
U	\$134,782	\$154,999	\$175,216	30%
U4	\$140,173	\$161,199	\$182,225	30%
V	\$145,564	\$167,399	\$189,234	30%
V4	\$151,387	\$174,095	\$196,803	30%
W	\$157,209	\$180,791	\$204,372	30%
W4	\$163,498	\$188,022	\$212,547	30%
X	\$169,786	\$195,254	\$220,722	30%
X4	\$176,578	\$203,064	\$229,551	30%
Z	\$183,369	\$210,874	\$238,380	30%
Z4	\$190,704	\$219,309	\$247,915	30%
Lieutenant	\$84,579	\$95,152	\$105,724	
Captain	\$93,837	\$107,913	\$121,988	
Chief	\$105,945	\$124,865	\$143,786	

2020 -2021 APPROVED JOB CLASSIFICATION MATRIX (effective 7/1/2020)					
JOB TITLE	GRADE	MIN	MIDPOINT	MAX	Spread
Customer Service Representative	C	\$33,729	\$38,788	\$43,848	30%
Court Clerk	D	\$36,427	\$41,891	\$47,356	30%
Building Attendant	D	\$36,427	\$41,891	\$47,356	30%
Detective/Evidence Secretary	D4	\$37,884	\$43,567	\$49,250	30%
Parks Facility Attendant	D	\$36,427	\$41,891	\$47,356	30%
Records Clerk	D	\$36,427	\$41,891	\$47,356	30%
Recreation Aide	D	\$36,427	\$41,891	\$47,356	30%
Assistant Court Administrator	E	\$39,342	\$45,243	\$51,144	30%
Command Staff Coordinator	E	\$39,342	\$45,243	\$51,144	30%
Executive Assistant	E	\$39,342	\$45,243	\$51,144	30%
Forestry Technician	E	\$39,342	\$45,243	\$51,144	30%
Maintenance Worker (Parks\Street)	E	\$39,342	\$45,243	\$51,144	30%
Recreation Specialist	E	\$39,342	\$45,243	\$51,144	30%
Admin Services Coordinator	E4	\$40,915	\$47,052	\$53,190	30%
Planning Technician	E4	\$40,915	\$47,052	\$53,190	30%
Accounting Clerk	F	\$42,489	\$48,862	\$55,235	30%
Business Assistance Coordinator	F	\$42,489	\$48,862	\$55,235	30%
Facility Maintenance Technician	F	\$42,489	\$48,862	\$55,235	30%
Records Clerk Supervisor	F	\$42,489	\$48,862	\$55,235	30%
Asst to CA/Deputy City Clerk	F4	\$44,188	\$50,817	\$57,445	30%
Code Enforcement Inspector	F4	\$44,188	\$50,817	\$57,445	30%
Information Technologies Technician	F4	\$44,188	\$50,817	\$57,445	30%
Senior Maintenance Worker (Parks\Street)	F4	\$44,188	\$50,817	\$57,445	30%
Office Manager	G	\$45,888	\$52,771	\$59,654	30%
Fleet Maintenance Mechanic	G4	\$47,723	\$54,882	\$62,040	30%
Communication Specialist	H	\$49,559	\$56,993	\$64,427	30%
GIS Analyst - CAD Tech	H	\$49,559	\$56,993	\$64,427	30%
Senior Engineering Const. Inspect	H	\$49,559	\$56,993	\$64,427	30%
Recreation Manager	H4	\$51,541	\$59,273	\$67,004	30%
Senior Accountant	H4	\$51,541	\$59,273	\$67,004	30%
Lead GIS Analyst - CAD Tech.	I	\$53,524	\$61,552	\$69,581	30%
Building Maintenance Assistant Supervisor	I4	\$55,665	\$64,014	\$72,364	30%
City Arborist/Urban Forester	I4	\$55,665	\$64,014	\$72,364	30%
Employee Services Administrator	I4	\$55,665	\$66,798	\$77,930	40%
Maintenance Supervisor (Parks\Street)	I4	\$55,665	\$64,014	\$72,364	30%
Project Planner	I4	\$55,665	\$64,014	\$72,364	30%
Fleet Maintenance Supervisor	J4	\$60,118	\$69,135	\$78,153	30%
Court Administrator	K	\$62,430	\$71,795	\$81,159	30%
Facilities Maintenance Supervisor	L	\$67,424	\$80,909	\$94,394	40%
GIS Administrator	L	\$67,424	\$77,538	\$87,652	30%
Technical Operations Administrator	L	\$67,424	\$77,538	\$87,652	30%
Asst. City Administrator	L	\$67,424	\$77,538	\$87,652	30%
Civil Engineer	L4	\$70,121	\$80,640	\$91,158	30%
Project Manager	L4	\$70,121	\$80,640	\$91,158	30%
Senior Planner	L4	\$70,121	\$80,640	\$91,158	30%
Application\Web Developer	M	\$72,818	\$83,741	\$94,664	30%
Superintendent of Sports & Wellness	M	\$72,818	\$87,382	\$101,946	40%
City Clerk	M	\$72,818	\$87,382	\$101,946	40%
Superintendent - Arts & Entertainment	M4	\$75,731	\$90,877	\$106,024	40%
Assistant Finance Director	M4	\$75,731	\$90,877	\$106,024	40%
Assistant Director - Parks, Recreation & Arts	M4	\$75,731	\$90,877	\$106,024	40%
Assistant City Planner	M4	\$75,731	\$90,877	\$106,024	40%
Superintendent - Recreation Operations	M4	\$75,731	\$90,877	\$106,024	40%
Superintendent - Street & Fleet Operations	M4	\$75,731	\$90,877	\$106,024	40%
Human Resource Manager	M4	\$75,731	\$90,877	\$106,024	40%
Senior Civil Engineer	N	\$78,644	\$90,440	\$102,237	30%
Assistant City Engineer	O	\$84,935	\$97,676	\$110,416	30%
IT Director	P4	\$95,399	\$114,479	\$133,559	40%
Finance Director	P4	\$95,399	\$114,479	\$133,559	40%
Director of Parks, Recreation & Arts	P4	\$95,399	\$114,479	\$133,559	40%
Director of Planning and Development Services	P4	\$95,399	\$114,479	\$133,559	40%
Director of Public Works - City Engineer	P4	\$95,399	\$114,479	\$133,559	40%
City Administrator	V4	\$151,387	\$174,095	\$196,803	30%
Lieutenant		\$84,579	\$95,152	\$105,724	
Captain		\$93,837	\$107,913	\$121,988	
Chief		\$105,945	\$124,865	\$143,786	

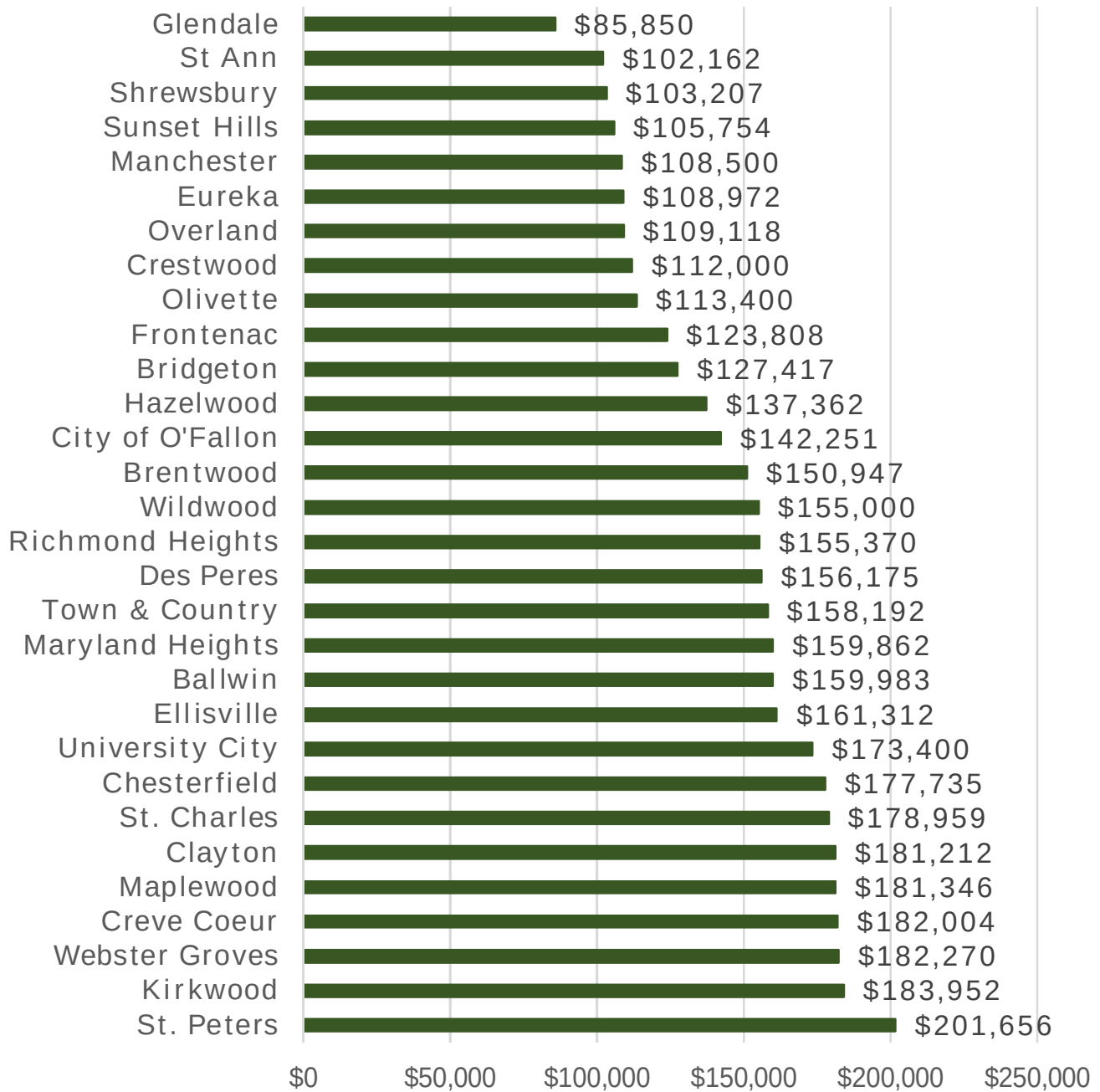
St. Louis Metro - Professionally Managed Cities (over 20,000 population)



St. Louis Metro - Professionally Managed Cities (over 10,000 population)



St. Louis Metro - Professionally Managed Cities



REPORT FROM THE CITY ADMINISTRATOR & OTHER ITEMS REQUIRING ACTION BY CITY COUNCIL

Liquor License Request

NINJA JAPANESE SUSHI BAR & STEAK HOUSE, 1737 CLARKSON ROAD (formerly Total Access Urgent Care) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales. Ming Chen is the Managing Officer. This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services. With City Council approval at the Monday, March 16, 2020 City Council meeting, I will immediately issue this license.

Budget Adjustment – Brandywine Neighborhood Improvement District

Recommendation that a Budget Adjustment be approved in the amount of \$1,090,000 from the General Fund – Fund Reserves to the Capital Projects Fund. This will cover the costs of construction, material testing, and legal fees associated with the NID. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – Brandywine Neighborhood Improvement District

Recommendation that the City Administrator be authorized to approve a Purchase Order to JM Marschuetz Construction Company in an amount not to exceed \$1,000,000. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – Schoettler Road Project (construction)

Recommendation to authorize the City Administrator to enter into an Agreement with Gershenson Construction Company Incorporated in an amount not to exceed \$990,000 to provide for construction of the Schoettler Road Improvements Project. The 2020 Budget includes \$990,000 for construction in account 120-079-5470. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – Schoettler Road Project (testing and inspection)

In conjunction with approval of the construction contract, Staff also recommends that the City Administrator be authorized to approve a purchase order to HR Green for construction testing and inspection in an amount not to exceed \$75,000. The 2020 Budget includes \$85,000 for construction testing and inspection services in account 120-079-5261. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation – 2020 Sidewalk Replacement, Project A

Recommendation to authorize the City Administrator to enter into an Agreement with Raineri Construction in an amount not to exceed \$335,000. The funding for 2020 contractual sidewalk repair was increased from \$235,000 to \$535,000 via Budget Adjustment DPW#1, approved by City Council on January 6, 2020. **(Roll Call Vote) Department of Public Works recommends approval.**



MEMORANDUM

DATE: March 4, 2020

TO: Mike Geisel
City Administrator

FROM: Andrea Majoros, Business Assistance Coordinator

SUBJECT: **LIQUOR LICENSE REQUEST – NINJA JAPANESE SUSHI BAR & STEAK HOUSE**

NINJA JAPANESE SUSHI BAR & STEAK HOUSE, 1737 CLARKSON ROAD (formerly Total Access Urgent Care) ... has requested a new liquor license for retail sale of all kinds of intoxicating liquor by the drink, to be consumed on premise, and Sunday sales.

Ming Chen is the Managing Officer.

This application was reviewed and approved by both the Police Department and the Planning/Development Services Division of the Department of Public Services.

With City Council approval at the Monday, March 16, 2020 City Council meeting, I will immediately issue this license.

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: March 5, 2020

RE: Schoettler Road Improvement Project

As you will recall, in 2017 the City of Chesterfield City Council directed Staff to pursue a project to improve Schoettler Road from Georgetown Road to Clayton Road. Specific objectives included adding a center turn lane from Georgetown to Schoettler Grove, softening the northbound curve immediately north of Schoettler Grove, constructing sidewalk at 2290 Schoettler Road, and adding a dedicated right turn lane for southbound traffic traveling west of Clayton Road. This project was incorporated into the City's budget with engineering in 2018, right of way in 2019, and construction in 2020. The 2020 Budget includes \$990,000 for construction in account 120-079-5490, and \$85,000 for construction testing and inspection services in account 120-079-5261.

The Department of Public Works publicly opened bids for the Schoettler Road Improvement Project on March 3, 2020. The results of the bid opening are detailed in the attached memorandum from Senior Civil Engineer Jeff Paskiewicz. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Gershenson Construction Company Incorporated, in an amount not to exceed \$990,000. This includes the low bid amount (\$930,114) and a modest contingency to account for change orders which may become necessary during construction of the project. Gershenson has successfully performed road improvement projects for the City of Chesterfield in the past and is positively recommended by City Staff.

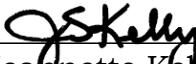
In conjunction with approval of the construction contract, Staff also recommends approval of an allocation to HR Green for construction testing and inspection services necessary to ensure this project is constructed to City standards. An Engineering Services contract with HR Green was approved by City Council in the spring of 2018. However, the funding associated with construction testing and inspection services was withheld until construction. The recommended allocation for construction testing and inspection services is \$75,000, which includes the balance of the Engineering Services Contract (\$67,735) and a modest contingency to allow for change orders.

If you have questions or require additional information on this project, please let me know.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Gershenson Construction Company Incorporated in an amount not to exceed \$990,000. Additionally, Council should authorize the City Administrator to approve a purchase order to HR Green in an amount not to exceed \$75,000.

Concurrence:


Jeannette Kelly, Finance Director

Please forward for City Council review and approval
at the 2020/3/16 meeting of City Council.

 2020/3/5

Memorandum

Department of Public Works



TO: James A. Eckrich, PE – Director of Public Works /City Engineer

FROM: Jeff Paskiewicz, PE – Senior Civil Engineer JSP

DATE: March 5, 2020

RE: Schoettler Road Improvements Project 2018-PW-05

As you are aware, sealed bids for the project were opened on March 3, 2020 at 10:30 AM. There were seven (7) bidders on the project; Spencer Contracting, Gershenson Construction, Krupp Construction, Raineri Construction, NB West Contracting, RV Wagner, and Lamke Trenching and Excavating. The project bid tabulation is attached. Gershenson Construction is the lowest, responsive and responsible bidder with a bid of \$930,113.37 (bid attached). Gershenson Construction has positive references for this type of work and has successfully completed projects similar to this in the St. Louis area and for the City of Chesterfield.

I recommend requesting authorization to enter into an agreement with Gershenson Construction Company Inc. to provide for construction of the Schoettler Road Improvements Project in an amount not to exceed \$990,000.00. This amount includes an approximate 6.4% contingency to allow for any unforeseen conditions and/or additional work as may be necessary to complete this project.

The 2020 budget allocation for construction of this project is \$990,000.00

At their March 19, 2018 meeting, City Council authorized execution of an Engineering Services Contract with HR Green. The contract included both design and construction inspection services with a total fee estimate of \$167,735.00. Execution of the contract as a whole was authorized at the March 19, 2018 meeting, but the funding authorized was for design services only in the amount not to exceed \$100,000.00, with the understanding that the remaining construction inspection services funds would be authorized concurrently with the construction contract.

Accordingly, I recommend requesting allocation of funds associated with the construction inspection services portion of the existing contract with HR Green in an amount not to exceed \$75,000.00.

Attachments: Schoettler Road Improvements Project Bid Tabulation
 Gershenson Construction Bid

Cc: Zach Wolff, Assistant City Engineer
 File 2018-PW-05



BID TABULATION
SCHOETTLER ROAD IMPROVEMENTS
2018-PW-05
March 3, 2020

ITEM #	DESCRIPTION	UNIT	QUANTITY	Spencer Contracting		Gershenson Construction		Krupp Construction		Raineri Construction		NB West Contracting		RV Wagner		Lamke Trenching and Excavating	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	ROADWAY ITEMS																
1	CLEARING AND GRUBBING	LS	1	\$10,545.50	\$10,545.50	\$5,500.00	\$5,500.00	\$7,280.00	\$7,280.00	\$3,300.00	\$3,300.00	\$9,970.00	\$9,970.00	\$12,000.00	\$12,000.00	\$18,350.00	\$18,350.00
2	REMOVAL OF IMPROVEMENTS	LS	1	\$15,000.00	\$15,000.00	\$37,000.00	\$37,000.00	\$19,868.00	\$19,868.00	\$36,437.50	\$36,437.50	\$99,768.00	\$99,768.00	\$22,000.00	\$22,000.00	\$65,960.00	\$65,960.00
3	RESTORATION	LS	1	\$21,750.53	\$21,750.53	\$3,650.00	\$3,650.00	\$3,290.00	\$3,290.00	\$5,728.00	\$5,728.00	\$2,000.00	\$2,000.00	\$19,000.00	\$19,000.00	\$29,150.00	\$29,150.00
4	REMOVAL OF RIGID PAVEMENT	SY	1,057	\$6.47	\$6,838.79	\$12.00	\$12,684.00	\$6.00	\$6,342.00	\$11.62	\$12,282.34	\$5.00	\$5,285.00	\$16.00	\$16,912.00	\$12.00	\$12,684.00
5	UNCLASSIFIED EXCAVATION	CY	3,755	\$22.72	\$85,313.60	\$25.00	\$93,875.00	\$29.20	\$109,646.00	\$28.13	\$105,628.15	\$22.00	\$82,610.00	\$30.00	\$112,650.00	\$20.00	\$75,100.00
6	COMPACTING EMBANKMENT	CY	220	\$25.09	\$5,519.80	\$5.00	\$1,100.00	\$5.00	\$1,100.00	\$41.40	\$9,108.00	\$3.00	\$660.00	\$44.00	\$9,680.00	\$10.00	\$2,200.00
7	TYPE 5 AGGREGATE BASE (4" THICK)	SY	4,194.8	\$6.22	\$26,091.66	\$8.00	\$33,558.40	\$6.90	\$28,944.12	\$6.53	\$27,392.04	\$5.50	\$23,071.40	\$7.00	\$29,363.60	\$6.00	\$25,168.80
8	TYPE "C" BITUMINOUS CONCRETE (PAVEMENT)	TON	931.8	\$72.69	\$67,732.54	\$80.00	\$74,544.00	\$71.85	\$66,949.83	\$83.71	\$78,000.98	\$85.00	\$79,203.00	\$84.00	\$78,271.20	\$85.00	\$79,203.00
9	TYPE "C" BITUMINOUS CONCRETE (WEDGE AND LEVEL)	TON	179.3	\$98.00	\$17,571.40	\$100.00	\$17,930.00	\$80.00	\$14,344.00	\$83.71	\$15,009.20	\$120.00	\$21,516.00	\$96.00	\$17,212.80	\$120.00	\$21,516.00
10	TACK-LIQUID ASPHALT	GAL	950	\$0.01	\$9.50	\$3.00	\$2,850.00	\$5.50	\$5,225.00	\$4.95	\$4,702.50	\$2.50	\$2,375.00	\$6.00	\$5,700.00	\$2.50	\$2,375.00
11	PRIME-LIQUID ASPHALT	GAL	30	\$0.01	\$0.30	\$3.00	\$90.00	\$10.00	\$300.00	\$6.60	\$198.00	\$20.00	\$600.00	\$7.50	\$225.00	\$20.00	\$600.00
12	TEXTURING (0" TO 2"), CONCRETE OR ASPHALT	SY	4,059	\$3.81	\$15,464.79	\$3.50	\$14,206.50	\$3.75	\$15,221.25	\$3.10	\$12,582.90	\$1.50	\$6,088.50	\$3.80	\$15,424.20	\$4.50	\$18,265.50
13	CONCRETE PAVEMENT (8" NON-REINFORCED)	SY	3,144.8	\$39.30	\$123,590.64	\$50.00	\$157,240.00	\$51.00	\$160,384.80	\$49.00	\$154,095.20	\$54.00	\$169,819.20	\$48.50	\$152,522.80	\$58.00	\$182,398.40
14	CONCRETE PAVEMENT (10" NON-REINFORCED)	SY	144.6	\$52.73	\$7,624.76	\$55.00	\$7,953.00	\$85.05	\$12,298.23	\$77.23	\$11,167.46	\$82.00	\$11,857.20	\$69.00	\$9,977.40	\$62.00	\$8,965.20
15	ADJUST SERVICE TO GRADE	EACH	9	\$110.53	\$994.77	\$50.00	\$450.00	\$100.00	\$900.00	\$71.50	\$643.50	\$400.00	\$3,600.00	\$766.00	\$6,894.00	\$275.00	\$2,475.00
16	RELOCATING WATER SERVICE CONNECTIONS	LF	50	\$64.80	\$3,240.00	\$70.00	\$3,500.00	\$107.00	\$5,350.00	\$66.00	\$3,300.00	\$80.00	\$4,000.00	\$115.00	\$5,750.00	\$110.00	\$5,500.00
17	SINGLE CURB INLET, UNTRAPPED (72" BASE)	EACH	1	\$8,510.40	\$8,510.40	\$4,500.00	\$4,500.00	\$5,746.00	\$5,746.00	\$8,868.00	\$8,868.00	\$5,400.00	\$5,400.00	\$5,200.00	\$5,200.00	\$5,175.00	\$5,175.00
18	AREA INLET, SINGLE, OPEN 1 SIDE, UNTRAPPED	EACH	4	\$6,264.00	\$25,056.00	\$2,600.00	\$10,400.00	\$2,890.00	\$11,560.00	\$6,380.00	\$25,520.00	\$3,900.00	\$15,600.00	\$3,200.00	\$12,800.00	\$2,050.00	\$8,200.00
19	AREA INLET, DOUBLE, OPEN 1 SIDE, UNTRAPPED	EACH	1	\$7,344.00	\$7,344.00	\$3,800.00	\$3,800.00	\$4,425.00	\$4,425.00	\$7,480.00	\$7,480.00	\$3,800.00	\$3,800.00	\$4,200.00	\$4,200.00	\$4,080.00	\$4,080.00
20	2-GRATE INLET, WITH SIDE INTAKE UNIT, UNTRAPPED	EACH	3	\$5,618.00	\$16,848.00	\$3,300.00	\$9,900.00	\$3,650.00	\$10,950.00	\$5,720.00	\$17,160.00	\$3,300.00	\$9,900.00	\$4,000.00	\$12,000.00	\$2,605.00	\$7,815.00
21	REINFORCED CONCRETE MANHOLE ADJUST TO GRADE DOUBLE CURB INLET	EACH	2	\$8,208.00	\$16,416.00	\$3,750.00	\$7,500.00	\$4,126.00	\$8,252.00	\$8,360.00	\$16,720.00	\$4,700.00	\$9,400.00	\$4,900.00	\$9,800.00	\$3,500.00	\$7,000.00
22		EACH	1	\$1,512.00	\$1,512.00	\$550.00	\$550.00	\$1,200.00	\$1,200.00	\$1,540.00	\$1,540.00	\$800.00	\$800.00	\$1,000.00	\$1,000.00	\$800.00	\$800.00
23	HYDRODYNAMIC SEPARATOR (4')	EACH	1	\$25,164.00	\$25,164.00	\$22,000.00	\$22,000.00	\$20,445.00	\$20,445.00	\$22,550.00	\$22,550.00	\$28,000.00	\$28,000.00	\$24,000.00	\$24,000.00	\$18,000.00	\$18,000.00
24	HYDRODYNAMIC SEPARATOR (6')	EACH	1	\$33,696.00	\$33,696.00	\$26,000.00	\$26,000.00	\$30,440.00	\$30,440.00	\$33,058.00	\$33,058.00	\$36,000.00	\$36,000.00	\$33,000.00	\$33,000.00	\$25,600.00	\$25,600.00
25	CLASS "A" UNDERDRAIN	LF	158	\$8.53	\$1,347.74	\$30.00	\$4,740.00	\$23.00	\$3,634.00	\$28.60	\$4,518.80	\$30.00	\$4,740.00	\$80.00	\$12,640.00	\$25.00	\$3,950.00
26	STEEL FENCE (48")	LF	497	\$117.70	\$58,496.90	\$65.00	\$32,305.00	\$65.00	\$32,305.00	\$49.42	\$24,561.74	\$110.00	\$54,670.00	\$118.00	\$58,646.00	\$110.00	\$54,670.00



BID TABULATION
SCHOETTLER ROAD IMPROVEMENTS
2018-PW-05
March 3, 2020

ITEM #	DESCRIPTION	UNIT	QUANTITY	Spencer Contracting		Gershenson Construction		Krupp Construction		Rainerl Construction		NB West Contracting		RV Wagner		Lamke Trenching and Excavating	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
27	CONCRETE MEDIAN	SY	569	\$87.62	\$49,855.78	\$80.00	\$45,520.00	\$70.80	\$40,285.20	\$99.00	\$56,331.00	\$105.00	\$59,745.00	\$100.00	\$56,900.00	\$97.00	\$55,193.00
28	PAVED APPROACH (8")	SY	43.5	\$37.00	\$1,609.50	\$70.00	\$3,045.00	\$82.40	\$3,584.40	\$110.00	\$4,785.00	\$80.00	\$3,480.00	\$94.00	\$4,089.00	\$80.00	\$3,480.00
28	ASPHALT DRIVEWAY EXTENSION	SY	474	\$33.18	\$15,727.32	\$33.00	\$15,642.00	\$37.90	\$17,964.80	\$29.75	\$14,101.50	\$40.00	\$18,960.00	\$48.00	\$22,752.00	\$32.00	\$15,168.00
30	CONCRETE CURB, TYPE "S"	LF	121	\$17.39	\$2,104.19	\$32.00	\$3,872.00	\$27.00	\$3,267.00	\$30.00	\$3,630.00	\$30.00	\$3,630.00	\$30.00	\$3,630.00	\$25.00	\$3,025.00
31	INTEGRAL CURB (OVER 6" HEIGHT)	LF	1,530	\$5.98	\$9,149.40	\$7.00	\$10,710.00	\$18.90	\$28,917.00	\$12.00	\$18,360.00	\$5.00	\$7,650.00	\$12.50	\$19,125.00	\$13.00	\$19,890.00
32	"B" AMBER FLASHERS (2 EACH PER BARRICADE)	EACH	4	\$199.80	\$799.20	\$185.00	\$740.00	\$185.00	\$740.00	\$203.50	\$814.00	\$400.00	\$1,600.00	\$198.00	\$792.00	\$185.00	\$740.00
33	MOVEABLE BARRICADES (STANDARD)	EACH	9	\$135.00	\$1,215.00	\$125.00	\$1,125.00	\$125.00	\$1,125.00	\$137.50	\$1,237.50	\$300.00	\$2,700.00	\$134.00	\$1,206.00	\$125.00	\$1,125.00
34	ARROW PANEL, TYPE "A" (NOISELESS), RENTAL	EACH	3	\$1,296.00	\$3,888.00	\$1,200.00	\$3,600.00	\$1,200.00	\$3,600.00	\$1,320.00	\$3,960.00	\$500.00	\$1,500.00	\$1,200.00	\$3,600.00	\$1,200.00	\$3,600.00
35	CHANGEABLE MESSAGE BOARD (NOISELESS), RENTAL	EACH	3	\$3,780.00	\$11,340.00	\$3,500.00	\$10,500.00	\$3,500.00	\$10,500.00	\$3,850.00	\$11,550.00	\$1,000.00	\$3,000.00	\$3,800.00	\$11,400.00	\$3,500.00	\$10,500.00
36	CONSTRUCTION SIGNS	SF	832	\$7.56	\$6,289.92	\$7.00	\$5,824.00	\$7.00	\$5,824.00	\$7.70	\$6,406.40	\$10.00	\$8,320.00	\$7.50	\$6,240.00	\$7.00	\$5,824.00
37	CHANNELIZERS (TRIM LINE)	EACH	72	\$23.76	\$1,710.72	\$22.00	\$1,584.00	\$22.00	\$1,584.00	\$19.80	\$1,425.60	\$20.00	\$1,440.00	\$23.00	\$1,656.00	\$22.00	\$1,584.00
38	EDGE DROP-OFF TREATMENT	LF	2,900	\$1.89	\$5,481.00	\$1.50	\$4,350.00	\$1.00	\$2,900.00	\$0.50	\$1,450.00	\$4.00	\$11,600.00	\$3.00	\$8,700.00	\$3.00	\$8,700.00
39	CHANNELIZERS (DRUM)	EACH	108	\$43.20	\$4,665.60	\$40.00	\$4,320.00	\$40.00	\$4,320.00	\$44.00	\$4,752.00	\$20.00	\$2,160.00	\$43.00	\$4,644.00	\$20.00	\$2,160.00
40	MOBILIZATION	LS	1	\$49,467.00	\$49,467.00	\$55,000.00	\$55,000.00	\$76,365.00	\$76,365.00	\$35,130.50	\$35,130.50	\$66,985.00	\$66,985.00	\$65,000.00	\$65,000.00	\$83,442.00	\$83,442.00
41	TEMPORARY PAVEMENT STRIPING, PAINT	LF	6,560	\$0.54	\$3,542.40	\$0.50	\$3,280.00	\$0.50	\$3,280.00	\$0.55	\$3,608.00	\$0.75	\$4,920.00	\$0.55	\$3,608.00	\$0.50	\$3,280.00
42	TEMPORARY PAVEMENT MARKINGS, PAINT	SF	130	\$0.54	\$70.20	\$0.50	\$65.00	\$0.50	\$65.00	\$0.55	\$71.50	\$3.00	\$390.00	\$0.55	\$71.50	\$0.50	\$65.00
43	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	\$14,585.00	\$14,585.00	\$10,885.97	\$10,885.97	\$9,900.00	\$9,900.00	\$11,000.00	\$11,000.00	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00	\$17,350.00	\$17,350.00
44	12" CLASS III REINFORCED CONCRETE PIPE CULVERT	LF	249	\$97.73	\$24,334.77	\$70.00	\$17,430.00	\$98.20	\$24,451.80	\$95.70	\$23,829.30	\$90.00	\$22,410.00	\$118.00	\$29,382.00	\$140.00	\$34,860.00
45	15" CLASS III REINFORCED CONCRETE PIPE CULVERT	LF	200	\$103.68	\$20,736.00	\$84.00	\$16,800.00	\$90.00	\$18,000.00	\$105.60	\$21,120.00	\$85.00	\$17,000.00	\$111.00	\$22,200.00	\$145.00	\$29,000.00
46	21" CLASS III REINFORCED CONCRETE PIPE CULVERT, GASKET TYPE	LF	28	\$118.80	\$3,326.40	\$96.00	\$2,688.00	\$115.05	\$3,221.40	\$93.50	\$2,618.00	\$105.00	\$2,940.00	\$175.00	\$4,900.00	\$175.00	\$4,900.00
47	12" POLYVINYL CHLORIDE PIPE	LF	53	\$97.75	\$5,180.75	\$60.00	\$3,180.00	\$50.00	\$2,650.00	\$93.50	\$4,955.50	\$100.00	\$5,300.00	\$130.00	\$6,890.00	\$135.00	\$7,155.00
48	MSD CLASS "A" CONCRETE FOR CRADLE	CY	3	\$766.80	\$2,300.40	\$200.00	\$600.00	\$200.00	\$600.00	\$781.00	\$2,443.00	\$400.00	\$1,200.00	\$850.00	\$2,550.00	\$1,200.00	\$3,600.00
49	12" FLARED END SECTION	EACH	3	\$1,404.00	\$4,212.00	\$900.00	\$2,700.00	\$665.00	\$1,995.00	\$1,430.00	\$4,290.00	\$800.00	\$2,400.00	\$2,100.00	\$6,300.00	\$820.00	\$2,460.00
50	SODDING	SY	3,325	\$6.85	\$22,776.25	\$6.35	\$21,113.75	\$6.35	\$21,113.75	\$7.00	\$23,275.00	\$7.00	\$23,275.00	\$7.00	\$23,275.00	\$6.35	\$21,113.75
51	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	LS	1	\$1,404.00	\$1,404.00	\$15,000.00	\$15,000.00	\$18,550.00	\$18,550.00	\$16,000.00	\$16,000.00	\$8,000.00	\$8,000.00	\$20,000.00	\$20,000.00	\$18,550.00	\$18,550.00
52	HOMESTEAD ELM STREET TREE RELOCATION OF LANDSCAPE BERM (2283 SCHOETTLER ROAD)	EACH	12	\$513.00	\$6,156.00	\$475.00	\$5,700.00	\$475.00	\$5,700.00	\$522.50	\$6,270.00	\$500.00	\$6,000.00	\$500.00	\$6,000.00	\$475.00	\$5,700.00
53		LS	1	\$12,021.53	\$12,021.53	\$7,500.00	\$7,500.00	\$7,350.00	\$7,350.00	\$8,935.00	\$8,935.00	\$6,000.00	\$6,000.00	\$11,000.00	\$11,000.00	\$9,775.00	\$9,775.00



**BID TABULATION
SCHOETTLER ROAD IMPROVEMENTS
2018-PW-05
March 3, 2020**

ITEM #	DESCRIPTION	UNIT	QUANTITY	Spencer Contracting		Gershenson Construction		Krupp Construction		Raierl Construction		NB West Contracting		RV Wagner		Lamke Trenching and Excavating	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
	SIGNING, STRIPING, SIGNALS, AND LIGHTING																
54	PERMANENT PAVEMENT MARKING ARROWS, PAINT, WHITE	EACH	12	\$70.20	\$842.40	\$65.00	\$780.00	\$65.00	\$780.00	\$71.50	\$858.00	\$100.00	\$1,200.00	\$70.00	\$840.00	\$65.00	\$780.00
55	PERMANENT YELLOW PAVEMENT STRIPING, PAINT, 4" SOLID	LF	2,718	\$0.49	\$1,331.82	\$0.45	\$1,223.10	\$0.45	\$1,223.10	\$0.50	\$1,359.00	\$1.00	\$2,718.00	\$0.50	\$1,359.00	\$0.45	\$1,223.10
56	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 4" SOLID	LF	2,876	\$0.49	\$1,409.24	\$0.45	\$1,294.20	\$0.45	\$1,294.20	\$0.50	\$1,438.00	\$1.00	\$2,876.00	\$0.50	\$1,438.00	\$0.45	\$1,294.20
57	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 6" SOLID	LF	176	\$2.16	\$380.16	\$2.00	\$352.00	\$2.00	\$352.00	\$2.20	\$387.20	\$1.25	\$220.00	\$2.10	\$369.60	\$2.00	\$352.00
58	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 24" SOLID	LF	60	\$8.64	\$518.40	\$8.00	\$480.00	\$8.00	\$480.00	\$8.80	\$528.00	\$2.00	\$120.00	\$8.50	\$510.00	\$8.00	\$480.00
59	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 4" DOTTED	LF	101	\$0.48	\$48.48	\$0.45	\$45.45	\$0.45	\$45.45	\$0.50	\$50.50	\$1.00	\$101.00	\$0.50	\$50.50	\$0.45	\$45.45
60	PERMANENT YELLOW PAVEMENT STRIPING, PAINT, 4" INTERMITTENT	LF	1,440	\$0.48	\$691.20	\$0.45	\$648.00	\$0.45	\$648.00	\$0.50	\$720.00	\$1.00	\$1,440.00	\$0.50	\$720.00	\$0.45	\$648.00
61	PERMANENT PAVEMENT MARKING, PAINT, WHITE, BIKE SYMBOL	EACH	5	\$108.00	\$540.00	\$100.00	\$500.00	\$100.00	\$500.00	\$110.00	\$550.00	\$200.00	\$1,000.00	\$107.00	\$535.00	\$100.00	\$500.00
62	PERMANENT PAVEMENT MARKING, PAINT, WHITE, "ONLY"	EACH	2	\$108.00	\$216.00	\$100.00	\$200.00	\$100.00	\$200.00	\$110.00	\$220.00	\$150.00	\$300.00	\$107.00	\$214.00	\$100.00	\$200.00
63	PERMANENT TRAFFIC CONTROL SIGNING	LS	1	\$5,832.00	\$5,832.00	\$3,800.00	\$3,800.00	\$3,900.00	\$3,900.00	\$4,345.00	\$4,345.00	\$6,000.00	\$6,000.00	\$6,200.00	\$6,200.00	\$5,800.00	\$5,800.00
64	RELOCATE EXISTING SIGNS/NEW SIGNAGE	LS	1	\$540.00	\$540.00	\$3,800.00	\$3,800.00	\$3,900.00	\$3,900.00	\$4,345.00	\$4,345.00	\$6,000.00	\$6,000.00	\$5,800.00	\$5,800.00	\$5,400.00	\$5,400.00
65	POST, SIGNAL W/ SQ. PEDESTAL BASE AND POST CAP, 7' MAXIMUM TOTAL HEIGHT, ALUMINUM	EACH	1	\$894.24	\$894.24	\$828.00	\$828.00	\$828.00	\$828.00	\$910.00	\$910.00	\$828.00	\$828.00	\$900.00	\$900.00	\$761.00	\$761.00
66	CONTROLLER UNIT ONLY, WITH INTERNAL FIBEROPTIC MODEM, TS2, TYPE 2	EACH	1	\$6,078.24	\$6,078.24	\$5,628.00	\$5,628.00	\$5,628.00	\$5,628.00	\$5,795.00	\$5,795.00	\$5,628.00	\$5,628.00	\$6,000.00	\$6,000.00	\$4,824.00	\$4,824.00
67	ELECTRONIC, (WITH POWER SUPPLY, AUXILIARY POWER INPUT, ELECTRONIC SOLENOID, AND CARD READER WITH KEY PAD)	EACH	1	\$2,933.28	\$2,933.28	\$2,716.00	\$2,716.00	\$2,716.00	\$2,716.00	\$2,988.00	\$2,988.00	\$2,716.00	\$2,716.00	\$2,900.00	\$2,900.00	\$2,133.00	\$2,133.00
68	DETECTOR, PEDESTRIAN PUSH BUTTON, APS, FREEZEPROOF	EACH	3	\$921.24	\$2,763.72	\$853.00	\$2,559.00	\$853.00	\$2,559.00	\$938.00	\$2,814.00	\$853.00	\$2,559.00	\$912.00	\$2,736.00	\$974.00	\$2,922.00
69	DETECTOR, VEHICLE INDUCTION LOOP, CARD RACK MTG. 2 CHANNEL, W/ DELAY AND EXTENSION TIM	EACH	2	\$259.20	\$518.40	\$240.00	\$480.00	\$240.00	\$480.00	\$264.00	\$528.00	\$240.00	\$480.00	\$256.00	\$512.00	\$961.00	\$1,922.00
70	CONDUIT, 1"	LF	25	\$16.20	\$405.00	\$15.00	\$375.00	\$15.00	\$375.00	\$16.50	\$412.50	\$15.00	\$375.00	\$16.00	\$400.00	\$13.78	\$344.50
71	CONDUIT, 2"	LF	5	\$16.20	\$81.00	\$15.00	\$75.00	\$15.00	\$75.00	\$16.50	\$82.50	\$15.00	\$75.00	\$16.00	\$80.00	\$15.07	\$75.35
72	CONDUIT, EXCAVATE, REMOVE EXISTING CABLE, REPAIR/REPLACE REINSTALL CABLE, BACKFILL AND	EACH	1	\$486.00	\$486.00	\$450.00	\$450.00	\$450.00	\$450.00	\$495.00	\$495.00	\$450.00	\$450.00	\$480.00	\$480.00	\$936.00	\$936.00
73	WIRE, STRANDED GROUND, #6 GAUGE	LF	20	\$1.08	\$21.60	\$1.00	\$20.00	\$1.00	\$20.00	\$1.10	\$22.00	\$1.00	\$20.00	\$1.05	\$21.00	\$1.17	\$23.40
74	CABLE DETECTOR LOOP, #14 GAUGE, 1 CONDUCTOR, W/ TUBE JACKET (IN CONDUIT AND PULL BOXES)	LF	120	\$1.15	\$138.00	\$1.00	\$120.00	\$1.00	\$120.00	\$1.10	\$132.00	\$1.00	\$120.00	\$1.05	\$126.00	\$1.43	\$171.60
75	CABLE DETECTOR LOOP, #14 GAUGE, 1 CONDUCTOR, W/ TUBE JACKET (IN SAWED SLOT)	LF	1,460	\$5.46	\$7,971.60	\$4.75	\$6,935.00	\$4.75	\$6,935.00	\$5.22	\$7,621.20	\$4.75	\$6,935.00	\$5.00	\$7,300.00	\$5.46	\$7,971.60



**BID TABULATION
SCHOETTLER ROAD IMPROVEMENTS
2018-PW-05
March 3, 2020**

ITEM #	DESCRIPTION	UNIT	QUANTITY	Spencer Contracting		Gershenson Construction		Krupp Construction		Rainier Construction		NB West Contracting		RV Wagner		Lamke Trenching and Excavating	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
76	CABLE, PUSH BUTTON AND/OR DETECTOR LEAD-IN, #18 GAUGE, 2 CONDUCTOR (SHIELDED)	LF	610	\$1.08	\$658.80	\$1.00	\$610.00	\$1.00	\$610.00	\$1.10	\$671.00	\$1.00	\$610.00	\$1.05	\$640.50	\$1.32	\$805.20
77	CABLE COMMUNICATION, #18 GAUGE, 4 CONDUCTOR (APS)	LF	70	\$1.08	\$75.60	\$1.00	\$70.00	\$1.00	\$70.00	\$1.10	\$77.00	\$1.00	\$70.00	\$1.05	\$73.50	\$1.51	\$105.70
78	BASE, TYPE P-3, CONCRETE	EACH	1	\$1,414.80	\$1,414.80	\$1,310.00	\$1,310.00	\$1,310.00	\$1,310.00	\$1,441.00	\$1,441.00	\$1,310.00	\$1,310.00	\$1,400.00	\$1,400.00	\$1,532.00	\$1,532.00
79	ADJUSTMENT OF CONCRETE SINGLE PULL BOX	EACH	1	\$4,233.60	\$4,233.60	\$3,920.00	\$3,920.00	\$3,920.00	\$3,920.00	\$4,312.00	\$4,312.00	\$3,920.00	\$3,920.00	\$4,200.00	\$4,200.00	\$2,718.00	\$2,718.00
80	MODIFICATION OF CONTROLLER PHASING (INTERSECTION)	EACH	1	\$518.40	\$518.40	\$480.00	\$480.00	\$480.00	\$480.00	\$528.00	\$528.00	\$480.00	\$480.00	\$500.00	\$500.00	\$569.00	\$569.00
BIKE AND PEDESTRIAN ITEMS																	
81	CONCRETE SIDEWALK (4" THICK)	SY	470.1	\$55.14	\$25,921.31	\$40.00	\$18,804.00	\$37.40	\$17,581.74	\$45.37	\$21,328.44	\$40.00	\$18,804.00	\$48.00	\$22,664.80	\$52.00	\$24,445.20
82	CONCRETE SIDEWALK (6" THICK)	SY	19	\$58.10	\$1,103.90	\$50.00	\$950.00	\$46.00	\$874.00	\$62.50	\$1,187.50	\$64.00	\$1,216.00	\$103.00	\$1,957.00	\$54.00	\$1,026.00
83	CONCRETE SIDEWALK, CURB RAMP (7" THICK)	SY	82.4	\$74.81	\$6,164.34	\$100.00	\$8,240.00	\$188.65	\$15,544.76	\$235.00	\$19,364.00	\$90.00	\$7,416.00	\$130.00	\$10,712.00	\$145.00	\$11,948.00
84	TRUNCATED DOMES FOR CURB RAMPS (NEW CONSTRUCTION)	SF	92	\$16.10	\$1,481.20	\$20.00	\$1,840.00	\$24.05	\$2,212.60	\$20.00	\$1,840.00	\$30.00	\$2,760.00	\$20.50	\$1,886.00	\$25.00	\$2,300.00
BID FORM TOTAL					\$961,840.68		\$930,113.37		\$980,365.23		\$1,021,250.95		\$1,072,085.30		\$1,131,204.40		\$1,141,696.95

\$1,021,250.95 Denotes apparent math error compared to submitted bid.

EXHIBIT A**BID FORM**

BID TIME: 10:30 a.m.

BID DATE: Tuesday, March 3, 2020

TO: THE CITY OF CHESTERFIELD

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

Schoettler Road Improvements Project
2018-PW-05

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

The City is requesting unit price proposals for this work, consisting of all work necessary to construct a center turn lane, sidewalk and other related improvements on Schoettler Road from Clayton Road to Georgetown Road.

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

Bid submitted by:Company Name: Gerstenson Construction Co., INC.Address: 2 Truitt DriveCity, State Eureka, MO 63025Phone number: 636-938-9595 Fax: 636-938-9501E-mail address: mhibbard@gerstenson.com

Type of Firm: Sole Partnership ☐ Partnership ☐
Corporation ☒ Other ☐

Officer Edward N. Gerstenson
Title President

Signature Edward GerstensonDate 3-3-2020

**ITEMIZED BID
CITY OF CHESTERFIELD
SCHOETTLER ROAD IMPROVEMENTS
2018-PW-05**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	ROADWAY ITEMS CLEARING AND GRUBBING	LS	1	<u>5,500.00</u>	<u>5,500.00</u>
2	REMOVAL OF IMPROVEMENTS	LS	1	<u>37,000.00</u>	<u>37,000.00</u>
3	RESTORATION	LS	1	<u>3,650.00</u>	<u>3,650.00</u>
4	REMOVAL OF RIGID PAVEMENT	SY	1,057	<u>12.00</u>	<u>12,684.00</u>
5	UNCLASSIFIED EXCAVATION	CY	3,755	<u>25.00</u>	<u>93,875.00</u>
6	COMPACTING EMBANKMENT	CY	220	<u>5.00</u>	<u>1,100.00</u>
7	TYPE 5 AGGREGATE BASE (4" THICK)	SY	4,194.8	<u>8.00</u>	<u>33,558.40</u>
8	TYPE "C" BITUMINOUS CONCRETE (PAVEMENT)	TON	931.8	<u>80.00</u>	<u>74,544.00</u>
9	TYPE "C" BITUMINOUS CONCRETE (WEDGE AND LEVEL)	TON	179.3	<u>100.00</u>	<u>17,930.00</u>
10	TACK-LIQUID ASPHALT	GAL	950	<u>3.00</u>	<u>2,850.00</u>
11	PRIME-LIQUID ASPHALT	GAL	30	<u>3.00</u>	<u>90.00</u>
12	PAVEMENT SURFACING AND TEXTURING (0" TO 2"), CONCRETE OR ASPHALT	SY	4,059	<u>3.50</u>	<u>14,206.50</u>
13	CONCRETE PAVEMENT (8" NON-REINFORCED)	SY	3,144.8	<u>50.00</u>	<u>157,240.00</u>
14	CONCRETE PAVEMENT (10" NON-REINFORCED)	SY	144.6	<u>55.00</u>	<u>7,953.00</u>
15	ADJUST SERVICE TO GRADE	EACH	9	<u>50.00</u>	<u>450.00</u>
16	RELOCATING WATER SERVICE CONNECTIONS	LF	50	<u>70.00</u>	<u>3,500.00</u>
17	SINGLE CURB INLET, UNTRAPPED (72" BASE)	EACH	1	<u>4,500.00</u>	<u>4,500.00</u>
18	AREA INLET, SINGLE, OPEN 1 SIDE, UNTRAPPED	EACH	4	<u>2,600.00</u>	<u>10,400.00</u>
19	AREA INLET, DOUBLE, OPEN 1 SIDE, UNTRAPPED	EACH	1	<u>3,800.00</u>	<u>3,800.00</u>
20	2-GRATE INLET, WITH SIDE INTAKE UNIT, UNTRAPPED	EACH	3	<u>3,300.00</u>	<u>9,900.00</u>

21	REINFORCED CONCRETE MANHOLE	EACH	2	<u>3,750.00</u>	<u>7,500.00</u>
22	ADJUST TO GRADE DOUBLE CURB INLET	EACH	1	<u>550.00</u>	<u>550.00</u>
23	HYDRODYNAMIC SEPARATOR (4')	EACH	1	<u>22,000.00</u>	<u>22,000.00</u>
24	HYDRODYNAMIC SEPARATOR (6')	EACH	1	<u>26,000.00</u>	<u>26,000.00</u>
25	CLASS "A" UNDERDRAIN	LF	158	<u>30.00</u>	<u>4,740.00</u>
26	STEEL FENCE (48")	LF	497	<u>65.00</u>	<u>32,305.00</u>
27	CONCRETE MEDIAN	SY	569	<u>80.00</u>	<u>45,520.00</u>
28	PAVED APPROACH (8")	SY	43.5	<u>70.00</u>	<u>3,045.00</u>
29	ASPHALT DRIVEWAY EXTENSION	SY	474	<u>33.00</u>	<u>15,642.00</u>
30	CONCRETE CURB, TYPE "S"	LF	121	<u>32.00</u>	<u>3,872.00</u>
31	INTEGRAL CURB (OVER 6" HEIGHT)	LF	1,530	<u>7.00</u>	<u>10,710.00</u>
32	MOVEABLE BARRICADES WITH MODEL "B" AMBER FLASHERS (2 EACH PER BARRICADE)	EACH	4	<u>185.00</u>	<u>740.00</u>
33	MOVEABLE BARRICADES (STANDARD)	EACH	9	<u>125.00</u>	<u>1,125.00</u>
34	ARROW PANEL, TYPE "A" (NOISELESS), RENTAL	EACH	3	<u>1200.00</u>	<u>3,600.00</u>
35	CHANGEABLE MESSAGE BOARD (NOISELESS), RENTAL	EACH	3	<u>3,500.00</u>	<u>10,500.00</u>
36	CONSTRUCTION SIGNS	SF	832	<u>7.00</u>	<u>5,824.00</u>
37	CHANNELIZERS (TRIM LINE)	EACH	72	<u>22.00</u>	<u>1,584.00</u>
38	EDGE DROP-OFF TREATMENT	LF	2,900	<u>1.50</u>	<u>4,350.00</u>
39	CHANNELIZERS (DRUM)	EACH	108	<u>40.00</u>	<u>4,320.00</u>
40	MOBILIZATION	LS	1	<u>55,000.00</u>	<u>55,000.00</u>
41	TEMPORARY PAVEMENT STRIPING, PAINT	LF	6,560	<u>0.50</u>	<u>3,280.00</u>
42	TEMPORARY PAVEMENT MARKINGS, PAINT	SF	130	<u>0.50</u>	<u>65.00</u>
43	CONTRACTOR FURNISHED SURVEYING AND STAKING	LS	1	<u>10,865.97</u>	<u>10,865.97</u>
44	12" CLASS III REINFORCED CONCRETE PIPE CULVERT	LF	249	<u>70.00</u>	<u>17,430.00</u>

45	15" CLASS III REINFORCED CONCRETE PIPE CULVERT	LF	200	<u>84.00</u>	<u>16,800.00</u>
46	21" CLASS III REINFORCED CONCRETE PIPE CULVERT, GASKET TYPE	LF	28	<u>96.00</u>	<u>2,688.00</u>
47	12" POLYVINYL CHLORIDE PIPE	LF	53	<u>60.00</u>	<u>3,180.00</u>
48	MSD CLASS "A" CONCRETE FOR CRADLE	CY	3	<u>200.00</u>	<u>600.00</u>
49	12" FLARED END SECTION	EACH	3	<u>900.00</u>	<u>2,700.00</u>
50	SODDING	SY	3,325	<u>6.35</u>	<u>21,113.75</u>
51	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)	LS	1	<u>15,000.00</u>	<u>15,000.00</u>
52	HOMESTEAD ELM STREET TREE	EACH	12	<u>475.00</u>	<u>5,700.00</u>
53	RELOCATION OF LANDSCAPE BERM (2283 SCHOETTLER ROAD)	LS	1	<u>7,500.00</u>	<u>7,500.00</u>

SIGNING, STRIPING, SIGNALS, AND LIGHTING

54	PERMANENT PAVEMENT MARKING ARROWS, PAINT, WHITE	EACH	12	<u>65.00</u>	<u>780.00</u>
55	PERMANENT YELLOW PAVEMENT STRIPING, PAINT, 4" SOLID	LF	2,718	<u>0.45</u>	<u>1,223.10</u>
56	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 4" SOLID	LF	2,876	<u>0.45</u>	<u>1,294.20</u>
57	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 6" SOLID	LF	176	<u>2.00</u>	<u>352.00</u>
58	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 24" SOLID	LF	60	<u>8.00</u>	<u>480.00</u>
59	PERMANENT WHITE PAVEMENT STRIPING, PAINT, 4" DOTTED	LF	101	<u>0.45</u>	<u>45.45</u>
60	PERMANENT YELLOW PAVEMENT STRIPING, PAINT, 4" INTERMITTENT	LF	1,440	<u>0.45</u>	<u>648.00</u>
61	PERMANENT PAVEMENT MARKING, PAINT, WHITE, BIKE SYMBOL	EACH	5	<u>100.00</u>	<u>500.00</u>
62	PERMANENT PAVEMENT MARKING, PAINT, WHITE, "ONLY"	EACH	2	<u>100.00</u>	<u>200.00</u>
63	PERMANENT TRAFFIC CONTROL SIGNING	LS	1	<u>3,800.00</u>	<u>3,800.00</u>
64	RELOCATE EXISTING SIGNS/NEW SIGNAGE	LS	1	<u>3,800.00</u>	<u>3,800.00</u>

65	POST, SIGNAL W/ SQ. PEDESTAL BASE AND POST CAP, 7' MAXIMUM TOTAL HEIGHT, ALUMINUM	EACH	1	<u>828.00</u>	<u>828.00</u>
66	CONTROLLER UNIT ONLY, WITH INTERNAL FIBEROPTIC MODEM, TS2, TYPE 2	EACH	1	<u>5,628.00</u>	<u>5,628.00</u>
67	CABINET DOOR LOCKING ASSEMBLY, ELECTRONIC, (WITH POWER SUPPLY, AUXILIARY POWER INPUT, ELECTRONIC SOLENOID, AND CARD READER WITH KEY PAD)	EACH	1	<u>2,716.00</u>	<u>2,716.00</u>
68	DETECTOR, PEDESTRIAN PUSH BUTTON, APS, FREEZEPROOF DETECTOR, VEHICLE INDUCTION LOOP, CARD RACK MTG. 2 CHANNEL, W/ DELAY AND EXTENSION TIM	EACH	3	<u>853.00</u>	<u>2,559.00</u>
69		EACH	2	<u>240.00</u>	<u>480.00</u>
70	CONDUIT, 1"	LF	25	<u>15.00</u>	<u>375.00</u>
71	CONDUIT, 2"	LF	5	<u>15.00</u>	<u>75.00</u>
72	CONDUIT REPAIR (LOCATE BROKEN CONDUIT, EXCAVATE, REMOVE EXISTING CABLE, REPAIR/REPLACE REINSTALL CABLE, BACKFILL AND RESTORE) (DOES NOT INCLUDE SIDEWALK OR PAVEMENT REMOVAL AND REPLACEMENT)	EACH	1	<u>450.00</u>	<u>450.00</u>
73	WIRE, STRANDED GROUND, #6 GUAGE	LF	20	<u>1.00</u>	<u>20.00</u>
74	CABLE DETECTOR LOOP, #14 GUAGE, 1 CONDUCTOR, W/ TUBE JACKET (IN CONDUIT AND PULL BOXES)	LF	120	<u>1.00</u>	<u>120.00</u>
75	CABLE DETECTOR LOOP, #14 GUAGE, 1 CONDUCTOR, W/ TUBE JACKET (IN SAWED SLOT)	LF	1,460	<u>4.75</u>	<u>6,935.00</u>
76	CABLE, PUSH BUTTON AND/OR DETECTOR LEAD-IN, #18 GUAGE, 2 CONDUCTOR (SHIELDED)	LF	610	<u>1.00</u>	<u>610.00</u>
77	CABLE COMMUNICATION, #18 GUAGE, 4 CONDUCTOR (APS)	LF	70	<u>1.00</u>	<u>70.00</u>
78	BASE, TYPE P-3, CONCRETE	EACH	1	<u>1,310.00</u>	<u>1,310.00</u>

79	ADJUSTMENT OF CONCRETE SINGLE PULL BOX	EACH	1	<u>3,920.00</u>	<u>3,920.00</u>
80	MODIFICATION OF CONTROLLER PHASING (INTERSECTION)	EACH	1	<u>480.00</u>	<u>480.00</u>
BIKE AND PEDESTRIAN ITEMS					
81	CONCRETE SIDEWALK (4" THICK)	SY	470.1	<u>40.00</u>	<u>18,804.00</u>
82	CONCRETE SIDEWALK (6" THICK)	SY	19	<u>50.00</u>	<u>950.00</u>
83	CONCRETE SIDEWALK, CURB RAMP (7" THICK)	SY	82.4	<u>100.00</u>	<u>8,240.00</u>
84	TRUNCATED DOMES FOR CURB RAMPS (NEW CONSTRUCTION)	SF	92	<u>20.00</u>	<u>1,840.00</u>

TOTAL BID \$930,113.37

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: March 5, 2019

RE: 2020 Sidewalk Replacement Project A

As you know, due to the impacts of the Emerald Ash Borer (EAB) the Public Works Department has directed one street maintenance crew to work exclusively on the removal of Ash Trees located within the public right of way, as detailed in the EAB Action Plan approved by City Council in late 2015. Because the maintenance division will be concentrating its efforts on tree removal, the funding for 2020 contractual sidewalk repair was increased from \$235,000 to \$535,000 via Budget Adjustment DPW#1, approved by City Council on January 6, 2020.

The Public Works Department plans to address sidewalk deficiencies through two separate projects in 2020. The first of these projects, known as 2020 Sidewalk Replacement Project A, will concentrate on sidewalk deficiencies within the Spring Hill Bluffs, Countryside at Chesterfield, Baxter Oaks, and Conway Springs subdivisions. Project A will also address sidewalk deficiencies within portions of the Baxter Lakes Addition 2 subdivision, as well as Sycamore Hill Court. The second project, Sidewalk Replacement Project B, is an annual contract intended to address work orders and sidewalk deficiencies which the City becomes aware of throughout the year. Sidewalk Project B will be bid later this year.

The Department of Public Works publicly opened bids for the 2020 Sidewalk Replacement Project A on March 3, 2020. The results of the bid opening are detailed in the attached memorandum from Project Manager Matt Dooley. After reviewing the bids, Staff recommends the project be awarded to the low bidder, Raineri Construction, in an amount not to exceed \$335,000. This includes the low bid amount (\$310,275) and a modest contingency to account for change orders which may be necessary. Raineri Construction has not previously performed work for the City of Chesterfield, but we have checked their references and City Staff believes Raineri is capable of constructing this project to City standards.

Should you have questions or require additional information on this project, please let me know.

Action Recommended

This matter should be forwarded to the City Council for consideration. Should Council concur with Staff's recommendation, it should authorize the City Administrator to enter into an Agreement with Raineri Construction in an amount not to exceed \$335,000.

Concurrence:



Jeannette Kelly, Director of Finance

Please forward to City Council for review and approval at the 2020/3/16 City Council Meeting.

 2020/3/5

MEMORANDUM



DATE: March 5, 2020
TO: Jim Eckrich, Public Works Director
FROM: Matt Dooley, Project Manager 
SUBJECT: 2020 Sidewalk Replacement Project, 2020-PW-04A

As you are aware, we opened bids for the above referenced project on March 3, 2020. Six bids were received:

<u>Contractor</u>	<u>Total Bid</u>
Raineri Construction	\$ 310,275.00
Amcon Municipal Concrete	\$ 312,200.00
Spencer Contracting	\$ 321,000.00
Lamke Trenching & Excavating	\$ 327,225.00
Sweetens Concrete Services	\$ 328,645.00
Pace Construction	\$ 383,600.00

The low bidder, Raineri Construction has not performed work for the City in the past, but has submitted references that confirm they will be able to fulfill this contract. **Accordingly, I recommend acceptance of the bid of \$ 310,275.00 submitted by Raineri Construction, with the cost of the project not to exceed \$ 335,000.00** Adequate funding is available in the Capital Projects Sidewalk Improvements account, 120-079-5497, to fund this project.

The sidewalks to be replaced as part of this project will be in the Spring Hill Bluffs, Countryside at Chesterfield, Baxter Oaks, Conway Springs subdivisions, a portion of Baxter Lakes Addition 2 subdivision, as well as Sycamore Hill Ct.

A copy of the lowest and best bid is attached for the Department of Finance and Administration's use in preparing a purchase order for the project. Should you require additional information, please advise.

EXHIBIT A**BID FORM**

BID TIME: 10:00 a.m.

BID DATE: Tuesday, March 3, 2020

TO: THE CITY OF CHESTERFIELD

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

Sidewalk Replacement Project
2020-PW-04A

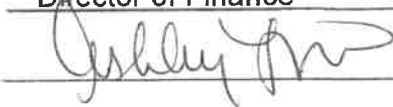
being familiar with the local conditions affecting the work, hereby proposes to furnish all labor, materials, equipment and services required for the performance and completion of said project in accordance with the said Contract Documents for the following itemized bid.

The City is requesting unit price proposals for this work, consisting of all work necessary to remove and reconstruct approximately 42,000 square feet of 4" thick and 1,500 square feet of 6" thick existing sidewalk, 1 handicap ramp, and 1 concrete apron, including all necessary property restoration. The location of this project will be in the **Spring Hill Bluffs, Countryside at Chesterfield and Conway Springs** Subdivisions as well as other streets, as designated by the City

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

Bid submitted by:Company Name: Raineri Construction, LLCAddress: 1300 Hampton Ave., Suite 200City, State St. Louis, MO 63139Phone number: 314-667-5913 Fax: 314-667-5638E-mail address: ashley@rainericonstruction.com

Type of Firm: Sole Partnership ☐ Partnership ☒
Corporation ☐ Other ☐

Officer Ashley RaineriTitle Director of FinanceSignature Date 3/3/2020

**ITEMIZED BID
CITY OF CHESTERFIELD
2020 SIDEWALK REPLACEMENT PROJECT
2020-PW-04 A**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	42,000	\$ 7.00	\$ 294,000
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	\$ 8.25	\$ 12,375
3.1	Removal and Replacement Accessible Curb Ramps	Each	1	\$ 1,400	\$ 1,400
4.1	Removal and Replacement of Drive Approach	Each	1	\$ 2,500	\$ 2,500
				TOTAL BID	\$ 310,275



**BID TABULATION
2020 SIDEWALK REPLACEMENT PROJECT
2020-PW-04A
March 3, 2020**

ITEM #	DESCRIPTION	UNITS	QUANTITY	ENGINEER'S ESTIMATE		RAINER CONSTRUCTION		AMCON MUNICIPAL CONCRETE		SPENCER CONTRACTING		LAMKE TRENCHING & EXCAVATING		SWEETENS CONCRETE SVCS		PACE CONSTRUCTION	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Removal and Replacement of 4" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	42,000	\$7.50	\$315,000.00	\$7.00	\$294,000.00	\$7.10	\$298,200.00	\$7.30	\$306,600.00	\$7.45	\$312,900.00	\$7.47	\$313,740.00	\$8.70	\$365,400.00
2.1	Removal and Replacement of 6" Sidewalk - Limestone or Meramec Gravel Aggregate	Sq. Ft.	1,500	\$8.25	\$12,375.00	\$8.25	\$12,375.00	\$8.00	\$12,000.00	\$8.00	\$12,000.00	\$7.95	\$11,925.00	\$8.27	\$12,405.00	\$9.60	\$14,400.00
3.1	Removal and Replacement Accessible Curb Ramps	L.S.	1	\$1,000.00	\$1,000.00	\$1,400.00	\$1,400.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$900.00	\$900.00	\$1,000.00	\$1,000.00	\$1,800.00	\$1,800.00
4.1	Removal and Replacement of Drive Approach	L.S.	1	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00
TOTAL BID					\$329,625.00		\$310,275.00		\$312,200.00		\$321,000.00		\$327,225.00		\$328,645.00		\$383,600.00

OTHER LEGISLATION

A. Resolution No. 459 – Brandywine Neighborhood Improvement District

A resolution authorizing and directing the improvements be made within the Brandywine Neighborhood Improvement District in the City of Chesterfield, and authorizing the City Council of the City of Chesterfield, Missouri to obtain financing therefor. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bill No. 3295 - Ladue Trails, Adjusted Lot 160 & Lot 161 (Boundary Adjustment Plat) An ordinance providing for the approval of a Boundary Adjustment Plat for Adjusted Lots 160 and 161 of Ladue Trails subdivision to create a 0.57 acre tract of land and a 0.47 acre tract of land, zoned “NU” Non-Urban District (17Q130426, 17Q130408). (First & Second Readings) Department of Planning recommends approval.

UNFINISHED BUSINESS

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

NEW BUSINESS

There are no new business action items on the agenda for this 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: February 19, 2020

RE: Brandywine Neighborhood Improvement District

The streets within the Brandywine subdivision are private streets comprised of concrete with an asphalt overlay. These streets are over 40 years old and in declining condition. The subdivision studied the matter at length, over a number of years, and contemplated several different improvement projects. Ultimately, Brandywine determined that a Neighborhood Improvement District (NID), with Public Works Staff managing the project, was the best way to reconstruct its streets. Accordingly, on September 10, 2018 the Brandywine Subdivision submitted a NID pre-application formally requesting the creation of a NID to reconstruct their private streets. The Pre-Application included all of the required information, including approval of a minimum of seventy percent of the qualified voters residing within the proposed district. 156 of the 173 eligible voters (91%) voted in favor of the NID.

On January 7, 2019 the City of Chesterfield City Council approved the pre-application from the Brandywine Subdivision for the creation of a NID in order to reconstruct its private streets. The preliminary estimate to reconstruct the streets within Brandywine, provided by City Staff at the time of the pre-application, was \$1,090,000. That estimate remains current.

Since the approval of the pre-application, the City Staff has met with representatives from Brandywine to further define the project scope. Based upon these meetings, Public Works Staff created Bid Documents, including plans and specifications. Additionally, Public Works Staff worked with Brandywine and Legal Counsel to create a final NID petition which met the requirements of 67.457 RSMO. That petition was later circulated by Brandywine and approved by over two-thirds of the owners of real property within the proposed NID District.

The Brandywine NID project was publicly advertised, with bids opened on February 18, 2020, as detailed in the attached memorandum from Project Manager Mark Wilson. After reviewing the bids, Staff recommends the project be awarded to the low bidder, JM Marschuetz Construction Company in an amount not to exceed \$1,000,000. This includes the low bid amount (\$905,747) and a ten percent contingency to account for

change orders which may become necessary during construction of the project. JM Marschuetz has successfully performed street replacement work in the City of Chesterfield in the past and is positively recommended by City Staff.

Prior to moving forward with this project and creating the NID, there are a number of items which should be considered by City Council. Specifically:

- 1) March 2, 2020: City Council should consider approval of Resolution 458 (attached). The primary purpose of this resolution is that it establishes the Brandywine Neighborhood Improvement District. It also does the following:
 - a. Accepts the plans and specification created in order to construct the NID project.
 - b. Orders preparation of an Assessment Roll to be used in order to apportion the costs associated with the NID to the properties within the NID.
 - c. Calls for a Public Hearing to be held at the March 16, 2020 meeting.
- 2) March 16, 2020: A Public Hearing should be held regarding the NID at 6:30 pm, immediately before the City Council meeting.
- 3) March 16, 2020: City Council should consider approval of Resolution 459 (attached). This resolution authorizes the improvements to be made within the Brandywine NID and directs Finance Staff to obtain financing for this project.
- 4) March 16, 2020: City Council should consider approval of a Budget Amendment in the amount of \$1,090,000 from the General Fund – Fund Reserves to the Capital Projects Fund. This will cover the costs of construction, material testing, and legal fees associated with the NID.
- 5) March 16, 2020: City Council should consider authorizing the City Administrator to approve a Purchase Order to JM Marschuetz Construction Company in an amount not to exceed \$1,000,000.

Once all five actions above are taken, Public Works Staff will commence management of the project and ensure that it is completed in accordance with the plans and specifications. After completion of the project, Public Works Staff will compile all costs, including material testing and legal fees, and present those to the Finance Director. The Finance Director will then gather all information necessary to issue general obligation bonds to fund the project. That information will again be presented to City Council (likely in the fall of 2020) who will approve the bond issuance and the final costs to be allocated within the Assessment Roll. Once the bonds are issued and the cash is received by the City, it will be returned to the General Fund. That is expected to occur in 2021.

Action Recommended

This matter should be forwarded to City Council. Should Council concur with Staff's recommendation, it should approve Resolution 458 at the March 2, 2020 meeting. Then, on March 16, City Council should hold a Public Hearing, approve Resolution 459, authorize the necessary Budget Adjustment, and authorize approval of a construction contract with JM Marschuetz in an amount not to exceed \$1,000,000.

I acknowledge this is a rather complex matter, and would be happy to answer any questions or provide additional information if requested.

Concurrence:



Jeannette Kelly, Finance Director

Memorandum

Department of Public Works

TO: Jim Eckrich, Public Works Director

FROM: Mark Wilson, Project Manager

DATE: February 18, 2020

RE: Brandywine NID, 2020-PW-08

As you are aware, we opened bids for the above referenced project Tuesday, February 18, 2020. Five bids were received:

<u>Contractor</u>	<u>Total Bid</u>
J.M. Marschuetz Construction Co.	\$905,746.95
Sweetens Concrete Services	\$909,909.09
Spencer Contracting	\$944,611.70
Amcon Municipal Concrete	\$961,379.33
Lamke Trenching and Excavating	\$1,063,789.05

The low bidder, J.M. Marschuetz Construction has successfully performed street replacement work in the past in the City of Chesterfield.

Accordingly, I recommend acceptance of the bid of \$905,746.95 submitted by J.M. Marschuetz and request authorization of work up to the amount of \$1,000,000.00. Additional funding may be required to address unforeseen conditions below the existing current asphalt pavement.

A copy of the low bid from J.M. Marschuetz is attached. Should you require additional information, please advise.

Cc: Zach Wolff, Senior Civil Engineer

EXHIBIT A

BID FORM

BID TIME: 11:00 a.m.

BID DATE: Tuesday, February 18, 2020

TO: THE CITY OF CHESTERFIELD

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

Brandywine NID
2020-PW-08

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

The City is requesting unit price proposals for this work, consisting of removing approximately 16,000 sq. yd. of asphalt over concrete pavement and reconstructing concrete pavement in its place, property restoration, and other necessary appurtenances. Concrete pavement to be constructed consists of approximately 11,000 sq. yd. of 7" PCC for streets and approximately 5,000 sq. yd. of 6" PCC for parking areas.

This contract contains a binding alternative dispute resolution provision, which may be enforced by the parties.

Bid submitted by:Company Name: J.M. Marschuetz ConstructionAddress: 15 Truitt Dr.City, State: Eureka, MOPhone number: 636-938-3600 Fax: 636-938-3600E-mail address: todd@marschuetz.com

Type of Firm: Sole Partnership ☐ Partnership ☐
Corporation ☒ Other ☐

Officer: Todd WallTitle: Vice PresidentSignature: Todd Wall

Date: _____

**ITEMIZED BID
CITY OF CHESTERFIELD
2020 Brandywine NID
2020-PW-08**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	REMOVE STREET PAVEMENT AND REPLACE WITH 7" PCC	Sq. Yd.	10,998	\$ 48.25	\$ 530,653.50
2	REMOVE PARKING PAVEMENT AND REPLACE WITH 6" PCC	Sq. Yd.	4,684	\$ 46.25	\$ 216,635.00
3	REMOVE PAVEMENT AND REPLACE WITH TOPSOIL	Sq. Yd.	80	\$ 30.75	\$ 2,460.00
4	JOINT SEALANT	Sq. Yd.	15,682	\$ 1.80	\$ 28,227.60
5	4" ROLLED STONE BASE	Sq. Yd.	15,682	\$ 4.40	\$ 69,000.80
6	UNDERGRADING	Cu. Ft.	800	\$ 0.50	\$ 400.00
7	GEOTEXTILE FABRIC	Sq. Yd.	15,682	\$ 0.90	\$ 14,113.80
8	STRUCTURAL GEOGRID	Sq. Yd.	300	\$ 1.00	\$ 300.00
9	BACKFILL, SEEDING, & MULCHING	Sq. Yd.	733	\$ 1.00	\$ 733.00
10	TRAFFIC CONTROL	Each	1	\$ 13,000.00	\$ 13,000.00
11	PAVED APPROACHES	Sq. Yd.	160	\$ 58.00	\$ 9,280.00
12	SAWCUTTING	Lin. Ft.	123	\$ 4.50	\$ 553.50
13	UNDERDRAINS	Lin. Ft.	286	\$ 14.00	\$ 4,004.00
14	PCC SIDEWALK AND CURB RAMPS	Sq. Ft.	62	\$ 10.00	\$ 620.00
15	DETECTABLE WARNING SURFACE	Each	1	\$ 350.00	\$ 350.00
16	REPLACEMENT OF INLET SILL	Each	5	\$ 400.00	\$ 2,000.00
17	ADJUSTMENT OF INLET SILL	Each	6	\$ 350.00	\$ 2,100.00
18	DRILLING AND DOWELING	Each	123	\$ 11.50	\$ 1,414.50
19	A2 JOINTS	Lin. Ft.	355	\$ 12.75	\$ 4,526.25
20	SILT FENCE	Lin. Ft.	200	\$ 1.00	\$ 200.00
21	INLET PROTECTION	Each	19	\$ 50.00	\$ 950.00
22	REPLACE/ADJUST GRATED INLET	Each	1	\$ 2,100.00	\$ 2,100.00
23	PARKING BLOCKS	Each	25	\$ 85.00	\$ 2,125.00
TOTAL BID					\$ 905,746.95



BID TABULATION
2020 Brandywine NID
2020-PW-08
February 18, 2020

ITEM #	DESCRIPTION	UNIT	QUANTITY	Project Estimate		J.M. Marschuetz Construction		Sweetens Concrete Services		Spencer Contracting	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	REMOVE STREET PAVEMENT AND REPLACE WITH 7" PCC	Sq. Yd.	10,998	\$49.00	\$538,902.00	\$48.25	\$530,653.50	\$46.00	\$505,908.00	\$50.00	\$549,900.00
2	REMOVE PARKING PAVEMENT AND REPLACE WITH 6" PCC	Sq. Yd.	4,684	\$49.00	\$229,516.00	\$46.25	\$216,635.00	\$44.50	\$208,438.00	\$45.91	\$215,042.44
3	REMOVE PAVEMENT AND REPLACE WITH TOPSOIL	Sq. Yd.	80	\$40.00	\$3,200.00	\$30.75	\$2,460.00	\$36.45	\$2,916.00	\$32.20	\$2,576.00
4	JOINT SEALANT	Sq. Yd.	15,682	\$1.75	\$27,443.50	\$1.80	\$28,227.60	\$2.85	\$44,693.70	\$1.62	\$25,404.84
5	4" ROLLED STONE BASE	Sq. Yd.	15,682	\$4.50	\$70,569.00	\$4.40	\$69,000.80	\$4.90	\$76,841.80	\$4.50	\$70,569.00
6	UNDERGRADING	Cu. Ft.	800	\$1.00	\$800.00	\$0.50	\$400.00	\$1.30	\$1,040.00	\$1.00	\$800.00
7	GEOTEXTILE FABRIC	Sq. Yd.	15,682	\$1.00	\$15,682.00	\$0.90	\$14,113.80	\$1.10	\$17,250.20	\$1.00	\$15,682.00
8	STRUCTURAL GEOGRID	Sq. Yd.	300	\$1.00	\$300.00	\$1.00	\$300.00	\$1.80	\$540.00	\$1.71	\$513.00
9	BACKFILL, SEEDING, & MULCHING	Sq. Yd.	733	\$1.00	\$733.00	\$1.00	\$733.00	\$4.50	\$3,298.50	\$30.27	\$22,187.91
10	TRAFFIC CONTROL	Each	1	\$16,500.00	\$16,500.00	\$13,000.00	\$13,000.00	\$7,361.39	\$7,361.39	\$7,500.00	\$7,500.00
11	PAVED APPROACHES	Sq. Yd.	160	\$56.75	\$9,080.00	\$58.00	\$9,280.00	\$80.00	\$12,800.00	\$80.50	\$12,880.00
12	SAWCUTTING	Lin. Ft.	123	\$3.00	\$369.00	\$4.50	\$553.50	\$3.00	\$369.00	\$4.00	\$492.00
13	UNDERDRAINS	Lin. Ft.	286	\$15.50	\$4,433.00	\$14.00	\$4,004.00	\$35.00	\$10,010.00	\$15.00	\$4,290.00
14	PCC SIDEWALK AND CURB RAMPS	Sq. Ft.	62	\$7.25	\$449.50	\$10.00	\$620.00	\$15.00	\$930.00	\$19.48	\$1,207.76
15	DETECTABLE WARNING SURFACE	Each	1	\$365.00	\$365.00	\$350.00	\$350.00	\$200.00	\$200.00	\$138.00	\$138.00
16	REPLACEMENT OF INLET SILL	Each	5	\$415.00	\$2,075.00	\$400.00	\$2,000.00	\$500.00	\$2,500.00	\$500.00	\$2,500.00
17	ADJUSTMENT OF INLET SILL	Each	6	\$365.00	\$2,190.00	\$350.00	\$2,100.00	\$300.00	\$1,800.00	\$300.00	\$1,800.00
18	DRILLING AND DOWELING	Each	123	\$12.50	\$1,537.50	\$11.50	\$1,414.50	\$7.50	\$922.50	\$9.50	\$1,168.50
19	A2 JOINTS	Lin. Ft.	355	\$15.50	\$5,502.50	\$12.75	\$4,526.25	\$18.00	\$6,390.00	\$8.00	\$2,840.00
20	SILT FENCE	Lin. Ft.	200	\$1.00	\$200.00	\$1.00	\$200.00	\$3.00	\$600.00	\$4.00	\$800.00
21	INLET PROTECTION	Each	19	\$58.00	\$1,102.00	\$50.00	\$950.00	\$50.00	\$950.00	\$74.75	\$1,420.25
22	REPLACE/ADJUST GRATED INLET	Each	1	\$2,580.00	\$2,580.00	\$2,100.00	\$2,100.00	\$400.00	\$400.00	\$2,400.00	\$2,400.00
23	PARKING BLOCKS	Each	25	\$45.00	\$1,125.00	\$85.00	\$2,125.00	\$150.00	\$3,750.00	\$100.00	\$2,500.00
	BID FORM TOTAL				\$934,654.00		\$905,746.95		\$909,908.09	\$100.00	\$944,611.70



BID TABULATION
2020 Brandywine NID
2020-PW-08
February 18, 2020

ITEM #	DESCRIPTION	UNIT	QUANTITY	Project Estimate		Amcon Municipal Concrete		Lamke Trenching and Excavating	
				UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	REMOVE STREET PAVEMENT AND REPLACE WITH 7" PCC	Sq. Yd.	10,998	\$49.00	\$538,902.00	\$51.30	\$564,197.40	\$58.00	\$637,884.00
2	REMOVE PARKING PAVEMENT AND REPLACE WITH 6" PCC	Sq. Yd.	4,884	\$49.00	\$229,516.00	\$46.50	\$227,806.00	\$51.20	\$239,820.80
3	REMOVE PAVEMENT AND REPLACE WITH TOPSOIL	Sq. Yd.	80	\$40.00	\$3,200.00	\$20.00	\$1,600.00	\$16.00	\$1,280.00
4	JOINT SEALANT	Sq. Yd.	15,682	\$1.75	\$27,443.50	\$1.65	\$25,875.30	\$1.75	\$27,443.50
5	4" ROLLED STONE BASE	Sq. Yd.	15,682	\$4.50	\$70,569.00	\$5.30	\$83,114.60	\$4.75	\$74,489.50
6	UNDERGRADING	Cu. Ft.	800	\$1.00	\$800.00	\$0.50	\$400.00	\$0.95	\$760.00
7	GEOTEXTILE FABRIC	Sq. Yd.	15,682	\$1.00	\$15,682.00	\$0.85	\$13,329.70	\$1.00	\$15,682.00
8	STRUCTURAL GEOGRID	Sq. Yd.	300	\$1.00	\$300.00	\$0.50	\$150.00	\$1.00	\$300.00
9	BACKFILL, SEEDING, & MULCHING	Sq. Yd.	733	\$1.00	\$733.00	\$0.01	\$7.33	\$5.00	\$3,665.00
10	TRAFFIC CONTROL	Each	1	\$16,500.00	\$16,500.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
11	PAVED APPROACHES	Sq. Yd.	160	\$56.75	\$9,080.00	\$55.00	\$8,800.00	\$58.00	\$9,280.00
12	SAWCUTTING	Lin. Ft.	123	\$3.00	\$369.00	\$6.00	\$738.00	\$2.75	\$338.25
13	UNDERDRAINS	Lin. Ft.	286	\$15.50	\$4,433.00	\$15.00	\$4,290.00	\$20.00	\$5,720.00
14	PCC SIDEWALK AND CURB RAMPS	Sq. Ft.	62	\$7.25	\$449.50	\$20.00	\$1,240.00	\$8.00	\$496.00
15	DETECTABLE WARNING SURFACE	Each	1	\$365.00	\$365.00	\$350.00	\$350.00	\$300.00	\$300.00
16	REPLACEMENT OF INLET SILL	Each	5	\$415.00	\$2,075.00	\$335.00	\$1,675.00	\$350.00	\$1,750.00
17	ADJUSTMENT OF INLET SILL	Each	6	\$365.00	\$2,190.00	\$300.00	\$1,800.00	\$400.00	\$2,400.00
18	DRILLING AND DOWELING	Each	123	\$12.50	\$1,537.50	\$9.50	\$1,168.50	\$10.00	\$1,230.00
19	A2 JOINTS	Lin. Ft.	355	\$15.50	\$5,502.50	\$12.50	\$4,437.50	\$15.00	\$5,325.00
20	SILT FENCE	Lin. Ft.	200	\$1.00	\$200.00	\$1.00	\$200.00	\$3.00	\$600.00
21	INLET PROTECTION	Each	19	\$58.00	\$1,102.00	\$50.00	\$950.00	\$100.00	\$1,900.00
22	REPLACE/ADJUST GRATED INLET	Each	1	\$2,580.00	\$2,580.00	\$1,750.00	\$1,750.00	\$2,500.00	\$2,500.00
23	PARKING BLOCKS	Each	25	\$45.00	\$1,125.00	\$100.00	\$2,500.00	\$225.00	\$5,625.00
	BID FORM TOTAL				\$934,654.00		\$961,379.33		\$1,063,789.05

RESOLUTION NO. 458

A RESOLUTION ESTABLISHING THE BRANDYWINE NEIGHBORHOOD IMPROVEMENT DISTRICT IN THE CITY OF CHESTERFIELD, ACCEPTING THE PLANS AND SPECIFICATIONS AND ORDERING PREPARATION OF A PROPOSED ASSESSMENT ROLL, CALLING A PUBLIC HEARING TO CONSIDER THE PROPOSED IMPROVEMENTS AND PROPOSED ASSESSMENTS, AND DIRECTING THE CITY CLERK TO GIVE NOTICE OF SUCH HEARING FOR THE BRANDYWINE NEIGHBORHOOD IMPROVEMENT DISTRICT.

WHEREAS, the City of Chesterfield, Missouri (the “City”) is authorized and empowered pursuant to the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the “NID Act”), to establish a neighborhood improvement district (NID) when a proper petition has been signed by the owners of record of at least two-thirds by area of all real property located within the proposed District and filed with the City Clerk; and

WHEREAS, in accordance with the City’s NID Policy, prior to establishment of a NID, a pre-application is required, and

WHEREAS, on September 10, 2018, a proper pre-application submittal was received, proposing creation of the Brandywine NID (the “District”), with a petition signed by at least 70% of the owners of real property located within the District, and

WHEREAS, the City Council of the City has reviewed the pre-application proposing the creation of the District for the purpose of replacing streets and parking lots within the boundary of the proposed District (the “Improvements”); and

WHEREAS, on January 7, 2019 the City Council approved the pre-application for establishment of the District and authorized Staff to develop appropriate final project documents, and

WHEREAS, pursuant to the NID Act and City NID Policy, a formal petition was filed with the City Clerk on September 16, 2019 (the “Petition”), proposing the creation of the District, described in more detail on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, plans and specifications, including an estimated cost, have been filed with the City Clerk and are open for public inspection.

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

Section 1. The City Council hereby finds and determines that the Petition was filed in proper form as further described in Section 67.457.3 of the NID Act because:

- a. the Petition was filed in the office of the City Clerk on September 16, 2019 and was signed by the owners of record of at least two-thirds by area of all real property located within the proposed District; and

- b. each owner of record of real property located within the District provided only one signature on the Petition, regardless of the number of parcels owned; and
- c. the names of the signers of the Petition were not withdrawn after filing.

Section 2. Pursuant to Section 67.457.4 of the NID Act and subject to terms of the Petition, the Brandywine Neighborhood Improvement District is hereby established.

Section 3. The City Council further finds and determines that:

- a. The project name for the improvements described in the Petition shall be the “Brandywine Neighborhood Improvement District”.
- b. The nature of the improvements includes replacement of streets and common parking areas within Brandywine Condominium Plats 1 through 5 which constitute Improvements as provided in Section 67.453.5 of the NID Act.
- c. The estimated cost of such improvements, inclusive of associated legal and bonding costs, contingency, and construction inspection and testing is \$1,090,000.00 as shown on Exhibit B, attached hereto and incorporated by reference. The final cost of the Improvements to be assessed against the Property within the District and the amount of general obligation bonds issued therefor shall not, without a new election or petition, exceed this estimated cost by more than twenty-five percent.
- d. There will no annual assessment pursuant to the NID Act to maintain the Improvements. Improvements will be maintained by the Brandywine Condominium Association, the costs of which will be paid for pursuant to the Declarations and Bylaws of said Association.
- e. The District consists of 173 legal owners of property, not including two parcels owned by the Brandywine Condominium Association, as recorded on Plats 1 through 5 of the Brandywine Condominiums according to the St. Louis County Real Estate Ownership and Legal Information Description, the physical addresses of which are described in Exhibit C, attached hereto and incorporated by reference.
- f. All 173 legal owners of real property within the District will be benefitted by the Improvements.
- g. The total cost of the Improvements shall be assessed equally against each of the 173 real property owners within the District.

Section 4. The City Council hereby orders that:

- a. Assessments be made against each of the 173 legal owners’ property with the District, benefitted by the Improvements, based on the estimated cost of improvements of \$1,090,000.00; and
- b. a proposed assessment roll shall be prepared; and
- c. plans and specifications for the Improvements and the proposed assessment roll shall be filed with the City Clerk and shall be open for public inspection.

Section 5. The City Council will conduct a public hearing on March 16, 2020 at 6:30 pm in its City Council Chambers at 690 Chesterfield Parkway West, Chesterfield, Missouri, to consider the proposed Improvements and proposed assessments.

RESOLUTION NO. 458

Section 6. The City Clerk is hereby directed to publish notice of the public hearing in a newspaper of general circulation at least once not more than twenty days and not less than ten days before the hearing and shall state the name of the Improvements, the date, time and place of such hearing, the general nature of the Improvements, the boundaries of the NID to be assessed, and that written or oral objections will be considered at the hearing. The notices of public hearing shall be substantially in the form of Exhibit D, attached hereto and incorporated by reference.

Section 7. The City Clerk, at the time of publishing notice of the public hearing, shall mail to the owners of record of the property made liable to pay the assessments, at their last known post office address, a notice of hearing and a statement of the cost proposed to be assessed against the property so owned and assessed. The failure of any owner to receive such notice shall not invalidate the proceedings. The notice to property owners shall be substantially in the form of Exhibit E, attached hereto and incorporated herein by reference.

Section 8. This Resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

BRANDYWINE CONDOMINIUM ASSOCIATION PETITION

BRANDYWINE NID

The Brandywine Condominium Association (the "Association") received pre-application approval from the City of Chesterfield to consider creation of the Brandywine Neighborhood Improvement District (the "Brandywine NID") pursuant to the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "NID Act"). The Brandywine NID includes Brandywine Condominium Plats 1-5 as listed in the St. Louis County Real Estate Ownership and Legal Information Description.

The purpose of the Brandywine NID is to complete desired improvements to existing streets and parking areas within the Brandywine NID. More specifically, the improvements include removal and replacement of existing streets and parking lots with new Portland cement concrete pavement, property restoration, minor drainage enhancements, parking blocks and other necessary appurtenances to make for complete and usable streets and parking lots.

The costs incurred for said improvements shall include but not be limited to the preparation of preliminary reports, plans and specifications, public notices, fees and expenses of consultants, interest accrued on borrowed money, issuance of bonds or notes (including reasonably required reserve funds for bonds or notes), materials, labor, permits, reasonable construction contingencies, and work done or services performed by the City of Chesterfield in the administration or supervision of such improvement. The improvements will be maintained by the Association, the costs of which will be paid for pursuant to the Declarations & Bylaws of the Association.

The estimated cost for the proposed improvements is \$1,090,000.00. The final cost of such improvement, which will be assessed against real property within the Brandywine NID, and the amount of the general obligation bonds issued therefor shall not exceed the estimated cost by more than twenty-five percent.

The final cost of the improvement will be assessed equally against each of the 173 legal owners located within the Brandywine NID. Based on the current estimate and a five percent (5%) interest rate, owners would pay either an estimated one-time lump sum assessment of \$6,300.58, or an estimated annual assessment of \$505.57, for a period of 20 years.

NID Petition Process

The Brandywine NID may be created when a proper petition has been signed by the owners of records of at least two-thirds by area of all real property located within the proposed Brandywine NID.

Each owner of record in the Brandywine NID is allowed one signature. Owners of multiple properties are allowed one signature, regardless of the number of properties owned. If the property is owned in trust, one trustee must sign as owner. The

signatures of signers may not be withdrawn later than seven days after the petition is filed with the City Clerk.

Brandywine NID Signature Page

Petitioners respectfully request that the proposed Brandywine NID be established pursuant to the NID Act.

Owner(s) of Record (Print)

Owner(s) Signature

Property Address

EXHIBIT B

Brandywine NID Cost Estimate

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENDED PRICE
1	REMOVE STREET PAVEMENT AND REPLACE WITH 7" P.C.C.	Sq. Yd.	10,998.00	\$49.00	\$538,902.00
2	REMOVE PAVEMENT AND REPLACE WITH TOPSOIL	Sq. Yd.	80.00	\$40.00	\$3,200.00
3	JOINT SEALANT	Sq. Yd.	15,682.00	\$1.75	\$27,443.50
4	4" ROLLED STONE BASE	Sq. Yd.	10,998.00	\$4.50	\$49,491.00
5	UNDERGRADING	Cu. Ft.	800.00	\$1.00	\$800.00
6	GEOTEXTILE FABRIC	Sq. Yd.	10,998.00	\$1.00	\$10,998.00
7	STRUCTURAL GEOGRID	Sq. Yd.	300.00	\$1.00	\$300.00
8	BACKFILL, SEEDING, & MULCHING	Sq. Yd.	733.00	\$1.00	\$733.00
9	TRAFFIC CONTROL	L.S.	1.00	\$16,500.00	\$16,500.00
10	PAVED APPROACHES	Sq. Yd.	160.00	\$56.75	\$9,080.00
11	SAWCUTTING	Lin. Ft.	123.00	\$3.00	\$369.00
12	UNDERDRAINS	Lin Ft.	286.00	\$15.50	\$4,433.00
13	PCC SIDEWALK AND CURB RAMPS	Sq. Ft.	62.00	\$7.25	\$449.50
14	DETECTABLE WARNING SURFACE	Each	1.00	\$365.00	\$365.00
15	REPLACEMENT OF INLET SILL	Each	5.00	\$415.00	\$2,075.00
16	ADJUSTMENT OF INLET SILL	Each	6.00	\$365.00	\$2,190.00
17	DRILLING AND DOWELING	Each	123.00	\$12.50	\$1,537.50
18	A2 JOINTS	Lin. Ft.	355.00	\$15.50	\$5,502.50
19	SILT FENCE	Lin. Ft.	200.00	\$1.00	\$200.00
20	INLET PROTECTION	Each	19.00	\$58.00	\$1,102.00
21	REPLACE/ADJUST GRATED INLET	Each	1.00	\$2,580.00	\$2,580.00
22	REMOVE PARKING PAVEMENT AND REPLACE WITH 6" P.C.C.	Sq. Yd.	4,684.00	\$47.00	\$220,148.00
23	PARKING BLOCKS	Each	25.00	\$45.00	\$1,125.00
				Construction	\$899,524.00
				5% Construction Contingency	\$44,976.20
				Construction Inspection	\$55,000.00
				Legal & Bonding	\$90,000.00
				Total	\$1,089,500.20

EXHIBIT C

LOCATOR	OWNER	PROPERTY ADDRESS	PROPERTY ZIP CODE	SUBDIVISION
1 19S440424	BRANDYWINE CONDOMINIUM ASSOCIATION	1542 OLD BAXTER RD	63017	BRANDYWINE
2 19S531780	BRANDYWINE CONDOMINIUM ASSOCIATION	15670 HEDGEFORD CT	63017	BRANDYWINE PLAT TWO
3 19S531362	HAYMAN ROBERTA TRUSTEE	15631 HEDGEFORD CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
4 19S530723	STAAB JAMES F	15593 BEDFORD FORGE DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
5 19S540184	WASER SUDA M TRUSTEE	1525 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
6 19S540173	LUKEN SUSAN G	1525 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
7 19S530691	PREY SCOTT W & MARIANNE U H/W	15593 BEDFORD FORGE DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
8 19S530701	2010 SAVORY FAMILY TRUST THE	15593 BEDFORD FORGE DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
9 19S530712	THOMAS GEORGE R & ROSALIE REVOCABLE	15593 BEDFORD FORGE DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 2
10 19S531692	GREENHOUSE KEIREN	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT THREE
11 19S531207	NOBLE JODI E & MICHAEL S T/E	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
12 19S531218	LYDAY NELDA HALL TRUSTEE	1511 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
13 19S531230	NELSON ROGER ALLEN	15631 HEDGEFORD CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
14 19S530800	SCHIELER BARBARA	1512 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
15 19S531438	SCHREINER JULIE A	15631 HEDGEFORD CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
16 19S531449	WOLFE JULIE	15631 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 1
17 19S530833	SCHEIDECKER KATHLEEN	1512 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
18 19S530844	JENKINS JULIE R	1512 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
19 19S530855	WILSON KATHLEEN	1512 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT TWO
20 19S530602	CHEN YIXIN	15593 BEDFORD FORGE DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
21 19S530811	BAIETTO DONNA K REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
22 19S530592	HOVIS JO ELLEN	15593 BEDFORD FORGE DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
23 19S540294	POWELL ROBERT E & JEAN S H/W	1525 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
24 19S531450	GORDON JAMES O & GLORIA L T/E	15631 HEDGEFORD CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
25 19S530668	JONES MORRIS ALLEN & PATRICIA T/E	15593 BEDFORD FORGE DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
26 19S530613	ZINSELMEIER ROBERT G & ELEANOR C T/E	15593 BEDFORD FORGE DR	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
27 19S531384	KENDALL MARVEL R	15631 HEDGEFORD CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 1
28 19S531395	CROOKS NATHELA M TRUST THE	15631 HEDGEFORD CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
29 19S530624	MARTIN CARL E SR & RITA A T/E	15593 BEDFORD FORGE DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
30 19S530635	BURY LUCILLE TRUSTEE	15593 BEDFORD FORGE DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
31 19S530646	BARRETT BARBARA	15593 BEDFORD FORGE DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
32 19S440260	WHITE DELORES A & KENNETH W H/H	1521 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 4
33 19S530657	WIESE SARAH LOUISE	15593 BEDFORD FORGE DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
34 19S540205	KELLEY WILLIAM H & BETTY K H/W TRUSTEES	1525 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
35 19S540216	MARSHALL EUGENE J & TRUDY P T/E	1525 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
36 19S540227	BETHUNE MARTA	1525 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 3
37 19S531670	THOMPSON JAN E TRUSTEE	1530 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT THREE
38 19S531669	KISON IRENE K	1530 BEDFORD FORGE CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 3
39 19S531681	CLAUSER MARJORIE A	1530 BEDFORD FORGE CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
40 19S531405	MCLAUGHLIN CINDY	15631 HEDGEFORD CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 1
41 19S531416	ARNO JAMES EDWARD	15631 HEDGEFORD CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 1
42 19S531427	STUTZ FRANK	15631 HEDGEFORD CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 1
43 19S540283	SCHNEIDER CAROL J	1525 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
44 19S531582	ROBY CAROL	1530 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
45 19S531472	DAVIS CLYDE OPAL H/W	1530 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
46 19S531483	MILLER DENNIS A	1530 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
47 19S531494	CLINTON DELLA MAXINE TRUSTEE	1530 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
48 19S531504	HANDING KATHY	1530 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
49 19S531515	HALENKAMP JOAN C REVOCABLE LIVING TRUST	1530 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
50 19S531526	COKER ALFRED LEE & MARGARET SUE H/W	1530 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
51 19S531571	ROSS RACHAEL	1530 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
52 19S531461	FAHEY SUELLYN	15631 HEDGEFORD CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 1
53 19S530679	GARNER NANCY A	15593 BEDFORD FORGE DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
54 19S530998	COFFIN ROBERT B TRUSTEE	1511 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
55 19S531009	SCHWENT LIVING TRUST THE	1511 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
56 19S531010	DORN STEPHEN E & BERNICE H/W	1511 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
57 19S530547	HEDRICK ALFRED F	15593 BEDFORD FORGE DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
58 19S440226	HEISNER LARRY L ET AL T/I/C	1521 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 4
59 19S540162	MILLER ELINOR L	1525 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
60 19S440237	PECK MARION P REVOCABLE LIVING TRUST	1521 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 4
61 19S440271	BEHRING MARIE DOROTHY TRS ETAL	1521 HEDGEFORD DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 4
62 19S440282	BECKHAM RANDALL	1521 HEDGEFORD DR 10	63017	BRANDYWINE CONDOMINIUM PLAT FOUR
63 19S531614	LEATHERS MARILYN P ETAL J/T	1530 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
64 19S530932	ROBERTS CHARLOTTE J	1512 BEDFORD FORGE CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
65 19S530943	CARLSON LINDA CAROL REVOCABLE LIVING	1512 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
66 19S530954	QUINLAN EILEEN M TRUSTEE ETAL	1512 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
67 19S531285	SIMONS DIAN A TRUSTEE	15631 HEDGEFORD CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
68 19S531186	YOUNG KIRWAN H & GWENDOLYN J H/W	1511 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
69 19S531296	ZELLINGER FRANCES R LIVING TRUST	15631 HEDGEFORD CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
70 19S530196	WALEZAK RITA J ETAL	1509 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 1
71 19S530206	KNOBLOCH SHANNON E	1509 HEDGEFORD DR	63017	BRANDYWINE CONDOMINIUM PLAT 1
72 19S440293	FIGUS GLENN & MARCIA J T/E	1521 HEDGEFORD DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 4
73 19S530217	KIEFFER BOBBIE JEAN & EDWARD H H/H	1509 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
74 19S531339	LOBO J PHILIP & CRISTINA CALDWELL T/E	15631 HEDGEFORD CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 1
75 19S531340	HOGAN ROBERT & SHERRI H/W	15631 HEDGEFORD CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
76 19S530877	JOST MARY S REVOCABLE TRUST	1512 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 2

77	19S530888	BASSIN TODD	1512 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
78	19S530822	QUINLAN EILEEN M TRUSTEE	1512 BEDFORD FORGE CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
79	19S530536	FLECK DANIEL M ET AL	15593 BEDFORD FORGE DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
80	19S531625	PULLIAM DAVID R & MARY ANNE T/E	1530 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 3
81	19S531636	SOUTHARD SHIRLEY A	1530 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 3
82	19S531647	KERSEY BILLY G	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
83	19S531658	HERD JAMES R & EVELYN M H/W	1530 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
84	19S531702	VERGERE NANCY & JOHN REV LIV TRUST	1530 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
85	19S531735	BHATT VIPIN & DAMINI T/E	15632 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
86	19S531746	HONG KAREN E	15636 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
87	19S531757	WOLFF NORMAN BARBARA G H/W	15640 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
88	19S531175	BHATT VIPIN B & DAMINI V H/W	1511 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
89	19S530734	PELKER ROBERT R & SHIRLEY A TRUSTEES	15593 BEDFORD FORGE DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
90	19S530745	SWANEY DERRICK S	15593 BEDFORD FORGE DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
91	19S530756	LEARY DONNA	15593 BEDFORD FORGE DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
92	19S530767	FOELSCH ELISE M	1512 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
93	19S530778	LACY TODD & KELLY H/W	1512 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
94	19S530789	BRODY LINDA OBERMAN	1512 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
95	19S530790	ERESH JAMES S	1512 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
96	19S530525	LETE NOLA M REVOCABLE TRUST THE	15593 BEDFORD FORGE DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
97	19S540249	REESE ANN F	1525 HAMPTON HALL DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
98	19S540250	STRAATMANN CHRISTOPHER L	1525 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
99	19S540261	SCHOEMEHL KATHLEEN G REVOCABLE TRUST	1525 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
100	19S540272	CRAIG CAROLYN A	1525 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
101	19S531560	MCKENNA PATRICK R	1530 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
102	19S531559	BUSSMAN SUSAN J	1530 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
103	19S540360	ARMOUR JOHN L & KAREN M T/E	1525 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 3
104	19S540371	PRATTE MARY K REVOCABLE TRUST	1525 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
105	19S540382	DPB RESIDENTIAL L L C	1525 HAMPTON HALL DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 3
106	19S540393	MARSHALL DONALD R & JOAN C T/E	1525 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
107	19S531373	STEINBERG JOHN & VICTORIA H/W	15631 HEDGEFORD CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 1
108	19S440303	ECKERT JOINT REVOCABLE LIVING TRUST THE	1521 HEDGEFORD DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 4
109	19S531593	LUSTER JOANN ETAL	1530 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
110	19S531603	KOSTEDT WILLIAM L	1530 BEDFORD FORGE CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
111	19S531164	SUN PING	1511 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
112	19S531351	BERGMANN KAREN ANN	15631 HEDGEFORD CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 1
113	19S540195	ARNOLD CHRISTINE	1525 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
114	19S531142	LABRIER GENE E EDNA M H/W TRUSTEES	1511 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
115	19S531131	FILOMENA PREUSS REVOCABLE TRUST	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
116	19S531153	BROCKETT DAVID & JENNIFER H/W	1511 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
117	19S531548	STARK JAMES W & RENA M H/W ETAL J/T	1530 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
118	19S531537	BREITE GERALDINE A	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
119	19S540238	CHASEN LEE	1525 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
120	19S531119	COX GARY	1511 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
121	19S531120	HANNON EILEEN	1511 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
122	19S531197	STEPENOFF JERALD S & BONITA M H/W	1511 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
123	19S440248	CALLAHAN MICHAEL P & MARY H T/E	1521 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 4
124	19S440259	BLISS HELEN D REVOCABLE TRUST	1521 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 4
125	19S530558	HELLER FAMILY TRUST	15593 BEDFORD FORGE DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
126	19S540304	HAUG ELIZABETH L REVOCABLE LIVING TRUST	1525 HAMPTON HALL DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
127	19S440325	LOCKWOOD KENNETH P & JUDITH E T/E	1521 HEDGEFORD DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 4
128	19S440336	HALPERN DAVID & BARBARA T/E	1521 HEDGEFORD DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 4
129	19S530976	WATERS DARRELL F INDENTURE OF TRUST ETAL	1512 BEDFORD FORGE CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
130	19S530987	BOLZ FAMILY LEGACY TRUST	1512 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
131	19S530569	COOK ESTELENE	15593 BEDFORD FORGE DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
132	19S530570	BEHLKE DAVID M & CELESTINE M T/E	15593 BEDFORD FORGE DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
133	19S531054	TANZER FREDERICKA S TRUSTEE	1511 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
134	19S531021	HOTZE EDWARD L FAMILY IRREVOCABLE TRUST	1511 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
135	19S531032	VIVIRITO PHILIP A CATHY H/W	1511 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
136	19S530581	PRITZKER MARGIE L	15593 BEDFORD FORGE DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
137	19S531043	RANDOLPH DAVID K & DANETTE M H/W	1511 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
138	19S531065	DOMER DAVID G & MARJORIE P H/W	1511 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
139	19S531076	DAY CATHERINE M	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
140	19S531087	BIRDSONG LIVING TRUST	1511 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 2
141	19S531098	JAMES STANCEL S TRUSTEE	1511 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
142	19S531108	PAUL TERRY ETAL J/T	1511 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
143	19S531768	RAWLS ELLEN F	15644 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
144	19S531779	MACCORDY LESLIE	15648 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
145	19S530965	CHASEN FAITH REVOCABLE LIVING TRUST THE	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 2
146	19S530228	GOLDAMMER MELVIN H & LOIS H/W	1509 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 1
147	19S530239	HALAL DALAL	1509 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
148	19S530240	GREENLEY NANCY A	1509 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
149	19S530251	RHYNE SYLVIA M	1509 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 1
150	19S530262	AWA PROPERTIES LP	1509 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
151	19S531274	CHILDRESS ANN TRUSTEE	15631 HEDGEFORD CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 1
152	19S530866	STROHL RALPH R REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
153	19S540326	ROGERS CHARLES E RUTH H/W TRUSTEES	1525 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 3

154 19S540337	ZARBO RONALD K	1525 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 3
155 19S540348	WALTER FAMILY TRUST THE	1525 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
156 19S530899	WILHELM DAVID F & JANE M T/E	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 2
157 19S530901	MAY LOIS RESIDENCE TRUST	1512 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
158 19S440215	VIE GEORGE W JR & CHERI A H/W	1521 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 4 BLDG 2
159 19S440194	GROSSER DARLENE	1521 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 4
160 19S440204	BEST SALLY	1521 HEDGEFORD DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 4
161 19S540359	LIND EMMY J	1525 HAMPTON HALL DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 3
162 19S540315	HARRIS MELANIA	1525 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 3
163 19S530910	CONN MELINDA J	1512 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
164 19S530921	WRIGHT SANDRA K	1512 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
165 19S531241	SCHULZE THOMAS G KAREN A H/W	15631 HEDGEFORD CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
166 19S531306	NILGES THEODORE C	15631 HEDGEFORD CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
167 19S531317	KIRGAN EDWARD P & BARBARA E T/E	15631 HEDGEFORD CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 1
168 19S531328	SESTRIC LAURA	15631 HEDGEFORD CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 1
169 19S440347	COFFIN CAROLYN M	1521 HEDGEFORD DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 4
170 19S440358	ENGLISH MARIE G ET AL	1521 HEDGEFORD DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 4
171 19S531252	RENDLEMAN NICOLE M	15631 HEDGEFORD CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 1
172 19S530680	COLOMBO CHARLIN J	15593 BEDFORD FORGE DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
173 19S440314	COSTELLO JAMES M & M JOAN H/W	1521 HEDGEFORD DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 4
174 19S440369	CONSUEGRA ANTONIO R & CARMEN VARGAS T/E	1521 HEDGEFORD DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 4
175 19S531263	WHALEN JAMES & DANA T/E	15631 HEDGEFORD CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 1

EXHIBIT D

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD

NOTICE IS HEREBY GIVEN that the City Council of the City of Chesterfield, Missouri will hold a Public Hearing on March 16, 2020 at 6:30 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017, for the purpose of considering proposed neighborhood improvement assessments in the Brandywine Neighborhood Improvement District (the "District") and accepting written or oral objections to the same. The District was formed by the City on March 2, 2020, pursuant to Section 67.457.3 of the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "Act"), for the purpose of financing improvements known as the Brandywine Neighborhood Improvement District (the "Improvements"). The general nature of the Improvements is replacement of streets and common parking areas within Brandywine together with the costs associated with the establishment and financing of the District.

The boundaries of the District to be assessed are as follows:

All of the real property within Brandywine Condominiums Plats 1 through 5 as recorded with the St. Louis County Recorder of Deed's office in Plat Book 152, Page 82 (Plat 1), Plat Book 157, Page 76 (Plat 2), Plat Book 159, Page 89 (Plat 3), Plat Book 162, Page 86 (Plat 4), and Plat Book 233, Page 76 (Plat 5).

The estimated cost of the Improvements, inclusive of associated legal and bonding costs, contingency, and construction inspection and testing is \$1,090,000. The final cost of the Improvements to be assessed against the 173 property owners within the District, not including two parcels owned by the Brandywine Condominium Association, and the amount of general obligation bonds issued therefor shall not, without a new election or petition, exceed this estimated cost by more than twenty-five percent.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the final project documents, including plans and specifications, an estimated cost, and proposed assessment roll have been filed with the City Clerk at Chesterfield City Hall, 690 Chesterfield Parkway West and are open for public inspection during weekdays between the hours of 8:30 a.m. and 4:30 p.m.

EXHIBIT E

March 3, 2020

[Addressee]
[Street Address]
[City, State ZIP]

**RE: Brandywine Neighborhood Improvement District
Notice of Public Hearing**

Dear Property Owner:

According to the St. Louis County Assessor's Office, you are an owner of record within the Brandywine Neighborhood Improvement District (the "District"). As you are likely aware, Brandywine petitioned the City for creation of the District for the purpose of funding replacement of the existing private streets and common parking areas within Brandywine. The City received a final petition from Brandywine on September 6, 2019 including all documentation necessary for establishment of the District. On March 2, 2020, the City of Chesterfield formally established the District and ordered that assessments be made against each of the 173 legal owners' property within the District. A Public Hearing has also been set to allow anyone to comment upon the District and the proposed assessment.

Enclosed please find a Public Hearing Notice describing the Improvements and the special assessments proposed to be levied to finance the Improvements. Based on the City's preliminary calculations, the total cost for the Brandywine Neighborhood Improvement District is expected to be \$1,090,000. Once the Improvements have been constructed and final costs are determined, the assessment will be finalized and assessed equally against the 173 legal owners, not including two parcels owned by the Brandywine Condominium Association, as a special tax bill payable in not more than 20 equal annual installments. The tax bill shall constitute a lien against the Property and will be recorded as such with the St. Louis County Recorder of Deeds. Actual project costs shall not exceed the cost estimated in the enclosed notice by more than 25% and may be less than the estimated costs. Written objections to the Improvements can be submitted to the Office of the City Clerk, 690 Chesterfield Parkway West, Chesterfield, MO 63017 on or before the hearing date.

Please feel free to contact Zachary Wolff, PE, Assistant City Engineer, at 636-537-4757 or zwolff@chesterfield.mo.us with any questions.

Sincerely,

Vickie McGownd, City Clerk

Enclosure: Public Hearing Notice

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD**

NOTICE IS HEREBY GIVEN that the City Council of the City of Chesterfield, Missouri will hold a Public Hearing on March 16, 2020 at 6:30 p.m. in the Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017, for the purpose of considering proposed neighborhood improvement assessments in the Brandywine Neighborhood Improvement District (the “District”) and accepting written or oral objections to the same. The District was formed by the City on March 2, 2020, pursuant to Section 67.457.3 of the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the “Act”), for the purpose of financing improvements known as the Brandywine Neighborhood Improvement District (the “Improvements”). The general nature of the Improvements is replacement of streets and common parking areas within Brandywine together with the costs associated with the establishment and financing of the District.

The boundaries of the District to be assessed are as follows:

All of the real property within Brandywine Condominiums Plats 1 through 5 as recorded with the St. Louis County Recorder of Deed’s office in Plat Book 152, Page 82 (Plat 1), Plat Book 157, Page 76 (Plat 2), Plat Book 159, Page 89 (Plat 3), Plat Book 162, Page 86 (Plat 4), and Plat Book 233, Page 76 (Plat 5).

The estimated cost of the Improvements, inclusive of associated legal and bonding costs, contingency, and construction inspection and testing is \$1,090,000. The final cost of the Improvements to be assessed against the 173 property owners within the District, not including two parcels owned by the Brandywine Condominium Association, and the amount of general obligation bonds issued therefor shall not, without a new election or petition, exceed this estimated cost by more than twenty-five percent.

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the final project documents, including plans and specifications, an estimated cost, and proposed assessment roll have been filed with the City Clerk at Chesterfield City Hall, 690 Chesterfield Parkway West and are open for public inspection during weekdays between the hours of 8:30 a.m. and 4:30 p.m.

RESOLUTION NO. 459

A RESOLUTION AUTHORIZING AND DIRECTING THE IMPROVEMENTS BE MADE WITHIN THE BRANDYWINE NEIGHBORHOOD IMPROVEMENT DISTRICT IN THE CITY OF CHESTERFIELD, AND AUTHORIZING THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, MISSOURI TO OBTAIN FINANCING THEREFOR.

WHEREAS, the City of Chesterfield, Missouri (the "City") is authorized and empowered pursuant to the Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, as amended (the "NID Act"), to establish a neighborhood improvement district (NID) when a proper petition has been signed by the owners of record of at least two-thirds by area of all real property located within the proposed District and filed with the City Clerk; and

WHEREAS, such a proper petition was filed with the City Clerk of Chesterfield, Missouri on September 16, 2019 (the "Petition"), pursuant to the NID Act, proposing the creation of the Brandywine Neighborhood Improvement District (the "District"), described in more detail in the Petition; and

WHEREAS, the City Council of the City has reviewed the Petition proposing the creation of the District for the purpose of funding the replacement of streets and parking areas within the boundaries of the proposed District and carrying out the Brandywine Neighborhood Improvement District project (the "Improvements"); and

WHEREAS, on March 2, 2020, pursuant to Resolution No. 458, the City Council established the District and ordered plans and specifications for the Improvements be prepared, a proposed assessment roll be prepared, and that said plans and specifications and assessment roll be filed with City Clerk and made open for public inspection and considered at a Public Hearing on March 16, 2020; and

WHEREAS, plans and specifications for the Improvements; including an estimated cost, were prepared by the City; and

WHEREAS, an assessment roll was prepared; and

WHEREAS, plans and specifications for the Improvements and the proposed assessment roll were filed with the City Clerk and made open for public inspection; and

WHEREAS, on March 16, 2020, a duly noticed public hearing was heard before the City Council on matters of the proposed Improvements and proposed Assessment Roll.

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

Section 1. The plans and specifications for the Improvements for an estimated cost of \$1,090,000 are hereby determined to be final and complete and the improvements described therein are authorized and ordered to be made.

Section 2. The proposed Assessment Roll for the Improvements, a copy of which is attached hereto as Exhibit A, is hereby accepted.

Section 3. The City is authorized to provide funding to finance the costs of the Improvements and to take all other actions necessary or desirable to complete and finance the Improvements.

Section 4. When construction of the Improvements is completed, the City shall compute the final costs of the Improvements, inclusive of associated legal and bonding costs, contingency, and construction inspection and testing, and shall apportion all such costs among the real property within the District according to the method of assessment provided for in Resolution No. 458 and shall by resolution assess the final cost of general obligation bonds issued or to be issued therefor as special assessments against the property described in the Assessment Roll attached hereto as Exhibit A.

Section 5. The officers, agents, and employees of the City are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments as may be necessary and desirable to carry out and comply with the intent of this Resolution.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

MAYOR

ATTEST:

CITY CLERK

EXHIBIT A

LOCATOR	OWNER	PROPERTY ADDRESS	PROPERTY ZIP CODE	SUBDIVISION
1 19S440424	BRANDYWINE CONDOMINIUM ASSOCIATION	1542 OLD BAXTER RD	63017	BRANDYWINE
2 19S531780	BRANDYWINE CONDOMINIUM ASSOCIATION	15670 HEDGEFORD CT	63017	BRANDYWINE PLAT TWO
3 19S531362	HAYMAN ROBERTA TRUSTEE	15631 HEDGEFORD CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
4 19S530723	STAAB JAMES F	15593 BEDFORD FORGE DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
5 19S540184	WASER SUDA M TRUSTEE	1525 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
6 19S540173	LUEKEN SUSAN G	1525 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
7 19S530691	PREY SCOTT W & MARIANNE U H/W	15593 BEDFORD FORGE DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
8 19S530701	2010 SAVORY FAMILY TRUST THE	15593 BEDFORD FORGE DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
9 19S530712	THOMAS GEORGE R & ROSALIE REVOCABLE	15593 BEDFORD FORGE DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 2
10 19S531692	GREENHOUSE KEIREN	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT THREE
11 19S531207	NOBLE JODI E & MICHAEL S T/E	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
12 19S531218	LYDAY NELDA HALL TRUSTEE	1511 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
13 19S531230	NELSON ROGER ALLEN	15631 HEDGEFORD CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
14 19S530800	SCHIELER BARBARA	1512 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
15 19S531438	SCHREINER JULIE A	15631 HEDGEFORD CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
16 19S531449	WOLFE JULIE	15631 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 1
17 19S530833	SCHEIDECKER KATHLEEN	1512 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
18 19S530844	JENKINS JULIE R	1512 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
19 19S530855	WILSON KATHLEEN	1512 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT TWO
20 19S530602	CHEN YIXIN	15593 BEDFORD FORGE DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 2
21 19S530811	BAIETTO DONNA K REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
22 19S530592	HOVIS JO ELLEN	15593 BEDFORD FORGE DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
23 19S540294	POWELL ROBERT E & JEAN S H/W	1525 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
24 19S531450	GORDON JAMES O & GLORIA L T/E	15631 HEDGEFORD CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
25 19S530668	JONES MORRIS ALLEN & PATRICIA T/E	15593 BEDFORD FORGE DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
26 19S530613	ZINSELMEIER ROBERT G & ELEANOR C T/E	15593 BEDFORD FORGE DR	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
27 19S531384	KENDALL MARVEL R	15631 HEDGEFORD CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
28 19S531395	CROOKS NATHALA M TRUST THE	15631 HEDGEFORD CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
29 19S530624	MARTIN CARL E SR & RITA A T/E	15593 BEDFORD FORGE DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
30 19S530635	BURY LUCILLE TRUSTEE	15593 BEDFORD FORGE DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
31 19S530646	BARRETT BARBARA	15593 BEDFORD FORGE DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2 BLDG 4
32 19S440260	WHITE DELORES A & KENNETH W H/H	1521 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 4
33 19S530657	WIESE SARAH LOUISE	15593 BEDFORD FORGE DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
34 19S540205	KELLEY WILLIAM H & BETTY K H/W TRUSTEES	1525 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
35 19S540216	MARSHALL EUGENE J & TRUDY P T/E	1525 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
36 19S540227	BETHUNE MARTA	1525 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 3
37 19S531670	THOMPSON JAN E TRUSTEE	1530 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT THREE
38 19S531669	KISON IRENE K	1530 BEDFORD FORGE CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 3
39 19S531681	CLAUSER MARJORIE A	1530 BEDFORD FORGE CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
40 19S531405	MCLAUGHLIN CINDY	15631 HEDGEFORD CT 20	63017	BRANDYWINE CONDOMINIUM PLAT 1
41 19S531416	ARNO JAMES EDWARD	15631 HEDGEFORD CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 1
42 19S531427	STUTZ FRANK	15631 HEDGEFORD CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 1
43 19S540283	SCHNEIDER CAROL J	1525 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
44 19S531582	ROBY CAROL	1530 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
45 19S531472	DAVIS CLYDE OPAL H/W	1530 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
46 19S531483	MILLER DENNIS A	1530 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 3
47 19S531494	CLINTON DELLA MAXINE TRUSTEE	1530 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 3
48 19S531504	HANDING KATHY	1530 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
49 19S531515	HALENKAMP JOAN C REVOCABLE LIVING TRUST	1530 BEDFORD FORGE CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 3
50 19S531526	COKER ALFRED LEE & MARGARET SUE H/W	1530 BEDFORD FORGE CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 3
51 19S531571	ROSS RACHAEL	1530 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
52 19S531461	FAHEY SUELLYN	15631 HEDGEFORD CT 22	63017	BRANDYWINE CONDOMINIUM PLAT 1
53 19S530679	GARNER NANCY A	15593 BEDFORD FORGE DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
54 19S530998	COFFIN ROBERT B TRUSTEE	1511 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
55 19S531009	SCHWENT LIVING TRUST THE	1511 HAMPTON HALL DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
56 19S531010	DORN STEPHEN E & BERNICE H/W	1511 HAMPTON HALL DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
57 19S530547	HEDRICK ALFRED F	15593 BEDFORD FORGE DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
58 19S440226	HEISNER LARRY L ET AL T/I/C	1521 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 4
59 19S540162	MILLER ELINOR L	1525 HAMPTON HALL DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 3
60 19S440237	PECK MARION P REVOCABLE LIVING TRUST	1521 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 4
61 19S440271	BEHRING MARIE DOROTHY TRS ETAL	1521 HEDGEFORD DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 4
62 19S440282	BECKHAM RANDALL	1521 HEDGEFORD DR 10	63017	BRANDYWINE CONDOMINIUM PLAT FOUR
63 19S531614	LEATHERS MARILYN P ETAL J/T	1530 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
64 19S530932	ROBERTS CHARLOTTE J	1512 BEDFORD FORGE CT 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
65 19S530943	CARLSON LINDA CAROL REVOCABLE LIVING	1512 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
66 19S530954	QUINLAN EILEEN M TRUSTEE ETAL	1512 BEDFORD FORGE CT 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
67 19S531285	SIMONS DIAN A TRUSTEE	15631 HEDGEFORD CT 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
68 19S531186	YOUNG KIRWAN H & GWENDOLYN J H/W	1511 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 2
69 19S531296	ZELLINGER FRANCES R LIVING TRUST	15631 HEDGEFORD CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
70 19S530196	WALEZAK RITA J ETAL	1509 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 1
71 19S530206	KNOBLOCH SHANNON E	1509 HEDGEFORD DR	63017	BRANDYWINE CONDOMINIUM PLAT 1
72 19S440293	FIGUS GLENN & MARCIA J T/E	1521 HEDGEFORD DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 4
73 19S530217	KIEFFER BOBBIE JEAN & EDWARD H H/H	1509 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 1
74 19S531339	LOBO J PHILIP & CRISTINA CALDWELL T/E	15631 HEDGEFORD CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 1
75 19S531340	HOGAN ROBERT & SHERRI H/W	15631 HEDGEFORD CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3
76 19S530877	JOST MARY S REVOCABLE TRUST	1512 BEDFORD FORGE CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 2

77	195530888	BASSIN TODD	1512 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
78	195530822	QUINLAN EILEEN M TRUSTEE	1512 BEDFORD FORGE CT 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
79	195530536	FLECK DANIEL M ET AL	15593 BEDFORD FORGE DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
80	195531625	PULLIAM DAVID R & MARY ANNE T/E	1530 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 3
81	195531636	SOUTHARD SHIRLEY A	1530 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 3
82	195531647	KERSEY BILLY G	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
83	195531658	HERD JAMES R & EVELYN M H/W	1530 BEDFORD FORGE CT 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
84	195531702	VERGERE NANCY & JOHN REV LIV TRUST	1530 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
85	195531735	BHATT VIPIN & DAMINI T/E	15632 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
86	195531746	HONG KAREN E	15636 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
87	195531757	WOLFF NORMAN BARBARA G H/W	15640 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
88	195531175	BHATT VIPIN B & DAMINI V H/W	1511 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 2
89	195530734	PELKER ROBERT R & SHIRLEY A TRUSTEES	15593 BEDFORD FORGE DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
90	195530745	SWANEY DERRICK S	15593 BEDFORD FORGE DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
91	195530756	LEARY DONNA	15593 BEDFORD FORGE DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
92	195530767	FOELSCH ELISE M	1512 BEDFORD FORGE CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
93	195530778	LACY TODD & KELLY H/W	1512 BEDFORD FORGE CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 2
94	195530789	BRODY LINDA OBERMAN	1512 BEDFORD FORGE CT 3	63017	BRANDYWINE CONDOMINIUM PLAT 2
95	195530790	ERESH JAMES S	1512 BEDFORD FORGE CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
96	195530525	LETE NOLA M REVOCABLE TRUST THE	15593 BEDFORD FORGE DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 2
97	195540249	REESE ANN F	1525 HAMPTON HALL DR 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
98	195540250	STRAATMANN CHRISTOPHER L	1525 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
99	195540261	SCHOEMEHL KATHLEEN G REVOCABLE TRUST	1525 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 3
100	195540272	CRAIG CAROLYN A	1525 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 3
101	195531560	MCKENNA PATRICK R	1530 BEDFORD FORGE CT 10	63017	BRANDYWINE CONDOMINIUM PLAT 3
102	195531559	BUSSMAN SUSAN J	1530 BEDFORD FORGE CT 9	63017	BRANDYWINE CONDOMINIUM PLAT 3
103	195540360	ARMOUR JOHN L & KAREN M T/E	1525 HAMPTON HALL DR 21	63017	BRANDYWINE CONDOMINIUM PLAT 3
104	195540371	PRATTE MARY K REVOCABLE TRUST	1525 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 3
105	195540382	DPB RESIDENTIAL L L C	1525 HAMPTON HALL DR 23	63017	BRANDYWINE CONDOMINIUM PLAT 3
106	195540393	MARSHALL DONALD R & JOAN C T/E	1525 HAMPTON HALL DR 24	63017	BRANDYWINE CONDOMINIUM PLAT 3
107	195531373	STEINBERG JOHN & VICTORIA H/W	15631 HEDGEFORD CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 1
108	195440303	ECKERT JOINT REVOCABLE LIVING TRUST THE	1521 HEDGEFORD DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 4
109	195531593	LUSTER JOANN ETAL	1530 BEDFORD FORGE CT 13	63017	BRANDYWINE CONDOMINIUM PLAT 3
110	195531603	KOSTEDT WILLIAM L	1530 BEDFORD FORGE CT 14	63017	BRANDYWINE CONDOMINIUM PLAT 3
111	195531164	SUN PING	1511 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 2
112	195531351	BERGMANN KAREN ANN	15631 HEDGEFORD CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 1
113	195540195	ARNOLD CHRISTINE	1525 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 3
114	195531142	LABRIER GENE E EDNA M H/W TRUSTEES	1511 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
115	195531131	FILOMENA PREUSS REVOCABLE TRUST	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
116	195531153	BROCKETT DAVID & JENNIFER H/W	1511 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
117	195531548	STARK JAMES W & RENA M H/W ETAL J/T	1530 BEDFORD FORGE CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
118	195531537	BREITE GERALDINE A	1530 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 3
119	195540238	CHASEN LEE	1525 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 3
120	195531119	COX GARY	1511 HAMPTON HALL DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 2
121	195531120	HANNON EILEEN	1511 HAMPTON HALL DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 2
122	195531197	STEPENOFF JERALD S & BONITA M H/W	1511 HAMPTON HALL DR 22	63017	BRANDYWINE CONDOMINIUM PLAT 2
123	195440248	CALLAHAN MICHAEL P & MARY H T/E	1521 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 4
124	195440259	BLISS HELEN D REVOCABLE TRUST	1521 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 4
125	195530558	HELLER FAMILY TRUST	15593 BEDFORD FORGE DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
126	195540304	HAUG ELIZABETH L REVOCABLE LIVING TRUST	1525 HAMPTON HALL DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 3
127	195440325	LOCKWOOD KENNETH P & JUDITH E T/E	1521 HEDGEFORD DR 14	63017	BRANDYWINE CONDOMINIUM PLAT 4
128	195440336	HALPERN DAVID & BARBARA T/E	1521 HEDGEFORD DR 15	63017	BRANDYWINE CONDOMINIUM PLAT 4
129	195530976	WATERS DARRELL F INDENTURE OF TRUST ETAL	1512 BEDFORD FORGE CT 23	63017	BRANDYWINE CONDOMINIUM PLAT 2
130	195530987	BOLZ FAMILY LEGACY TRUST	1512 BEDFORD FORGE CT 24	63017	BRANDYWINE CONDOMINIUM PLAT 2
131	195530569	COOK ESTELENE	15593 BEDFORD FORGE DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
132	195530570	BEHLKE DAVID M & CELESTINE M T/E	15593 BEDFORD FORGE DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
133	195531054	TANZER FREDERICKA S TRUSTEE	1511 HAMPTON HALL DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
134	195531021	HOTZE EDWARD L FAMILY IRREVOCABLE TRUST	1511 HAMPTON HALL DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 2
135	195531032	VIVIRITO PHILIP A CATHY H/W	1511 HAMPTON HALL DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 2
136	195530581	PRITZKER MARGIE L	15593 BEDFORD FORGE DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 2
137	195531043	RANDOLPH DAVID K & DANETTE M H/W	1511 HAMPTON HALL DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 2
138	195531065	DOMIER DAVID G & MARJORIE P H/W	1511 HAMPTON HALL DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 2
139	195531076	DAY CATHERINE M	1511 HAMPTON HALL DR	63017	BRANDYWINE CONDOMINIUM PLAT 2
140	195531087	BIRDSONG LIVING TRUST	1511 HAMPTON HALL DR 10	63017	BRANDYWINE CONDOMINIUM PLAT 2
141	195531098	JAMES STANCEL S TRUSTEE	1511 HAMPTON HALL DR 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
142	195531108	PAUL TERRY ETAL J/T	1511 HAMPTON HALL DR 12	63017	BRANDYWINE CONDOMINIUM PLAT 2
143	195531768	RAWLS ELLEN F	15644 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
144	195531779	MACCORDY LESLIE	15648 HEDGEFORD CT	63017	BRANDYWINE CONDOMINIUM PLAT 5
145	195530965	CHASEN FAITH REVOCABLE LIVING TRUST THE	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 2
146	195530228	GOLDAMMER MELVIN H & LOIS H/W	1509 HEDGEFORD DR 4	63017	BRANDYWINE CONDOMINIUM PLAT 1
147	195530239	HLAL DALAL	1509 HEDGEFORD DR 5	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
148	195530240	GREENLEY NANCY A	1509 HEDGEFORD DR 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
149	195530251	RHYNE SYLVIA M	1509 HEDGEFORD DR 7	63017	BRANDYWINE CONDOMINIUM PLAT 1
150	195530262	AWA PROPERTIES LP	1509 HEDGEFORD DR 8	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 1 UNI
151	195531274	CHILDRESS ANN TRUSTEE	15631 HEDGEFORD CT 8	63017	BRANDYWINE CONDOMINIUM PLAT 1
152	195530866	STROHL RALPH R REVOCABLE LIVING TRUST	1512 BEDFORD FORGE CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 2
153	195540326	ROGERS CHARLES E RUTH H/W TRUSTEES	1525 HAMPTON HALL DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 3

154	19S540337	ZARBO RONALD K	1525 HAMPTON HALL DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 3
155	19S540348	WALTER FAMILY TRUST THE	1525 HAMPTON HALL DR 19	63017	BRANDYWINE CONDOMINIUM PLAT 3
156	19S530899	WILHELM DAVID F & JANE M T/E	1512 BEDFORD FORGE CT	63017	BRANDYWINE CONDOMINIUM PLAT 2
157	19S530901	MAY LOIS RESIDENCE TRUST	1512 BEDFORD FORGE CT 15	63017	BRANDYWINE CONDOMINIUM PLAT 2
158	19S440215	VIE GEORGE W JR & CHERI A H/W	1521 HEDGEFORD DR 3	63017	BRANDYWINE CONDOMINIUM PLAT 4 BLDG 2
159	19S440194	GROSSER DARLENE	1521 HEDGEFORD DR 1	63017	BRANDYWINE CONDOMINIUM PLAT 4
160	19S440204	BEST SALLY	1521 HEDGEFORD DR 2	63017	BRANDYWINE CONDOMINIUM PLAT 4
161	19S540359	LIND EMMY J	1525 HAMPTON HALL DR 20	63017	BRANDYWINE CONDOMINIUM PLAT 3
162	19S540315	HARRIS MELANIA	1525 HAMPTON HALL DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 3
163	19S530910	CONN MELINDA J	1512 BEDFORD FORGE CT 16	63017	BRANDYWINE CONDOMINIUM PLAT 2
164	19S530921	WRIGHT SANDRA K	1512 BEDFORD FORGE CT 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
165	19S531241	SCHULZE THOMAS G KAREN A H/W	15631 HEDGEFORD CT 4	63017	BRANDYWINE CONDOMINIUM PLAT 1 BLDG 3 UNI
166	19S531306	NILGES THEODORE C	15631 HEDGEFORD CT 6	63017	BRANDYWINE CONDOMINIUM PLAT 1
167	19S531317	KIRGAN EDWARD P & BARBARA E T/E	15631 HEDGEFORD CT 11	63017	BRANDYWINE CONDOMINIUM PLAT 1
168	19S531328	SESTRIC LAURA	15631 HEDGEFORD CT 12	63017	BRANDYWINE CONDOMINIUM PLAT 1
169	19S440347	COFFIN CAROLYN M	1521 HEDGEFORD DR 16	63017	BRANDYWINE CONDOMINIUM PLAT 4
170	19S440358	ENGLISH MARIE G ET AL	1521 HEDGEFORD DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 4
171	19S531252	RENDLEMAN NICOLE M	15631 HEDGEFORD CT 2	63017	BRANDYWINE CONDOMINIUM PLAT 1
172	19S530680	COLOMBO CHARLIN J	15593 BEDFORD FORGE DR 17	63017	BRANDYWINE CONDOMINIUM PLAT 2
173	19S440314	COSTELLO JAMES M & M JOAN H/W	1521 HEDGEFORD DR 13	63017	BRANDYWINE CONDOMINIUM PLAT 4
174	19S440369	CONSUEGRA ANTONIO R & CARMEN VARGAS T/E	1521 HEDGEFORD DR 18	63017	BRANDYWINE CONDOMINIUM PLAT 4
175	19S531263	WHALEN JAMES & DANA T/E	15631 HEDGEFORD CT 1	63017	BRANDYWINE CONDOMINIUM PLAT 1

City Council Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning

Bill No. 3295

Date: March 16, 2020

Re: **Ladue Trails, Adjusted Lot 160 & Lot 161 (Boundary Adjustment Plat)**: A Boundary Adjustment Plat for Adjusted Lots 160 & 161 of Ladue Trails, zoned “NU” Non-Urban District located on the west side of N Green Trails Drive, south of Forest Crest Drive (17Q130426, 17Q130408).

Goldenberg, Heller & Antognoli, P.C., on behalf of property owners Caryn S. Carlie and Suzanne A. Nyemcheck and Samuel A. Mariam has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 1.047 acres; Lot 160 zoned “NU” Non-Urban District located at 14248 Forest Crest Drive and Lot 161 zoned “NU” Non-Urban District at 14254 Forest Crest Drive.

The purpose of said Boundary Adjustment Plat is to adjust the shared property line between 14248 and 14254 Forest Crest Drive for property maintenance purposes.

Address	Before BAP	After BAP
14248 Forest Crest Drive (Lot 160)	0.551 acres	0.57 acres
14254 Forest Crest Drive (Lot 161)	0.495 acres	0.47 acres

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



BILL NO. 3295

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE APPROVAL OF A BOUNDARY ADJUSTMENT PLAT FOR ADJUSTED LOTS 160 AND 161 OF LADUE TRAILS SUBDIVISION TO CREATE A 0.57 ACRE TRACT OF LAND AND A 0.47 ACRE TRACT OF LAND, ZONED "NU" NON-URBAN DISTRICT (17Q130426, 17Q130408).

WHEREAS, Goldenberg, Heller & Antognoli, P.C., on behalf of property owners Caryn S. Carlie and Suzanne A. Nyemcheck and Samuel A. Mariam has submitted for review and approval a Boundary Adjustment Plat for two parcels totaling 1.047 acres; Lot 160 zoned "NU" Non-Urban District located at 14248 Forest Crest Drive and Lot 161 zoned "NU" Non-Urban District at 14254 Forest Crest Drive.

WHEREAS, the purpose of said Boundary Adjustment Plat is to adjust the property lines between Ladue Trails Lot 160 and Lot 161 for property maintenance purposes; and,

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

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

Section 1. The Boundary Adjustment Plat for Adjusted Lot 160 and Lot 161 of Ladue Trails Subdivision, which is made part hereof and attached hereto as Exhibit 1, is hereby approved; the owner is directed to record the plat with the St. Louis County Recorder of Deeds Office.

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

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

Passed and approved this _____ day of _____, 2020.

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

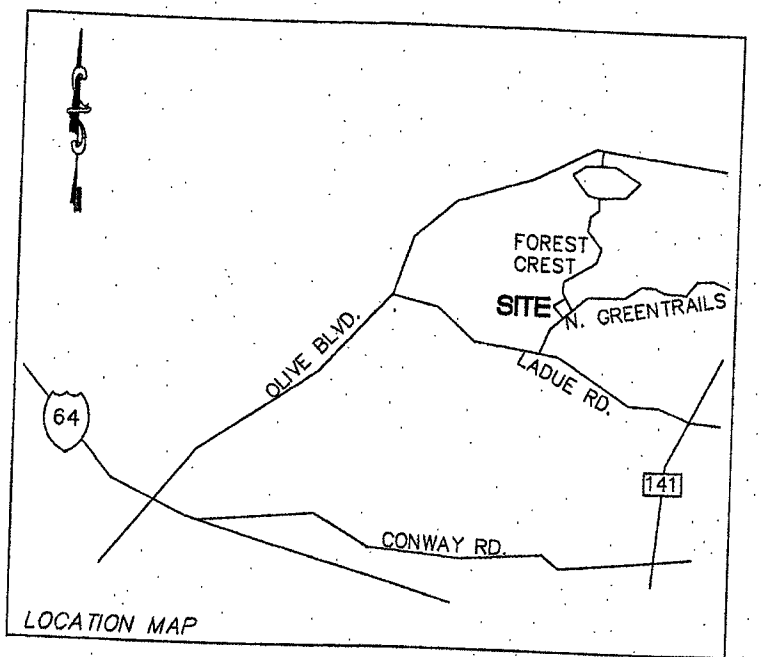
Vickie McGownd, CITY CLERK

FIRST READING HELD: 03/16/2020

BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR
A TRACT OF LAND BEING ALL OF LOT 160 AND LOT 161 OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR",
AS RECORDED IN PLAT BOOK 118, PAGE 91, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
ZONING: NU-NON URBAN DISTRICT

CITY OF CHESTERFIELD

EXHIBIT 1



OWNER'S CERTIFICATE LOT 160

I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND A SUBDIVISION IN THE MATTER SHOWN HEREON, WHICH PLAT SHALL BE KNOWN AS: "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF ____ 20__

CARYN S. CARLIE, TRUSTEE OF THE CARYN S. CARLIE REVOCABLE TRUST DATED APRIL 20, 2006

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

ON THIS ____ DAY OF ____ 20__, BEFORE ME PERSONALLY APPEARED CARYN S. CARLIE, TRUSTEE OF THE CARYN S. CARLIE REVOCABLE TRUST DATED APRIL 20, 2006, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNERS OF LAND SHOWN ON THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

OWNER'S CERTIFICATE LOT 161

I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND A SUBDIVISION IN THE MATTER SHOWN HEREON, WHICH PLAT SHALL BE KNOWN AS: "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF ____ 20__

SUZANNE ANDREA NYEMCHEK

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

ON THIS ____ DAY OF ____ 20__, BEFORE ME PERSONALLY APPEARED SUZANNE ANDREA NYEMCHEK, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNERS OF LAND SHOWN ON THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

OWNER'S CERTIFICATE LOT 161

I, THE UNDERSIGNED, BEING THE OWNER OF THE TRACT HEREIN PLATTED AND FURTHER DESCRIBED IN THE SURVEYORS CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND A SUBDIVISION IN THE MATTER SHOWN HEREON, WHICH PLAT SHALL BE KNOWN AS: "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN WITNESS WHEREOF, WE HAVE SIGNED THE FOREGOING THIS ____ DAY OF ____ 20__

SAMUEL ALEC MARIAM

STATE OF ____)
COUNTY OF ____) SS

ON THIS ____ DAY OF ____ 20__, BEFORE ME PERSONALLY APPEARED SAMUEL ALEC MARIAM, WHO BY ME DULY SWORN DID SAY THAT THEY ARE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED AS THE OWNERS OF LAND SHOWN ON THIS "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR".

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

CITY CERTIFICATE

THIS IS TO CERTIFY THAT THE "BOUNDARY ADJUSTMENT PLAT OF LOTS 160 AND 161 OF LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NUMBER ____ ON THE ____ DAY OF ____ 20__ AND THEREBY AUTHORIZES THE RECORDING OF THIS BOUNDARY ADJUSTMENT PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

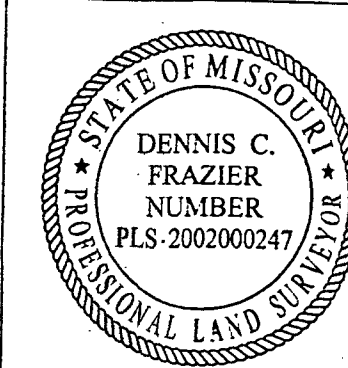
BOB KATON, MAYOR

VICKIE MCGOWN, CITY CLERK

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JULY 2017, BY THE ORDER OF BARRY NEWMARK AND CARYN CARLIE, EXECUTED A PROPERTY BOUNDARY SURVEY ON A TRACT OF LAND BEING ALL OF LOT 160, AND DURING AUGUST 2019 SURVEYED PART OF LOT 161 OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. LOUIS COUNTY, MISSOURI AND DURING JANUARY 2020 PREPARED A BOUNDARY ADJUSTMENT PLAT OF SAID LOTS. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN PROPERTY.

DENNIS C. FRAZIER
FRAZIER LAND SURVEYING SERVICES, INC.
MISSOURI PROFESSIONAL LAND SURVEYOR #2002000247
CORP. #2008003911



PREPARED FOR:
BARRY NEWMARK &
CARYN CARLIE
14248 FOREST CREST DR.
CHESTERFIELD, MO. 63017

DENNIS C. FRAZIER
MISSOURI PROFESSIONAL LAND
SURVEYOR #2002000247
FRAZIER LAND SURVEYING
SERVICES, INC.
CORP. #2008003911

DATE: 01/09/20
SCALE: 1"=20'
PROJECT NO.: 17-4577
FILE NAME: 17-4577.DWG

BOUNDARY ADJUSTMENT PLAT

FRAZIER LAND SURVEYING SERVICES, INC.
116 E. PEARCE BLVD., P.O. BOX 65
WENTZVILLE, MO. 63385
PHONE: 636-332-0610
FAX: 636-332-0710

1 OF 1
SHEET

GENERAL NOTES:

THIS SURVEY IS SUBJECT TO, EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS, RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY AND DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY AND COVENANTS AND RESTRICTIONS, IF ANY.

BUILDING LINES AND EASEMENTS AS SHOWN IN PLAT BOOK 118, PAGE 91. BASIS OF BEARINGS PLAT BOOK 118, PAGE 91.

ORIGINAL LAND DESCRIPTIONS

LOT 160

A TRACT OF LAND BEING ALL OF LOT 160, OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

LOT 161

A TRACT OF LAND BEING ALL OF LOT 161, OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

LAND DESCRIPTIONS ADJUSTED LOT 160

A TRACT OF LAND BEING ALL OF LOT 160 AND PART OF LOT 161, OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFORESAID LOT 160; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FOREST CREST DRIVE, 50 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 28 MINUTES 46 SECONDS EAST 379.00 FEET AND WHOSE CHORD BEARS SOUTH 80 DEGREES 52 MINUTES 17 SECONDS EAST 57.06 FEET, AN ARC LENGTH DISTANCE OF 91.12 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF NORTH GREEN TRAILS DRIVE, 60 FEET WIDE; THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF NORTH GREEN TRAILS DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 04 DEGREES 48 MINUTES 40 SECONDS WEST 75.00 FEET AND WHOSE CHORD BEARS SOUTH 33 DEGREES 01 MINUTES 20 SECONDS EAST 118.47 FEET, AN ARC LENGTH DISTANCE OF 136.57 FEET TO A POINT; ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 70 DEGREES 51 MINUTES 21 SECONDS WEST 159.34 FEET AND WHOSE CHORD BEARS SOUTH 33 DEGREES 18 MINUTES 05 SECONDS WEST 77.76 FEET, AN ARC LENGTH DISTANCE OF 78.56 FEET TO A POINT; AND SOUTH 47 DEGREES 23 MINUTES 32 SECONDS WEST 73.30 FEET TO THE WEST SOUTHERN CORNER OF THE AFORESAID LOT 160; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 160, NORTH 42 DEGREES 36 MINUTES 28 SECONDS WEST 91.00 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 161; THENCE NORTH 40 DEGREES 28 MINUTES 32 SECONDS WEST 22.89 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 32 SECONDS EAST 93.87 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 160 AND 161; THENCE ALONG THE COMMON LINE OF SAID LOTS 160 AND 161, NORTH 13 DEGREES 26 MINUTES 45 SECONDS EAST 54.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 25,005 SQUARE FEET.

LAND DESCRIPTIONS ADJUSTED LOT 161

A TRACT OF LAND BEING PART OF LOT 161 OF "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 118, PAGE 91 OF THE ST. LOUIS COUNTY RECORDS, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE AFORESAID LOT 161; THENCE ALONG THE COMMON LINE OF SAID LOT 161 AND LOT 160 OF THE AFORESAID "LADUE TRAILS SECTION OF THE VILLAGE OF GREEN TRAILS PLAT FOUR", SOUTH 13 DEGREES 26 MINUTES 45 SECONDS WEST 54.94 FEET TO A POINT; THENCE LEAVING THE COMMON LINE OF SAID LOTS 160 AND 161, SOUTH 24 DEGREES 48 MINUTES 32 SECONDS WEST 93.87 FEET TO A POINT; THENCE SOUTH 40 DEGREES 28 MINUTES 32 SECONDS EAST 22.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 161; THENCE ALONG THE SOUTH LINE OF SAID LOT 161, NORTH 82 DEGREES 57 MINUTES 07 SECONDS WEST 151.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161; THENCE ALONG THE WEST LINE OF SAID LOT 161, NORTH 28 DEGREES 33 MINUTES 48 SECONDS EAST 197.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 161 BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF FOREST CREST DRIVE, 50 FEET WIDE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF FOREST CREST DRIVE, 50 FEET WIDE, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 28 DEGREES 33 MINUTES 51 SECONDS EAST 379.00 FEET AND WHOSE CHORD BEARS SOUTH 68 DEGREES 59 MINUTES 42 SECONDS EAST 99.71 FEET, AN ARC LENGTH DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,610 SQUARE FEET.

SCALE: 1" = 20'

0' 20' 40' 80'