

Central Park Master Plan

Final Master Plan Report

August 27, 2021



ACKNOWLEDGEMENTS

CITY OF CHESTERFIELD

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CITY OF CHESTERFIELD, MO - CENTRAL PARK MASTER PLAN

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INTRODUCTION

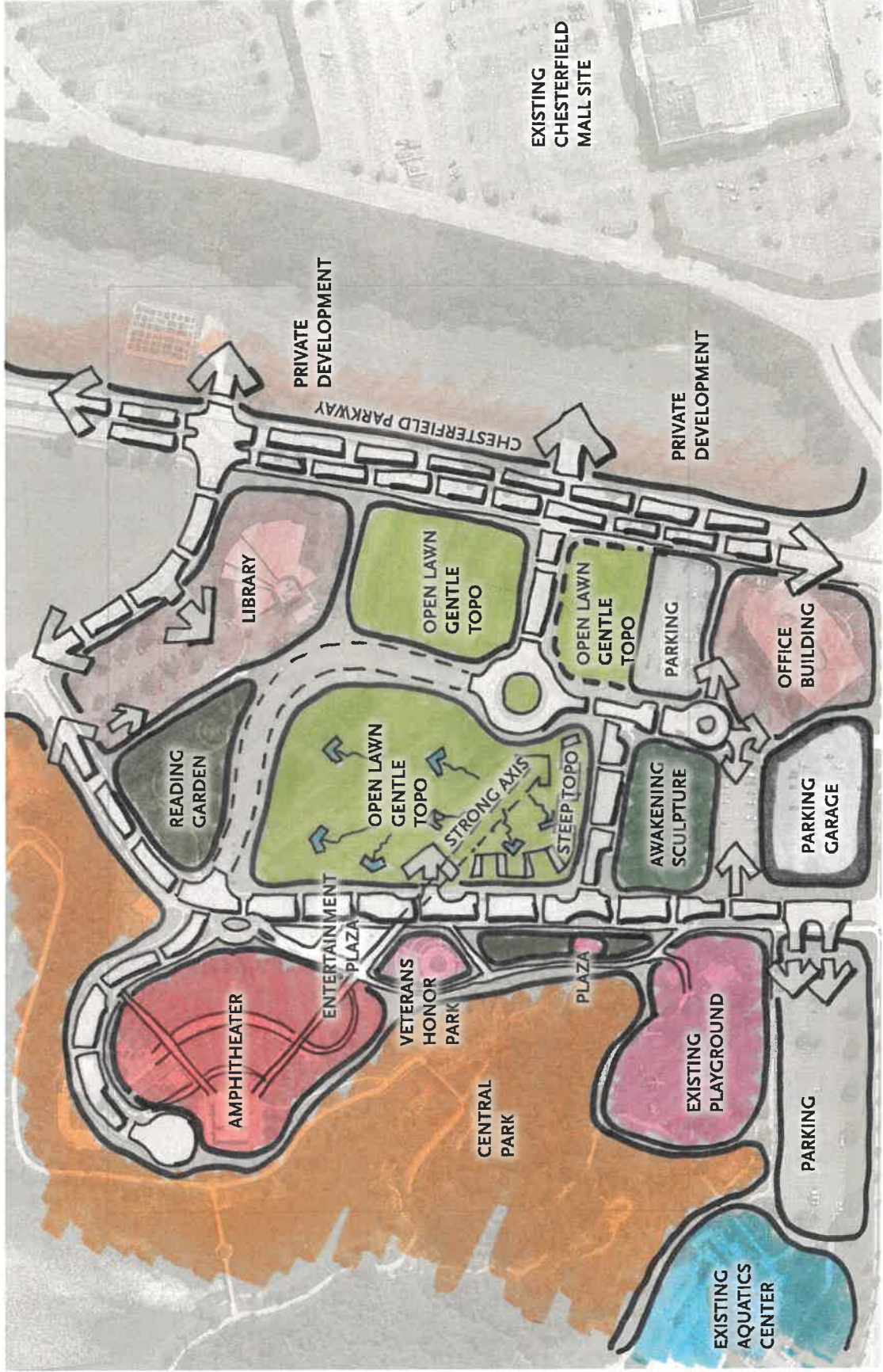
The City of Chesterfield, MO engaged SWT Design in the Winter of 2020 to conduct a parks master plan for an expansion of Central Park. The study area highlighted in the aerial image below includes approximately eight acres of undeveloped land directly to the east of Central Park. As a master plan, this document details the engagement and design process conducted with city representatives and the wider Chesterfield community that resulted in the final master plan concept for the expansion of Central Park. Included in this master plan document is a summary of feedback received from the community, a series of concept plans, the final master plan and an opinion of probable construction cost for the implementation of the master plan.

EXISTING CONDITIONS

The existing Central Park is approximately 55 acres in size and is located just off Chesterfield Parkway to the west of the Chesterfield Mall property and Sachs Branch Public Library. The existing park has a wide variety of amenities geared to users of all ages and interests. Some of the existing amenities and programming within the park includes trail networks, lake, playgrounds, amphitheater, aquatic center, restrooms, picnic areas, pavilions, memorials, and public art. The expansion area is located directly between Sachs Branch Library to the north and existing office buildings to the south. The site has previously been utilized for agricultural purposes and flexible use space for special events.



SITE ANALYSIS



SITE ANALYSIS, CONT.

FIELD VISIT

The design team visited the project site on February 26, 2021 to view existing conditions of the project site and surrounding context. The expansion project site is largely undeveloped with the exception of sewer structures located within right-of-way for a future roadway that bisects the 8 acre area.

Directly to the east of the expansion parcel the site is bounded by Chesterfield Parkway and the adjacent Chesterfield Mall property. Veteran's Place Drive runs along the west side of the expansion site. The west side of the site also includes the Chesterfield Amphitheater, Veterans Honor Park, and Central Park Lake. The Chesterfield Family YMCA and Sach's Branch Library are located to the north of the project site. Directly to the south of the project site includes open space which houses the "Awakening" sculpture along with parking lots, a parking garage and an office building.

The existing site area generally slopes east to west and is currently roughly graded and surfaced with turf type grasses.





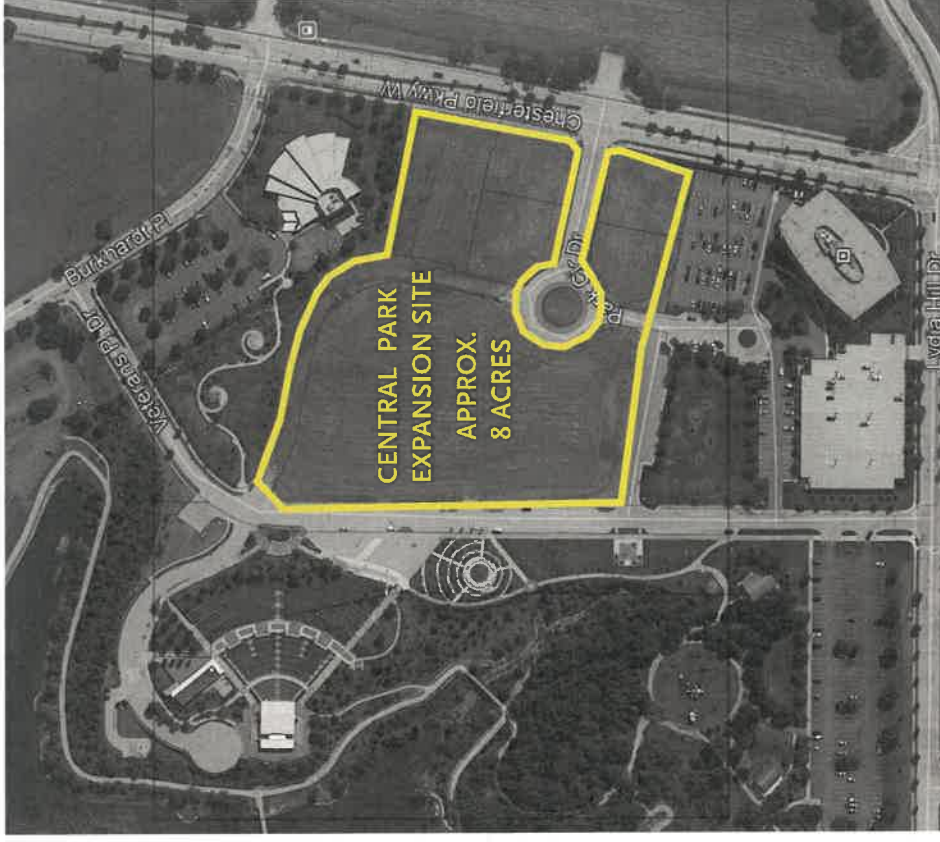
ALIGNMENT WITH EXISTING PLANS

PARKS, RECREATION & ARTS MASTER PLAN KEY RECOMMENDATIONS

- Enhance the new park space for everyday use of residents
- Land has been purchased for expansion of Central Park
- Build Loop Road to provide better traffic flow and additional parking for the park.
- Build pickleball complex in the new space to provide the community with additional park amenities at a central location.

POTENTIAL PROGRAMMING IDEAS BASED ON PREVIOUS PLANNING DOCUMENTS

- Flexible event space for more community programs
- Event / passive use lawn and hardscape plaza space
- Unique shade structures and interactive lighting
- Landforms / berms / terraced seating areas
- Sculpture and public art
- Permanent and/or temporary parking
- Roadway removal / realignment
- Future development / parking around park



CONCEPT DESIGN ALTERNATIVES



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 PRIMARY REINFORCED EVENT LAWN / OPEN TURF
 - 03 SECONDARY EVENT LAWN / OPEN TURF
 - 04 KEY ENTRANCE PLAZAS
 - 05 CENTRAL CIRCULATION SPINE / PLAZA
 - 06 POTENTIAL STAGE SETUP LOCATION
 - 07 SLOPED / TERRACED SEATING LAWN
 - 08 STREET BUILD OUT, VENDOR / EVENT STAGING
 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 ENTRY SCULPTURE/FEATURE
 - 12 POTENTIAL PARKING OR FUTURE DEVELOPMENT
 - 13 NEW DROP OFF ZONE
 - 14 NEW ROUNDABOUT



EVENT USE DIAGRAM

accessible walks down into the expanded park.

Two lawn panels in the center of the property provide open space for festival gathering and open park use. A large plaza at the south end of the park provides a location for event stage setup and seasonal activities. A system of walks throughout the site and along the perimeter connect to the existing park walks and provide shaded seating and vendor booth setup opportunities within the expansion site. Between these walks are additional green space for play, art installations or landscape areas.

CONCEPT A

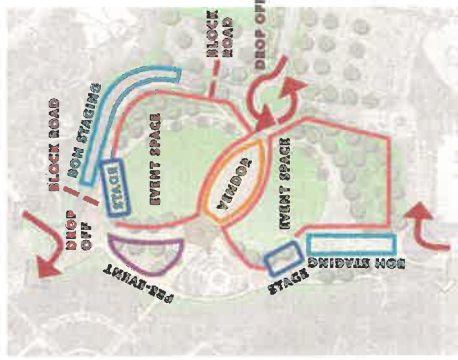
This concept reflects the formal geometry of the amphitheater and Veterans Honor Park. Extending from the south amphitheater entry walk a central spine connects to the Veterans Honor Park and an expanded Entertainment Plaza before continuing through the expansion property to a new park pedestrian entry at the Park Circle Drive roundabout. The grade in the expansion parcel is proposed to be cut down so it feels like a continuation of the existing park and the addition of walls along Park Circle drive will create an overlook into the park from the roundabout and an entry stair with



CONCEPT DESIGN ALTERNATIVES



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EVENT USE DIAGRAM

CONCEPT B

This concept is organized around two large event lawns / open green spaces located north and south of a central plaza. The plaza is anchored on the west edge by a large signature shelter that can be programmed for festivals and provide an additional shelter within the park. The east end of the plaza terminates at the Park Circle Drive entry.

The lawn panels and paved plazas and walks create a multiuse event space and provide a variety of park use areas. Plaza areas at the north and south

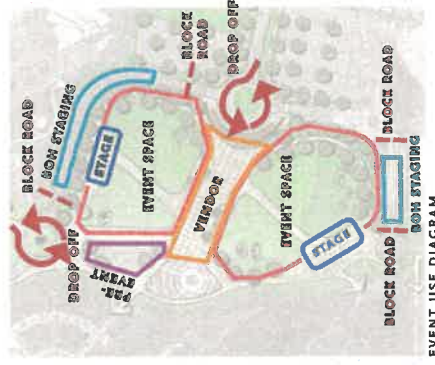
ends of park expansion create pedestrian entries and social spaces. These areas are sized and oriented to support festival stages at each location for flexibility in configuration and allow for multiple smaller events to occur at one time within the park. The west side perimeter walk engages tree filled edges to the park and access to shade structures located along the edge of the lawn panels. The tree filled edge on the south side of the park encompasses The Awakening, bringing it even more into the park. Overall the perimeter walks, plazas, and central plaza will support a variety of events and activities while creating a perimeter trail with connections to adjacent sidewalks and internal park trails.



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 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 NEW ROUNDABOUT



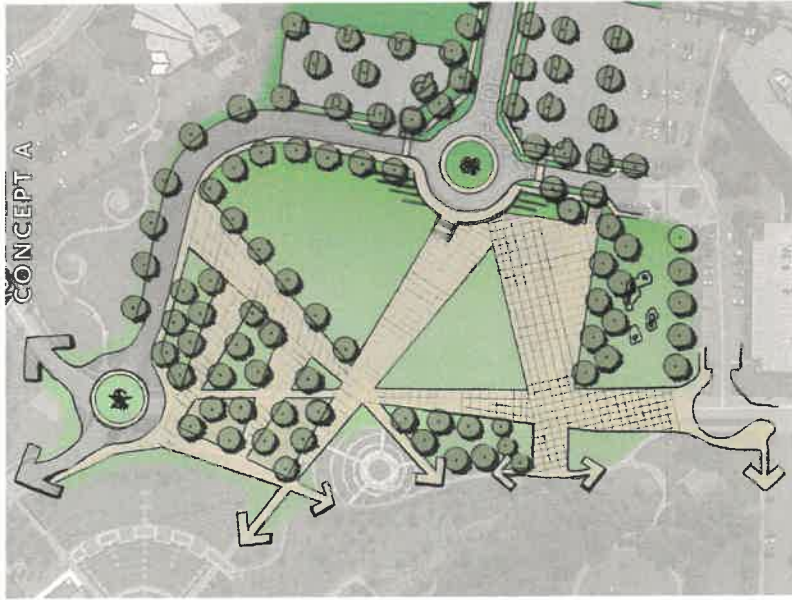
CONCEPT C

Similar to the other concepts the grade in the expansion parcel is proposed to be lowered to match the existing park, creating an overlook at the Park Circle Drive roundabout. The overlook is expanded to include a trellis or shade structure and social gathering space with the stairs and accessible walk down into the park moved to the north and south ends of the overlook. This expanded area will be a landmark from Chesterfield Parkway and within the park, creating a visual entry for Central Park on the east side.

Within the expansion property a central paved spine leads from the east

park entry to the Veterans Honor Park and the expanded entertainment plaza. The event lawn is divided into four panels separated by the spine and internal circulation walks. The Awakening is incorporated into the southeast lawn panel and the other three lawn areas can be activated with sculpture installations. The shape of the lawn panels overlap the central spine creating areas for shade structures that engage the spine and lawn. A smaller plaza at the north end of the park provides a secondary activity area. Perimeter walks connect to the existing park walks and provide shaded seating and vendor booth setup opportunities.

CONCEPT ALTERNATIVES COMMUNITY FEEDBACK



1.52



2.06



2.46

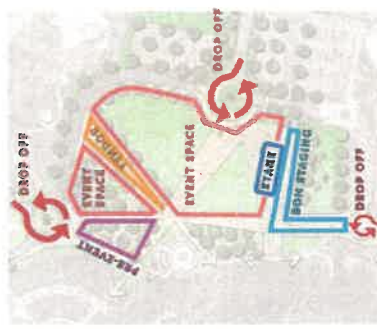
Community was asked to identify their preferences, likes, and dislikes of each concept via an online survey. 50 people participated over approximately two weeks from March 18th to March 31st. Overall the community members who respond to the online survey preferred Concept C. (the numbers below each concept above is an aggregate score based on a number one preference ranking receiving three points, number two priority receiving two points and number three priority receiving one point.)



CONCEPT A - COMMUNITY FEEDBACK SUMMARY



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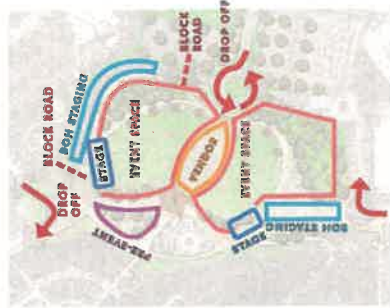


- PROS**
- Removal of Veteran's Place Dr. thru the Park
 - Incorporation of Awakening into the Park
 - Green space and separate lawns for use
 - Large walkways / paved areas for events
 - Incorporation of shade trees
- CONS**
- Design too angular/geometric/rigid
 - More green space should be included/minimize paving
 - Would like to see inclusion of shade/pavilion structure
 - Additional parking is needed
 - Should include location for more than one stage
 - Should include feature for use outside festivals / community events
 - Concerned closing road will limit access to center of park

CONCEPT B - COMMUNITY FEEDBACK SUMMARY



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- 01 ENTERTAINMENT PLAZA AREA
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 - 14 ENTRY SCULPTURE / FEATURE



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Like the organization and flexibility of spaces, aesthetically pleasing design, balanced hardscape and softscape areas
- Like the Iconic pavilion, terraced seating and shade structures
- Like the option for multiple events

CONS

- More green space should be included/ minimize paving
- Additional parking is needed
- Awakening feels separated from the park
- Concerned closing road will limit access to center of park
- Consider including park features not geared toward festival use



CONCEPT C - COMMUNITY FEEDBACK SUMMARY



- KEY**
- 01 ENTERTAINMENT PLAZA AREA
 - 02 ICONIC PAVILION / SHADE STRUCTURE
 - 03 MAIN REINFORCED EVENT LAWN / OPEN TURE
 - 04 KEY ENTRANCE PLAZAS
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 - 16 NEW ROUNDABOUT



PROS

- Like the removal of Veteran's Place Dr. thru the Park
- Lots of multifunctional space, like the increase scale of open spaces, seems like it would work well for festivals
- Like the pavilion location, traffic flow and, connection of walkways
- Like the inclusion of art and Awakening into the space
- Like the central spine with shade structures and space for vendors during events.

CONS

- Could you a bit more visual interest
- More continuous green space should be included/ minimize paving
- Concerned closing road will limit access to center of park and limit traffic flow
- Consider including park features not geared toward festival use

FINAL MASTER PLAN - PRESENTED AT OPEN HOUSE 2

OVERVIEW

The final master plan for the Central Park eight acre expansion encompasses the vision of the community which provides a flexible use space that enhances the property for everyday park use as well as potential future events that could be housed on the site. The concept plans developed throughout the process along with input from city officials, staff, and the community are incorporated into the development of the final master plan. This concept plan will complement the existing uses and amenities in the surrounding park area and provides new amenities which will further enhance the functionality, aesthetics, and activity within the space.

FLEXIBLE USE OPEN SPACE

A key element of this plan was to maintain the existing openness of the site to the extent possible while also providing spaces which can be utilized for various uses. The design provides for large connected open spaces to be integrated directly into the east end of the existing Central Park. This will allow for a multitude of uses ranging from everyday passive park use to special events with more intense use of the space.

SITE CIRCULATION

The elimination of Veteran's Place Dr. along the park paired with the removal of the drive directly north of the "Awakening" will provide the space with a more direct connection into the existing trails and pedestrian network located in Central Park. The proposed walkways are designed to strike a balance of providing sufficient size for everyday and special event use, while minimizing the amount of impervious area that is added to the project size. Vehicular circulation will be maintained by implementing the previously planned roadway that connects from Park Circle Dr. north to Veteran's Place Dr. Parking is added along the new drive and the east portion of the property to help ensure sufficient access to the site by community members. ADA accessible parking is planned to be located near key activity hubs on the project site to provide more direct access for special events and the existing Veteran's Honor Park.

LANDSCAPE AND STORMWATER MANAGEMENT

The large open spaces located within the project site will be largely surfaced with turfgrass to allow for maximized flexible uses of the space. The intent of this plan as further detail is developed is to incorporate planting areas where appropriate that are composed of native plant species which will provide habitat and food sources for pollinators and other beneficial native insects and organisms. The periphery of the open spaces should be plated with canopy trees to help provide shade in the area. The design and installation of stormwater BMPs (best management practices) will be coordinated with MSD and incorporated into the site as the project develops.

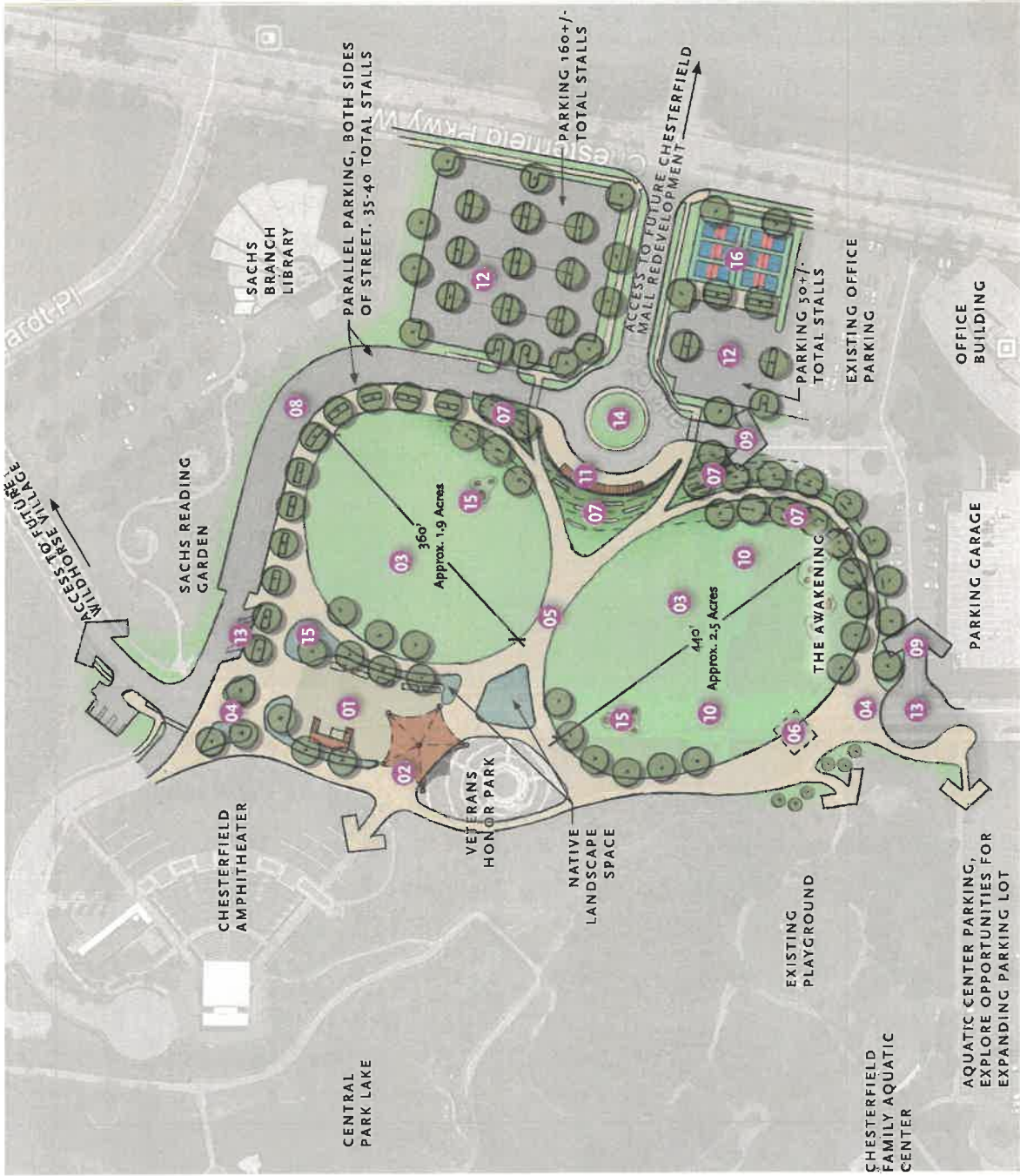
PAVILIONS AND OTHER SITE AMENITIES

This design includes the incorporation of an iconic shade structure which can function as an activity hub, transition space for special events, and for everyday use. A pergola structure along the existing Park Circle Dr. can provide a comfortable gathering space and overlook into the park. Additional site amenities that should be incorporated into the site as the plan is developed should include site furnishings, utilities to support site uses, lighting, and directional signage. This plan also includes the incorporation of pickleball courts to help provide access to this type of recreational amenity to the surrounding community in this portion of the City. The intent of this plan is to utilize the site's topography to provide seating opportunities along the east edge of the main open space for everyday passive use and special events. It was also mentioned during the public meeting that there was a desire to incorporate public restrooms into the design to allow for better access to this amenity in the area.

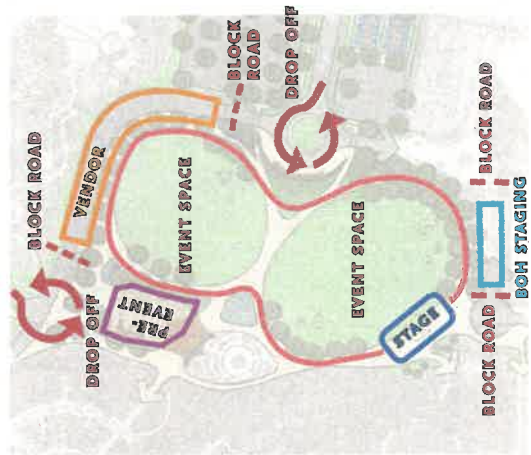
PUBLIC ART

This plan seeks to more directly integrate the existing "Awakening" sculpture piece into the park. Additionally, this plan calls for incorporating other public art pieces into the site when opportunity allows.

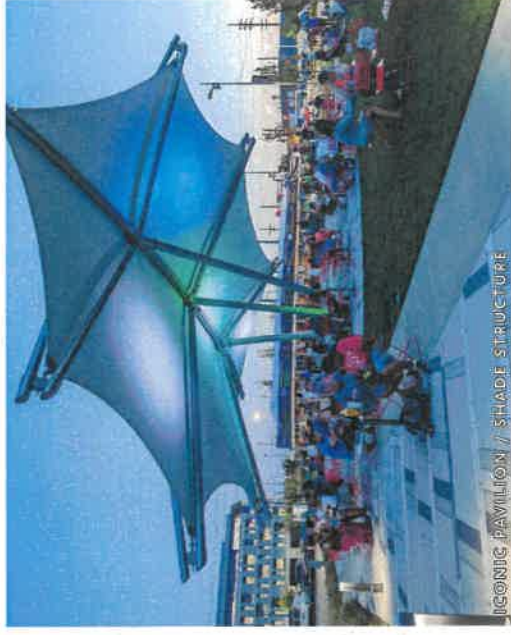




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 - 09 EXISTING STREET / CIRCULATION MAINTAINED
 - 10 REMOVE EXISTING STREET CONNECTION
 - 11 OVERLOOK PLAZA / PERGOLA
 - 12 POTENTIAL FUTURE PARKING
 - 13 ACCESSIBLE PARKING
 - 14 ENTRY SCULPTURE / FEATURE
 - 15 SCULPTURE / ARTWORK INCORPORATION
 - 16 PICKLEBALL COURTS (6 TOTAL)



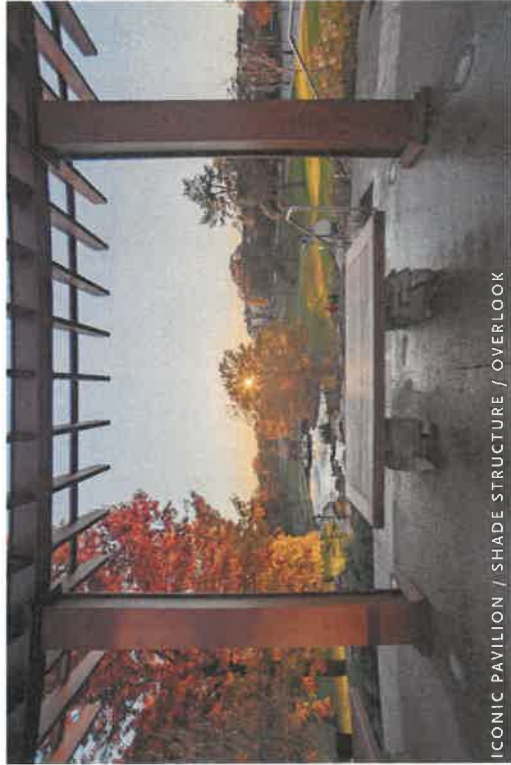
FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.

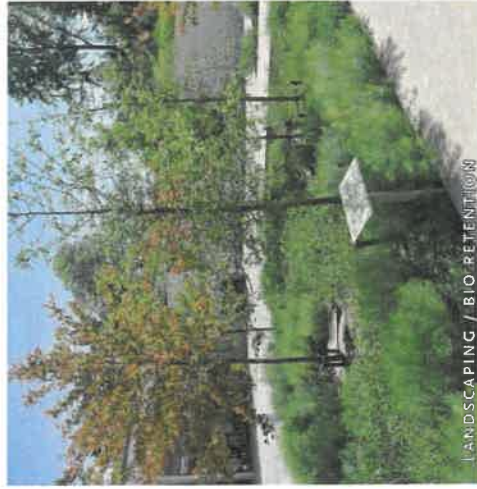


FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.

FINAL MASTER PLAN - CONCEPT IMAGERY



Example concept imagery presented at open house #2.



COST OPINION / CONCLUSION

Included on the next page is an opinion of probable construction costs for the implementation of the Central Park Expansion master plan. The costs are based on available information obtained by the design team during the master plan phase of work, and should be refined as design development continues and more detail is defined. Costs are based on 2021 construction costs and are subject to fluctuation in the market place. This information is to be used in conjunction with the master plan to establish a logical sequence of budgeted projects to be implemented by the city of Chesterfield.

CONCLUSION

The master plan is only the first step in the successful expansion of the Central Park property. Following the completion of this planning effort, The City will proceed with phasing the design and implementation of this master plan. It is anticipated to complete the design in multiple phases funded through a combination of sources including the Municipal Park Grant program, budgeted funds, and in-house construction services.

Item	Quantity	Unit	Unit Cost	Subtotal
1 Demolition & Site Prep				
Erosion Control	1	al	\$15,000.00	\$15,000.00
Earthwork - Grading	1	al	\$25,000.00	\$25,000.00
Earthwork - Haul Off	1	al	\$150,000.00	\$150,000.00
Roadway Removal	1	al	\$185,000.00	\$185,000.00
Misc. Site Removals (Lighting, Furnishings, Walkways, etc.)	1	al	\$40,000.00	\$40,000.00
Sewer / Water Utility Modifications	1	al	\$100,000.00	\$100,000.00
Electrical Utility Modifications	1	al	\$70,000.00	\$70,000.00
Subtotal			\$700,000.00	\$700,000.00

Item	Quantity	Unit	Unit Cost	Subtotal
2 Hardscape				
New Roadway - Incl. base, curbs, and gutters	1	al	\$300,000.00	\$300,000.00
New Comfort Station - Mens/Womens, Family Room, Storage, Mead	1	al	\$1,200,000.00	\$1,200,000.00
Concrete Walkway - Standard Biroom Finish	124,000	sf	\$10.00	\$1,240,000.00
Asphalt Parking Areas - Including paving, curbs, etc., striping	67,500	sf	\$6.00	\$405,000.00
Pickleball Courts - 6 courts	1	al	\$300,000.00	\$300,000.00
Pergola Structure - approx. 120 LF - metal structure	1	al	\$200,000.00	\$200,000.00
Iconic Pavilion Structure - Tensioned Fabric Structure	1	al	\$750,000.00	\$750,000.00
Site Lighting (Savaged Street Lighting, Pedestrian Lighting, etc.)	1	al	\$300,000.00	\$300,000.00
Pre-event Area Fencing - 6' Coated Chainlink	580	lf	\$45.00	\$261,000.00
Terraced Seatwalls - Snapped Natural Stone Slabs	125	ton	\$68,750.00	\$8,593,750.00
Entry Plaza Hardscape Improvements	1	al	\$120,000.00	\$120,000.00
Pedestrian Guardrail	225	lf	\$119.00	\$26,775.00
Retaining Wall (avg. 3' ht.)	675	sf/ft	\$45.00	\$303,750.00
Subtotal			\$4,973,975.00	\$4,973,975.00

Item	Quantity	Unit	Unit Cost	Subtotal
3 Landscape				
Canopy Trees	85	3" Cal.	\$600.00	\$51,000.00
Flowering Trees	12	2" Cal.	\$440.00	\$5,280.00
Evergreen Trees	12	8' ht	\$480.00	\$5,760.00
Planting Area (Shrub, Perennials, Amended Topsoil, and Mulch)	35,000	sf	\$4.50	\$157,500.00
Turf (assumed some topsoil can be salvaged from site)	248,300	sf	\$6.75	\$1,673,925.00
Subtotal			\$1,893,465.00	\$1,893,465.00

Item	Quantity	Unit	Unit Cost	Subtotal
4 Storm Water Enhancement / Bio-swales				
BMPs: WQ Basins	13,500	sf	\$4.00	\$54,000.00
Bio-swales (Parking Lots)	400	lf	\$23.00	\$9,200.00
Subtotal			\$63,200.00	\$63,200.00

Item	Quantity	Unit	Unit Cost	Subtotal
5 Miscellaneous				
Bollards	80	ea	\$1,000.00	\$80,000.00
Site Furnishings	1	al	\$9,000.00	\$9,000.00
Sculpture / Public Artwork	1	al	\$75,000.00	\$75,000.00
Entry Signage	1	al	\$50,000.00	\$50,000.00
Subtotal			\$204,000.00	\$204,000.00

Item	Quantity	Unit	Unit Cost	Subtotal
6 Irrigation				
Irrigation	142,000	sf	\$1.25	\$177,500.00
Subtotal			\$177,500.00	\$177,500.00

Item	Quantity	Unit	Unit Cost	Subtotal
7 Construction Contingency				
7% Contractor's General Conditions & Mobilization			\$16,899.20	\$16,899.20
7% Contractor Overhead and Profit			\$452,286.80	\$452,286.80
12% Design and Engineering/Permitting Fees			\$775,348.80	\$775,348.80
10% Construction Contingency			\$646,124.00	\$646,124.00
Grand Total:			\$3,851,898.80	\$3,851,898.80

KEY:
 ea. - each
 lf. - linear foot
 ls. - lump sum
 sf. - square foot
 al. - allowance
 sf/ft - square foot of wall face
 cy. - cubic yard
 sy. - square yard
 N.I.C. - not in contract
 Cal. - caliper
 Ht. - height





RECORD OF PROCEEDING

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

NOVEMBER 15, 2021

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 Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the November 1, 2021 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the November 1, 2021 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that City Hall will be closed on Thursday, November 25 and Friday, November 26, in observance of Thanksgiving.

Mayor Nation announced that the next meeting of City Council is scheduled for Monday, December 6, at 7 p.m.

Mayor Nation announced that Candidate Filing opens December 7, at 8 a.m.

COMMUNICATIONS AND PETITIONS

There were no speakers.

APPOINTMENTS

There were no appointments.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3365 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing "M3" Planned Industrial District and "PI" Planned Industrial District to a new "PI" Planned Industrial District for a tract of land totaling 1.005 acres located north of the intersection of Chesterfield Airport Road and Cepi Drive [P.Z. 05-2021 Chesterfield Airport Service (17909 & 17947 Chesterfield Airport Road)] **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3365. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3365 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3365 with the following results: Ayes – McGuinness, Hurt, Monachella, DeCampi, Mastorakos, Moore, Wahl and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3365 approved, passed it and it became **ORDINANCE NO. 3168**.

Bill No. 3366 Amends Title III, Schedule VII Parking Restrictions of the Chesterfield City Code of Ordinances by adding provisions thereto to restrict parking on Burkhardt Place **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3366. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3366 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3366 with the following results: Ayes – Monachella, Budoor, Mastorakos, Moore, Wahl, Hurt, DeCampi and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3366 approved, passed it and it became **ORDINANCE NO. 3169.**

Bill No. 3367 Amends Title III, Schedule IV Through Highways, Roads or Streets of the Chesterfield City Code of Ordinances by adding Burkhardt Place to said Schedule IV **(Second Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3367. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3367 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3367 with the following results: Ayes – Wahl, Moore, Monachella, Mastorakos, Budoor, McGuinness, Hurt and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3367 approved, passed it and it became **ORDINANCE NO. 3170.**

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, November 18, at 5:30 p.m.

Finance and Administration Committee

Councilmember Wahl, made a motion, seconded by Councilmember McGuinness, to approve the November 8, 2021 Finance and Administration Committee of the Whole meeting minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

Bill No. 3368 Repeals ordinance 1802 in its entirety and adopts a new ordinance establishing the wards and ward boundaries of the City of Chesterfield **(Second Reading) Finance and Administration Committee recommends approval**

Councilmember Michael Moore, Chairperson of the Finance and Administration Committee, made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3368. A voice vote was taken with an affirmative result (Councilmember Wahl voted “No”) and the motion was declared passed. Bill No. 3368 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3368 with the following results: Ayes – McGuinness, Mastorakos, DeCampi, Monachella, Budoor, Hurt and Moore. Nays – Wahl. Whereupon Mayor Nation declared Bill No. 3368 approved, passed it and it became **ORDINANCE NO. 3171.**

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to approve the Central Park 8 Acre Concept Plan and direct staff to proceed with the improvements to Park Circle Drive, including lighting, sidewalks, Pickleball courts and parking as recommended by the Parks, Recreation and Arts Committee. Location of Pickleball courts and parking to be determined. A roll call vote was taken with the following results: Ayes – McGuinness, Moore, DeCampi, Mastorakos, Monachella, Budoor, Hurt and Wahl. Nays – None. Mayor Nation declared the motion passed.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that he had no report this evening, but there were action items under “Other Legislation” for which he would be requesting motions.

OTHER LEGISLATION

Bill No. 3370 Provides for the approval of a Boundary Adjustment Plat for a 1.005-acre tract of land located north of the intersection of Chesterfield Airport Road and Cepi Drive (17V520082, 17V520071) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3370. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3370 was read for the first time.

Councilmember Moore made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3370. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3370 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3370 with the following results: Ayes – Budoor, McGuinness, Hurt, Moore, Monachella, Wahl, Mastorakos and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3370 approved, passed it and it became **ORDINANCE NO. 3172**.

Bill No. 3371 Provides for the approval of a Boundary Adjustment Plat for a tract of land totaling 10.3 acres zoned “PC” Planned Commercial District located along the east side of Outlet Boulevard, north of its intersection with Olive Street Road **(First & Second Readings) Department of Planning recommends approval**

Councilmember Wahl made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3371. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3371 was read for the first time.

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3371. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3371 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3371 with the following results: Ayes – McGuinness, Mastorakos, Moore, DeCampi, Monachella, Wahl, Budoor and Hurt. Nays – None. Whereupon Mayor Nation declared Bill No. 3371 approved, passed it and it became **ORDINANCE NO. 3173.**

Bill No. 3372 Provides for the approval of a Record Plat and Escrow Agreements for Wildhorse Village, a 78.4 acre tract of land zoned PC&R Planned Commercial and Residence District located south of Wild Horse Creek Road, west of Chesterfield Parkway, and north and east of Burkhardt Place **(First & Second Readings) Department of Planning recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3372. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3372 was read for the first time.

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the second reading of Bill No.3372. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3372 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3372 with the following results: Ayes – Hurt, McGuinness, Moore, Monachella, Budoor, Mastorakos, DeCampi and Wahl. Nays – None. Whereupon Mayor Nation declared Bill No. 3372 approved, passed it and it became **ORDINANCE NO. 3174.**

Bill No. 3373 Partially vacates 6 storm water and drainage easements as recorded in Plat Book 166, Page 84, Deed Book 8484, Page 860 and Plat Book 354, Page 865 of the St. Louis County Records, located in tracts of land located in U.S. Surveys 123, 415 and 2031 Township 45 North, Range 4 east of the 15th Principle Meridian, City of Chesterfield, St. Louis County, Missouri **(First & Second Readings) Department of Planning recommends approval**

Councilmember Moore made a motion, seconded by Councilmember Monachella, for the first and second readings of Bill No. 3373. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3373 was read for the first and second time. A roll call vote was taken for the passage and approval of Bill No. 3373 with the following results: Ayes – Budoor, McGuinness, Hurt, Moore, Monachella,

Mastorakos, Wahl and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3373 approved, passed it and it became **ORDINANCE NO. 3175**.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:28 p.m.

Bob Nation

Mayor Bob Nation

ATTEST:

Vickie McGownd

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 12/6/2021



RECORD OF PROCEEDING

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

JANUARY 18, 2022

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 Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the January 3, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to approve the January 3, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

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

COMMUNICATIONS AND PETITIONS

Mr. Dan Manning, 16150 Main Circle Drive, Suite 250, indicated that he was available to answer questions related to Bill No. 3377 (P.Z. 14-2020 84 Lumber – 17519 Chesterfield Airport Road).

APPOINTMENTS

There were no appointments scheduled for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3376 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of an existing “NU” Non-Urban District to a new “PC” Planned Commercial District for a 1.006-acre tract of land located at the southwest corner of the intersection of Clarkson Road and Wilson Avenue (P.Z. 09-2021 2272 Clarkson Road {SMS Group, LLC} 20T520406) **(Second Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember DeCampi, for the second reading of Bill No. 3376. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3376 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3376 with the following results: Ayes – Wahl, Mastorakos, Budoor, Hurt, Monachella, Moore, McGuinness and DeCampi. Nays – None. Whereupon Mayor Nation declared Bill No. 3376 approved, passed it and it became **ORDINANCE NO. 3178.**

Bill No. 3377 Amends Ordinance 2575 of the City of Chesterfield to modify development criteria contained in Ordinance 2575 to establish a new “PC” Planned Commercial District on a 7.42-acre tract of land at 17519 Chesterfield Airport Road, located south of Highway 40/61 Interstate 64 (P.Z. 14-2020 84 Lumber 17U510073) **(First Reading) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as**

amended. Green Sheet Amendment recommended by Planning & Public Works Committee regarding screening of outdoor storage

Councilmember Monachella made a motion, seconded by Councilmember Mastorakos, for the first reading of Bill No. 3377, including the green sheet amendment. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3377 was read for the first time.

Bill No. 3378 Pertains to the acceptance of portions of Patchwork Fields and Fienup Lake Drive in Fienup Farms as public streets in the City of Chesterfield **(First Reading) Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember DeCampi, for the first reading of Bill No. 3378. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3378 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, January 20, 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.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, reported that the Parks, Recreation and Arts Committee unanimously directed staff to look into alternative locations within Central Park to construct two to four Pickleball courts, excluding the sites immediately adjacent to Chesterfield Parkway, and to also evaluate construction of Pickleball courts at the west end of the Chesterfield Valley Athletic Complex, taking into account the wind factor at both locations. Staff is directed to return the site evaluations for both Central Park and the Athletic Complex together, as soon as practicable.

Public Health & Safety Committee

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, indicated that he had no report this evening.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for Professional Design Services. Based upon review of information provided by Director

of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending approval of a Professional Services Agreement with Stock and Associates for the design of Main Circle Drive within Central Park, in an amount not to exceed \$40,000. Councilmember McGuinness made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Monachella, Mastorakos, Moore, DeCampi, Budoor, McGuinness, Wahl and Hurt. Nays – None. Whereupon Mayor Nation declared the motion passed.

OTHER LEGISLATION

Bill No. 3379 Provides for the approval of a Boundary Adjustment Plat for an 8.5-acre tract of land located southwest of the intersection of Spirit Valley East Drive and Olive Street (17W510136, 17W510125) **(First & Second Readings) Department of Planning recommends approval**

Councilmember Budoor made a motion, seconded by Councilmember Moore, for the first and second readings of Bill No. 3379. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3379 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3379 with the following results: Ayes – Mastorakos, DeCampi, Moore, Monachella, Wahl, Hurt, McGuinness and Budoor. Nays – None. Whereupon Mayor Nation declared Bill No. 3379 approved, passed it and it became **ORDINANCE NO. 3179**.

Bill No. 3380 Approves an amendment to a Declaration of Trust in connection with the City's outstanding certificates of participation and authorizes the execution of other documents **(First & Second Readings) Finance Director & City Administrator recommend approval**

Councilmember Moore made a motion, seconded by Councilmember Budoor, for the first and second readings of Bill No. 3380. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3380 was read for the first and second time.

A roll call vote was taken for the passage and approval of Bill No. 3380 with the following results: Ayes – DeCampi, Hurt, Wahl, Monachella, Moore, Budoor, Mastorakos and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3380 approved, passed it and it became **ORDINANCE NO. 3180**.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 7:28 p.m.

Mary Ann Mastorakos
Mayor Bob Nation

ATTEST:

Vickie McGownd
Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 2/7/2022

Mike Geisel
City Administrator

megeisel



#2
690 Chesterfield Pkwy W
Chesterfield MO 63017
Phone 636-537-4711
Fax 636-537-4798

OFFICE OF THE CITY ADMINISTRATOR

TO: Mayor & City Council

Date: February 23, 2022

RE: Pickleball Analysis

Staff's analysis of potential pickleball locations is attached and provides detailed cost estimates for each location. What is not addressed, is the source of funds for each location. As you are aware, the 2022 approved budget includes \$300,000 for pickleball courts.

With the additional site work and increased costs, both potential sites will require a substantial additional investment. Please remember, these are still cost estimates, not final bid pricing. The source of the additional funds may very well impact your decision as to the desired location.

The estimated cost to construct 4 pickleball courts at the suggested Central Park site is \$761,890. An additional required investment of ~\$465,000.

The estimated cost to construct 6 pickleball courts at the suggested Chesterfield Valley Athletic Complex site is \$1,134,553. An additional required investment of ~\$835,000.

However, the source of the additional funds is very different:

If the pickleball courts are constructed at Central Park, there are sufficient funds in the existing parks COP proceeds (associated with the land acquisition issuance) to cover the additional required investment. ***No general fund or park fund reserves are required.***

If the pickleball courts are constructed at the Chesterfield Valley Athletic Complex, the Central Park COPS proceeds cannot be used. The additional ***\$835,000 would have to be taken from either General Fund - Fund Reserves or Parks Fund - Fund Reserves.***

Staff looks forward to sharing the analysis with you at the upcoming PR&S Committee.

Memorandum

Department of Public Works



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

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

DATE: February 22, 2022

#2 *JAE*

RE: Location of Pickleball Courts – Central Park and CVAC

The Parks, Recreation and Arts Committee of City Council (PRA) has recently directed Staff to study both Central Park and the Chesterfield Valley Athletic Complex (CVAC) and make recommendations for two to four pickleball courts at Central Park and additional courts at the CVAC.

On December 16, 2021 I issued a memorandum regarding pickleball at the CVAC. That memorandum details the preferred location for pickleball courts at the CVAC; specifically within the existing parking lot at the west end of the CVAC, near the A concession stand. As detailed within that memorandum, this location can relatively easily be converted to pickleball courts, and is located adjacent to shade and restrooms. The loss of parking, while not ideal, could potentially be offset by a parking lot addition west of the entrance road. Although the property west of the access road is not owned by the City, we believe we could secure an easement or parking agreement with that property owner (the Monarch-Chesterfield Levee District). The general area is shown below:

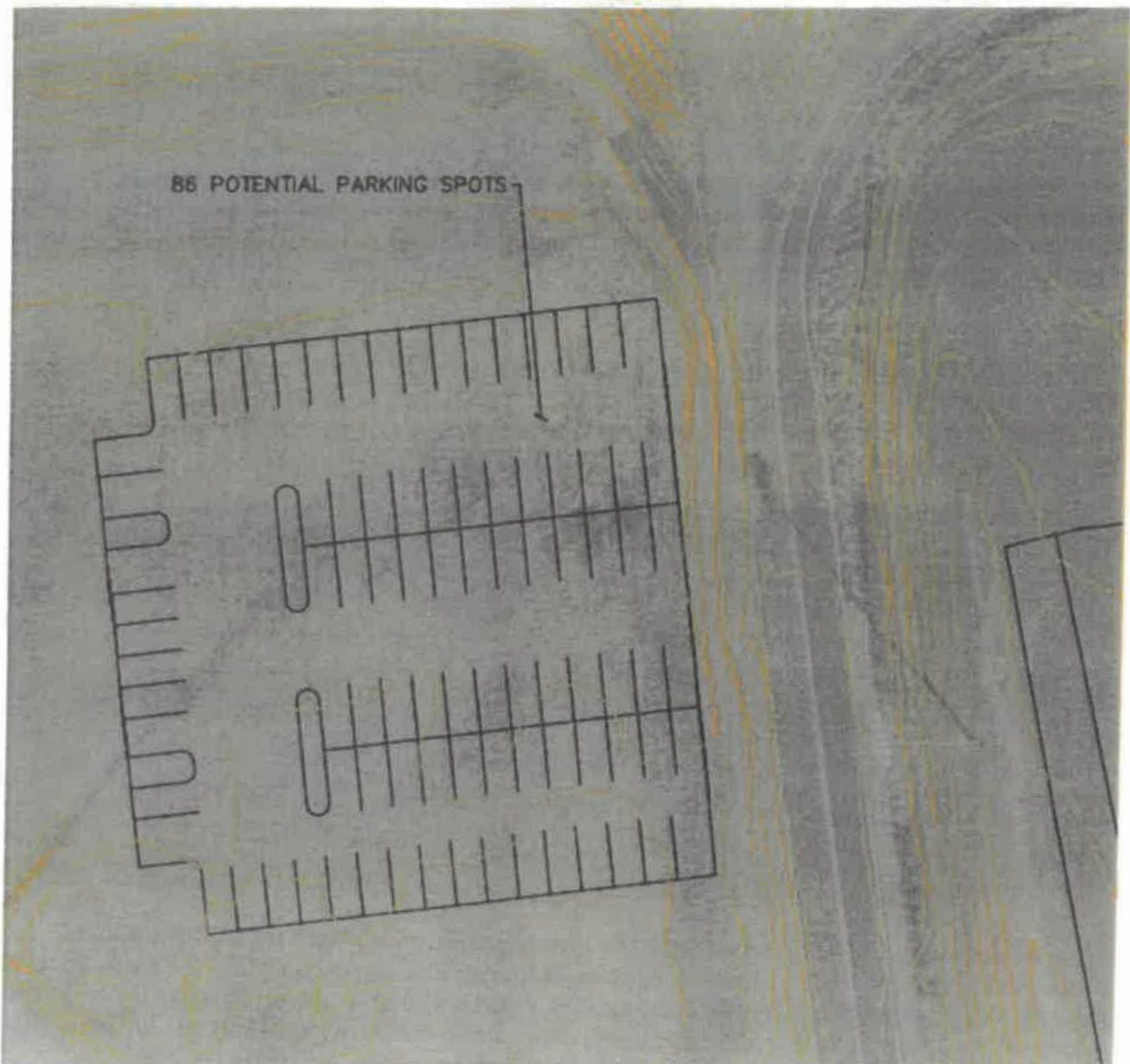


The pickleball courts could be laid out as shown in the drawing below:



This layout would likely necessitate the construction of a short retaining wall (approximately one-foot in height) and would consume approximately 54 parking spaces. The majority of the parking spaces can be saved and the parking lot will still flow and function as originally intended. The pickleball courts will drain to the south and will result in a negligible increase in impervious area. Accordingly, the stormwater within the existing parking lot can be accommodated by the existing infrastructure. Additional impervious surface will be created by the construction of a new parking lot to the west and stormwater facilities will be necessary in that area.

In order to offset the loss of parking, the City Staff would pursue property acquisition, an easement, or parking agreement with the Levee District for the use of the area immediately west of the entrance road. This subject has been broached with the Levee District, and they are conceptually agreeable to such an arrangement. A schematic parking lot design is shown below. This proposed parking lot would add 86 spaces, resulting in a net gain of 32 spaces. As this site is currently unimproved and in close proximity to the Levee, the construction of a parking lot would require MSD and Levee District approval. This process could commence concurrently with the construction of the pickleball courts.



If Council approved the construction of pickleball courts near the A concession stand at the CVAC, the estimated costs are as shown on the next page. Please note that

these costs are based upon a preliminary site evaluation, and actual costs may vary substantially once a final design is completed. Additionally, these costs assume the land or easement for the additional parking lot can be acquired at no cost. The detailed cost estimate is attached and labeled as Appendix A.

Sitework	\$89,000
Construction of six pickleball courts	\$680,553
Parking Lot (including design and permits)	<u>\$365,000</u>
TOTAL	\$1,134,553

CENTRAL PARK

As you know, the original location delineated for pickleball courts within Central Park was the southwest corner of Chesterfield Parkway and Main Circle Drive. The City Council has determined that this location should not be considered for pickleball, and the PRA has directed Staff to study Central Park and offer an alternate location within Central Park.

In response to the direction from City Council, the City Staff has studied Central Park and looked into three other options for pickleball courts. While two of these options contain challenges, one appears to be ideal for pickleball courts. First, let us consider the two options that are NOT recommended, starting with an option just south of Burkhardt Place, west of the YMCA.



This location, shown above on the previous page in red, was quickly dismissed as a viable pickleball alternative. The grade of the site, lack of parking, proximity to restrooms, and size of the site make it unattractive as a location for pickleball courts.

The second location we investigated was the eastern portion of the aquatic center parking lot, shown below. This location has some advantages, including proximity to restrooms, nearby parking, and drainage accommodations within the existing lot. However, the layout of the parking lot and grade of the parking lot (4.4% here vs. 1.5% at CVAC) make this a difficult space to use for pickleball. Additionally, it is not ideal to lose the parking spaces that would be consumed by these courts. While this space is not impossible, it was not chosen as the preferred option. You will note from the drawing below that orienting pickleball courts in the desired north/south configuration cannot be accommodated without impacting the drive aisles.

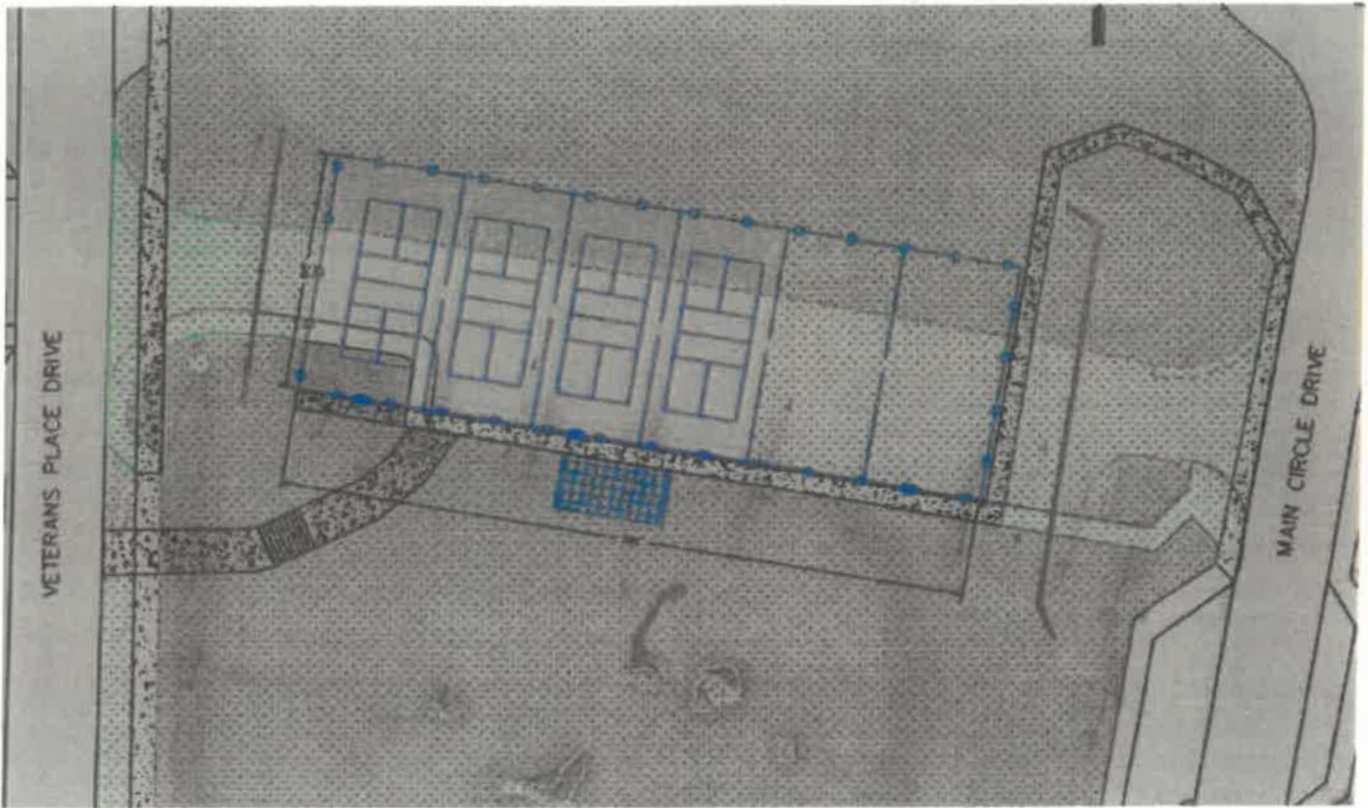


It quickly became apparent that there was a third alternative that seems to meet all of the needs for pickleball, at a desirable location within Central Park. This location is shown below, in blue.

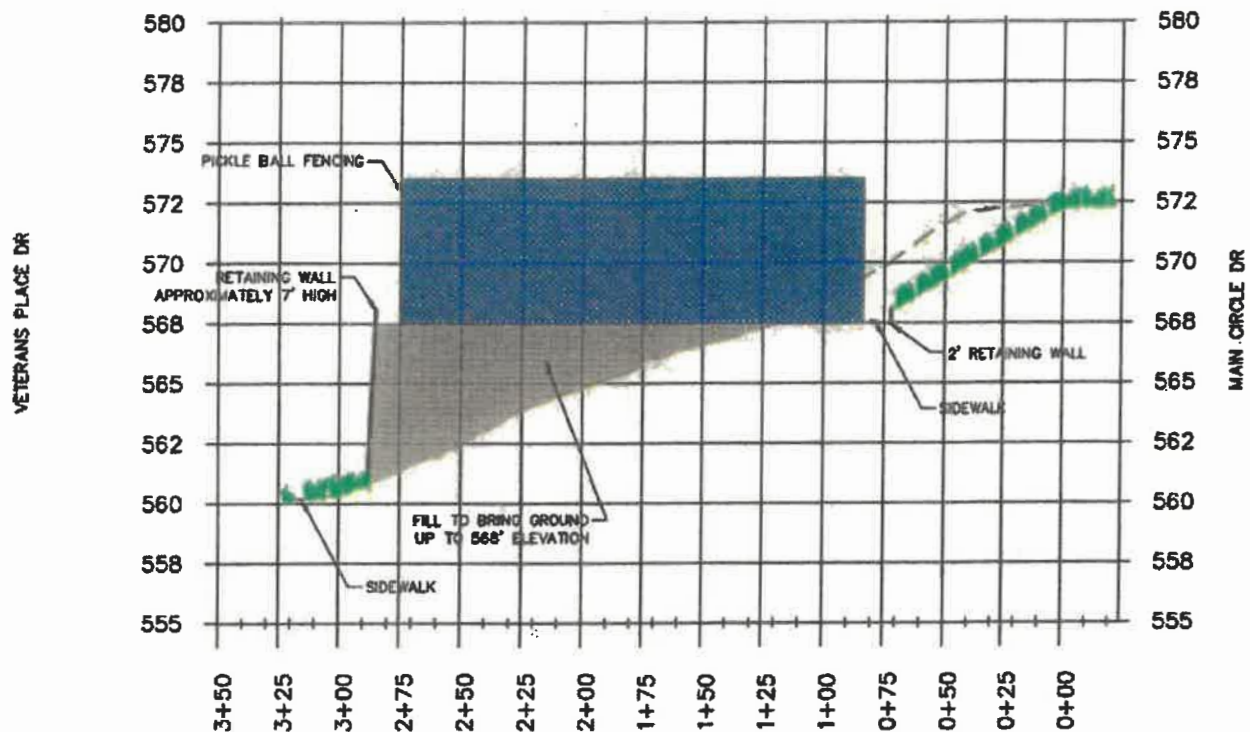


As you can see, this is within an existing small parking lot located immediately west of Main Circle Drive and north of The Awakening. The area is close to parking and public restrooms, and not immediately adjacent to Chesterfield Parkway. Further, because the area is currently paved, it minimizes the loss of green space while allowing for additional plaza and flex space for community events. However, it does eliminate 21 existing parking spaces.

In order to convert this space to pickleball courts, the lot would need to be modified to eliminate the vehicular connections to Main Circle Drive or Veterans Place Drive. As shown on the drawing below, we believe this site could easily accommodate four to six pickleball courts.



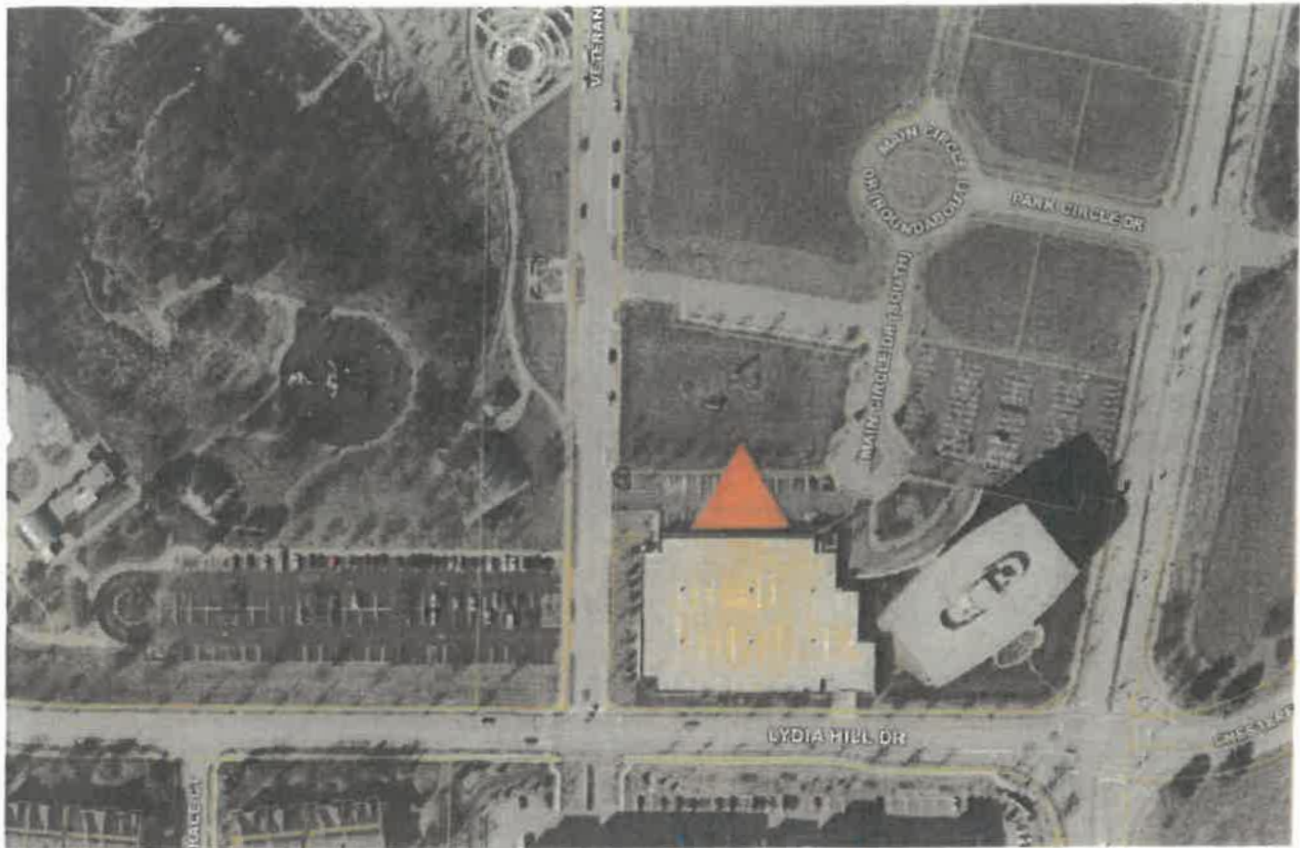
An approximate eight-foot maximum height retaining wall would be constructed at the west end of the lot in order to reduce the grade of the existing lot and accommodate the grade necessary for pickleball. A small retaining wall, two feet in height or less, may also be necessary on the east end of the lot. The following drawing shows a conceptual cross section of the area and how the retaining walls would allow the site to be improved for pickleball courts.



A secondary benefit of choosing this site is that in addition to pickleball, the area can be converted to accommodate community event space desired by the Parks, Recreation, and Arts Department. Per Parks, Recreation, and Arts Director Tom McCarthy "This checks of some of our concepts and ideas that came out of the Central Park Master Plan process such as creating flexible space for more community programs and removing the existing street connection between Park Circle Drive and Veterans Place Drive, thus creating a plaza area. The addition of the pickleball courts here also seeks to more directly integrate 'The Awakening' into the park, which was mentioned in the Master Plan. I believe this is by far the best place in Central Park for the pickleball courts and it increases the City's flexible event space. In the future this area is ideal for 'back of house' space during large scale events, or the courts could also be used for a large tented space to add additional shaded areas during park events." In order to allow for these accommodations, the pickleball courts would need to be constructed in such a manner that the nets and fencing could be removed during large events.

One complication of the use of this site for pickleball courts is the vehicular flow along Main Circle Drive. As you know, the construction of the remaining section of Main Circle Drive north from the roundabout to Veterans Place Drive is scheduled for construction in 2022. This section of road allows the closure of Veterans Place Drive during large events and permits cars to travel around the area utilizing Main Circle Drive. Removing this parking lot (and the drive lane contained therein) means that vehicles will need an alternate means to travel from Veterans Place to Main Circle Drive at the south end of the park. Fortunately, this can be accommodated by the

City acquiring an easement (or use agreement) over the parking lot owned by Gershman, shown on the next page in orange. By acquiring the rights to this parking lot, the City could successfully route vehicles around Central Park any time Veterans Place Drive is closed, as we have actually done during prior events.



If Council approves the construction of pickleball courts within the current parking lot north of The Awakening, the estimated costs are as follows. Please note that these costs are based upon a preliminary site evaluation, and actual costs may vary substantially once a final design is completed. Additionally, these costs assume the adjacent parking lot or easement can be acquired at no cost. The detailed cost estimate is attached and labeled as Appendix B.

Sitework	\$363,500
Construction of four pickleball courts	<u>\$398,390</u>
TOTAL	\$761,890

Please note that \$143,000 of the sitework cost is related to fill material (furnish and compaction). That line item could be substantially reduced if a fill source can be located and fill material donated. Another option to reduce costs would be to regrade the area immediately north of this site to generate the required fill material.

Conclusion

It is the City Staff's findings that these are the two preferred locations for pickleball courts at the CVAC and Central Park. Should you have questions or need additional information, please let me know.

APPENDIX A

CVAC Pickleball Courts and Parking Area

Conceptual Cost Estimate

Line Item	Quantity	Unit Price	Unit Totals
Site Work for Pickleball Courts			
Mobilization	1 LS	\$ 5,000.00	\$ 5,000.00
Removal of Existing Improvements	1 LS	\$ 4,000.00	\$ 4,000.00
Traffic Control	1 LS	\$ 1,500.00	\$ 1,500.00
Mechanically Stabilized Earth Retaining Walls	370 SF	\$ 50.00	\$ 18,500.00
Curb Ramps	2 EA	\$ 1,200.00	\$ 2,400.00
Inlet Protection	2 EA	\$ 250.00	\$ 500.00
Silt Fence	200 LF	\$ 4.00	\$ 800.00
Pulverize and Grade Existing Asphalt Parking Lot	1 LS	\$ 20,000.00	\$ 20,000.00
Crushed Stone Base (Wedge Course for leveling)	260 TN	\$ 45.00	\$ 11,700.00
Type 5 Aggregate Base (4")	70 SY	\$ 10.00	\$ 700.00
Type "C" Bituminous Concrete Pavement 2"	70 SY	\$ 10.00	\$ 700.00
Type "X" Bituminous Concrete Pavement 6"	70 SY	\$ 43.00	\$ 3,010.00
Crosswalk Pavement Striping	1 LS	\$ 1,500.00	\$ 1,500.00
Wheel Stops	26 EA	\$ 150.00	\$ 3,900.00
Site Work for Pickleball Court Subtotal			\$ 74,210.00
20% Construction Contingency			\$ 14,842.00
Site Work for Pickleball Court Subtotal (with contingency)			\$ 89,052.00
Parking Area (~160'x160' and 86 spaces +/-)			
Mobilization	1 LS	\$ 5,000.00	\$ 5,000.00
Permitting	1 LS	\$ 5,000.00	\$ 5,000.00
Type 5 Aggregate Base (4")	2900 SY	\$ 10.00	\$ 29,000.00
7" Portland Cement Concrete Pavement	2900 SY	\$ 55.00	\$ 159,500.00
4" White Striping	1650 LF	\$ 2.00	\$ 3,300.00
Wheel Stops	86 EA	\$ 150.00	\$ 12,900.00
Water Quality	1 LS	\$ 20,000.00	\$ 20,000.00
4" Sidewalk Path from Parking Area to Pickleball Courts (6' Wide)	2970 SF	\$ 7.50	\$ 22,275.00
Crosswalk Pavement Striping	1 LS	\$ 1,500.00	\$ 1,500.00
Curb Ramps	2 EA	\$ 1,200.00	\$ 2,400.00
Restoration/Seed	700 SY	\$ 5.00	\$ 3,500.00
Parking Area Subtotal			\$ 264,375.00
20% Construction Contingency			\$ 52,875.00
Engineering Design - 15% of Construction Cost			\$ 47,587.50
Parking Area Total (with contingency and design)			\$ 364,837.50
Pickleball Courts and Site Furnishings			
See Byrne & Jones Proposal			\$ 680,553.00
Pickleball Courts and Site Furnishings Subtotal			\$ 680,553.00

CVAC TOTAL (6 Courts and Add'l Parking) = \$1,134,442.50

APPENDIX B

**Central Park Pickleball Courts
Conceptual Cost Estimate**

Line Item	Quantity	Unit Price	Unit Totals
Site Work for Pickleball Courts			
Mobilization	1 LS	\$ 5,000.00	\$ 5,000.00
Removal of Existing Improvements	1 LS	\$ 10,000.00 LS	\$ 10,000.00
Traffic Control	1 LS	\$ 2,500.00	\$ 2,500.00
Excavation and Placement (On-Site Material)	150 CY	\$ 22.00 CY	\$ 3,300.00
Furnish and Compact Fill (Import Material)	2590 CY	\$ 55.00 CY	\$ 142,450.00
Tree Removal	10 EA	\$ 500.00 EA	\$ 5,000.00
Removal and Replacement of Lights	3 EA	\$ 2,500.00 EA	\$ 7,500.00
Mechanically Stabilized Earth Retaining Walls	1440 SF	\$ 50.00 SF	\$ 72,000.00
Stairs	144 SF	\$ 60.00 SF	\$ 8,640.00
4" Sidewalk	4600 SF	\$ 7.50 SF	\$ 34,500.00
Curb Ramps	2 EA	\$ 1,200.00 EA	\$ 2,400.00
6" Type "S" Vertical Curb	180 LF	\$ 15.00 LF	\$ 2,700.00
Convert Curb Inlet to Area Inlet	1 EA	\$ 4,250.00 EA	\$ 4,250.00
Contractor Furnished Staking and Surveying	1 LS	\$ 2,000.00 LS	\$ 2,000.00
Restoration/Seed	2840 SY	\$ 5.00 SY	\$ 14,200.00
Inlet Protection	2 EA	\$ 250.00 EA	\$ 500.00
Silt Fence	250 LF	\$ 4.00 LF	\$ 1,000.00
Site Work for Pickleball Court Subtotal			\$ 302,940.00
20% Construction Contingency			\$ 60,588.00
Site Work for Pickleball Court Subtotal (with contingency)			\$ 363,528.00
Pickleball Courts and Site Furnishings			
See Byrne & Jones Proposal			\$ 398,390.00
Pickleball Courts and Site Furnishings Subtotal			\$ 398,390.00

CENTRAL PARK TOTAL (4 Courts) = \$761,918.00



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

DATE: 1/27/22

CVAC Pickleball Courts
Attn: Thomas McCarthy
Director of Parks, Recreation and Arts
City of Chesterfield

Dear Mr. McCarthy,

On behalf of Byrne & Jones Construction's Sports Division, I would first like to thank you for the opportunity to submit our proposal for the CVAC Pickleball Project. We have reviewed the project thoroughly and we are confident that we have provided a competitive and attractive package for the district.

Founded in 1976, Byrne & Jones Construction is a privately held construction company in our 45th year of business. In 2020, our revenue was over \$120 million dollars. Despite our rapid growth in recent years, Byrne & Jones Construction remains a debt free organization.

Our Team has been in the Sports Construction industry for over 35 years. In the early 1980's we began building asphalt running tracks, which quickly led to the installation of all-weather running track surfacing. Since then, we have completed over 500 track projects across the Midwest. In 2004, we broke into the synthetic turf field industry with our first field at Washington University in St. Louis, MO. We now have over 400 athletic field projects under our belts averaging 25+ annually over the last 3 years. Just last year we became one of the few members of the 30/30 club participating in the construction of over 30 fields and 30 tracks.

Our approach to sports construction is unique: we are the most knowledgeable builders in the synthetic and running track business. Currently, we are the only construction company in the *American Sports Builders Association (ASBA)* with **EIGHT (8) Certified Synthetic Turf Field Builders, FOUR (4) Certified Track Builders, and an ASBA Board of Directors member on staff**. Our agenda is NOT to sell track or turf systems. It's to match the best surface to the owner's goals. Our goal is to build the best facility for the owner's needs and budget. By being a turn-key full-service builder, we control the production schedule and eliminate the risks and added mark-up by having subcontractors on the job. Our crews are dedicated solely to our sports division and we have the most advance equipment to build your field according to the owner's and designer's specifications.

Our resume includes work with the NFL, Frontier League, NCAA, Parks & Recreation Departments, private soccer clubs, countless high schools, and **EIGHT (8) ASBA Distinguished Field Awards**.

In the following pages you will find our proposal for your review. If you have any questions or need anything at all, please feel free to contact me directly.

Sincerely,

Matt Hicks, CFB-S
Director of Sales & Preconstruction
Byrne & Jones Construction | Sports Division
314-809-3851



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Byrne & Jones

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PROJECT	CVAC Pickleball Project	DATE	1/27/22
TO	Thomas McCarthy	PLANS	Chesterfield Option 2
FROM	Martha Davis-Goldstein	SPECS	ASBA Standards

GENERAL CONDITIONS

- o Provide on-site supervision of all staging area, material and equipment delivery
- o Mobilization of necessary material, equipment and labor to the job site
- o Professional Surveyor provided for layout of our work
- o Payment and Performance bonds included

PICKLEBALL CONSTRUCTION- 6 COURTS

- o Arrive on site with aggregate base prepared by others +/- 1'
- o Fine grade and dig for footings, drains, and thickened edge
- o Install net and fence footings
- o Install trench and collection drain
- o Install post-tension concrete court system
- o Install 8' black vinyl coated chain link fencing around perimeter of courts with 6 gates and windscreens
- o Install 4' black vinyl coated chain link fencing dividing the courts
- o Install 6x18" concrete curb around tree bed
- o Install 10' wide concrete sidewalk and 1 ADA ramp
- o Install a 2 coat acrylic surface for the court area
- o Install lighting for pickleball play
- o Patch and repair asphalt and concrete areas as needed for our work

CVAC Cost
6 Courts
Includes lighting and
sidewalk

TOTAL INVESTMENT: \$680,552.62

ALTERNATES

- o Install ProBounce surface in lieu of post-tension concrete (6 courts) Deduct \$41,200
- o Remove installation of lighting Deduct \$105,000



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WARRANTIES

- o 1 year general contractors warranty
- o 5 year ProBounce surface warranty

NOTES/EXCLUSIONS

1. Includes mobilization in (1) phase.
2. Price based on normal working hours and days with complete access to the job site.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Excludes: Pulverize asphalt parking lot in court and tree bed area
6. Excludes: Grade the pulverized material to achieve rough grade +/- .10'
7. Any modification to rock, asphalt, and material type must be mutually agreed upon.
8. Assumes large enough power source on site and within 100' of courts for lighting installation
9. Price does not include any Ameren fees or installation.
10. Price does not include any pavement repairs due to construction traffic.
11. Price does not include any work not specified in the above scope of work.
12. Unless otherwise noted, Soil Stabilization is not included in this proposal.
13. This proposal excludes any and all time delays and cost increases arising from or related to COVID-19 virus an any government or third party action in response thereto.
14. **TIPS Contract Numbers 20020502 & 200201**
15. Pricing is good for 30 days from the date listed on the proposal.

Best Regards,

M. Davis-G.

Martha Davis-Goldstein
Project Manager – Court Specialist
Byrne & Jones Construction- Sports Division
13940 St. Charles Rock Road.
St. Louis, MO 63044
Cell: (314) 412-9830
marthadg@byrneandjones.com

Signature



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FAX: (314) 567-1828

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DATE: 1/27/22

Chesterfield Central Park Pickleball Courts
Attn: Thomas McCarthy
Director of Parks, Recreation and Arts
City of Chesterfield

Dear Mr. McCarthy,

On behalf of Byrne & Jones Construction's Sports Division, I would first like to thank you for the opportunity to submit our proposal for the Chesterfield Central Park Pickleball Project. We have reviewed the project thoroughly and we are confident that we have provided a competitive and attractive package for the district.

Founded in 1976, Byrne & Jones Construction is a privately held construction company in our 45th year of business. In 2020, our revenue was over \$120 million dollars. Despite our rapid growth in recent years, Byrne & Jones Construction remains a debt free organization.

Our Team has been in the Sports Construction industry for over 35 years. In the early 1980's we began building asphalt running tracks, which quickly led to the installation of all-weather running track surfacing. Since then, we have completed over 500 track projects across the Midwest. In 2004, we broke into the synthetic turf field industry with our first field at Washington University in St. Louis, MO. We now have over 400 athletic field projects under our belts averaging 25+ annually over the last 3 years. Just last year we became one of the few members of the 30/30 club participating in the construction of over 30 fields and 30 tracks.

Our approach to sports construction is unique: we are the most knowledgeable builders in the synthetic and running track business. Currently, we are the only construction company in the *American Sports Builders Association (ASBA)* with **EIGHT (8) Certified Synthetic Turf Field Builders, FOUR (4) Certified Track Builders, and an ASBA Board of Directors member** on staff. Our agenda is NOT to sell track or turf systems. It's to match the best surface to the owner's goals. Our goal is to build the best facility for the owner's needs and budget. By being a turn-key full-service builder, we control the production schedule and eliminate the risks and added mark-up by having subcontractors on the job. Our crews are dedicated solely to our sports division and we have the most advance equipment to build your field according to the owner's and designer's specifications.

Our resume includes work with the NFL, Frontier League, NCAA, Parks & Recreation Departments, private soccer clubs, countless high schools, and EIGHT (8) ASBA Distinguished Field Awards.

In the following pages you will find our proposal for your review. If you have any questions or need anything at all, please feel free to contact me directly.

Sincerely,

Matt Hicks, CFB-S
Director of Sales & Preconstruction
Byrne & Jones Construction | Sports Division
314-809-3851



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PROJECT	Chesterfield Central Park Pickleball Project	DATE	1/24/22
TO	Thomas McCarthy	PLANS	CentralPark_Pickleball provided by Chesterfield
FROM	Martha Davis-Goldstein	SPECS	ASBA Standards

As a Certified Synthetic Turf Field and Running Track Builder, Byrne & Jones Construction is pleased to provide a quotation for the project listed above to include the scope of work listed below:

GENERAL CONDITIONS

- Provide on-site supervision of all staging area, material and equipment delivery
- Mobilization of necessary material, equipment and labor to the job site
- Professional Surveyor provided for layout of our work
- Payment and Performance bonds included

POST-TENSION PICKLEBALL COURTS

- Arrive on site with aggregate base prepared by others +/- 1'
- Fine grade and dig thickened edge
- Install fence and lighting footings
- Install 6" base aggregate
- Install post-tension concrete court system
- Install 5' black double picket aluminum fencing around perimeter of courts with 3 gates
- Install a 2 coat acrylic surface for the court area
- Install lighting for pickleball play
- Backfill, seed and straw areas as needed for our work



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Central Park Cost
4 Courts
Includes lighting, does not include sidewalk

OPTION #1- 4 POST-TENSION PICKLEBALL COURTS

Total Investment: \$398,390

ALTERNATES

- o Install concrete sidewalk per plans Add \$73,770
- o Install 5' black vinyl coated chain link fencing Deduct \$11,040
- o Install ProBounce surface in lieu of post-tension concrete (4 courts) Deduct \$40,000
- o Remove installation of lighting Deduct \$80,000

OPTION #2- 6 POST-TENSION PICKLEBALL COURTS

Total Investment: \$509,420

ALTERNATES

- o Install concrete sidewalk per plans Add \$73,770
- o Install 5' black vinyl coated chain link fencing Deduct \$14,460
- o Install ProBounce surface in lieu of post-tension concrete (6 courts) Deduct \$65,000
- o Remove installation of lighting Deduct \$105,000

WARRANTIES

- o 1 year general contractors warranty
- o 5 year ProBounce surface warranty

NOTES/EXCLUSIONS

1. Includes mobilization in (1) phase.
2. Price based on normal working hours and days with complete access to the job site.
3. Price based on mutually agreeable contract language.
4. Price based on tax exempt pricing.
5. Excludes: Portable net systems
6. Excludes: Grade the pulverized material to achieve rough grade +/- .10'
7. Assumes large enough power source on site and within 100' of courts for lighting installation
8. Price does not include any Ameren fees or installation.
9. Any modification to rock, asphalt, and material type must be mutually agreed upon.
10. Price does not include any pavement repairs due to construction traffic.
11. Price does not include any work not specified in the above scope of work.
12. Unless otherwise noted, Soil Stabilization is not included in this proposal.
13. This proposal excludes any and all time delays and cost increases arising from or related to COVID-19 virus an any government or third party action in response thereto.
14. **TIPS Contract Numbers 20020502 & 200201**
15. Pricing is good for 30 days from the date listed on the proposal.



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Best Regards,

M. Davis-G.

Martha Davis-Goldstein
Project Manager – Court Specialist
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Signature



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what City's have cricket fields



RECORD OF PROCEEDING

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

MARCH 21, 2022

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 Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Tom DeCampi
Councilmember Gary Budoor

APPROVAL OF MINUTES

The minutes of the March 7, 2022 City Council meeting were submitted for approval. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve the March 7, 2022 City Council minutes. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

INTRODUCTORY REMARKS

Mayor Nation announced that the General Municipal Election will be held on Tuesday, April 5 and urged everyone to vote.

Mayor Nation announced that the next meeting of City Council is scheduled for Tuesday, April 19, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mayor Nation presented a proclamation in recognition of the 100th Anniversary of the Philanthropic Educational Organization (PEO).

Ms. Louise Nation, 17669 Bridgeway Drive, spoke in support of Pickleball.

Ms. Jeannie Aumiller, McBride Homes, spoke on behalf of McBride Homes in support of Bill No. 3385 (P.Z. 08-2021 McBride Byrne LLC [Boone's Ridge]), Bill No. 3386 (P.Z. 11-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]), and Bill No. 3387 (P.Z. 12-2021 Estates at Fire Rock [McBride Berra Land Co., LLC]).

Ms. Jessica Clark, 1007 Chesterfield Forest Drive, Wildwood, introduced herself as a candidate for the Rockwood School Board.

Mr. Manish Patel, 934 Silver Buck Lane, spoke in support of Cricket.

Mr. Ravikumar Chockalingam, 16762 Benton Taylor Drive, spoke in support of Cricket.

APPOINTMENTS

There were no appointments scheduled on the agenda for this meeting.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3385 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the "NU" Non-Urban District and "E-1AC" Estate District to an "E-1/2AC" Estate District with a Wild Horse Creek Road Overlay District designation for a 26.8-acre tract of land located on the north side of Wild Horse Creek Road and across from Wildhorse Parkway Drive (P.Z. 08-2021 McBride Byrne LLC [Boones' Ridge] 18V520115, 18V520126, 18V520160, 18V520027, 18V510381) **First Reading – Planning Commission recommends approval with setback modification. Planning & Public Works Committee recommends approval with setback**

modification and landscape buffer modification. There are two proposed amendments, each of which requires separate, 2/3rds, majority vote for approval. Green Sheet Amendment recommended by Planning & Public Works Committee. Only one of the amendments is in the proposed green sheet

Bill No. 3386 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “LLR” Large Lot Residential District to the “E-1AC” Estate One Acre District for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 11-2021 {McBride Berra Land Company, LLC.} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Bill No. 3387 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1AC” Estate One Acre District to a “PUD” Planned Unit Development for a 35.0-acre tract of land located at 17803, 17815 and 17831 Wild Horse Creek Road (P.Z. 12-2021 {McBride Berra Land Company, LLC} 18V130099, 18V140065, & 18V140098) **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Mary Monachella, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Hurt, for the first reading of Bill Nos. 3385, 3386 and 3387.

Councilmember Mastorakos made a motion to amend Bill No. 3385, seconded by Councilmember Moore, to eliminate the landscape buffer requirement on Lots 1B and 2B. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to accept the proposed modification to the structure setback for Bill No. 3385. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

A voice vote was taken on the motion for first reading of Bill Nos. 3385, 3386 and 3387, with a unanimous affirmative result and the motion was declared passed. Bill Nos. 3385, 3386 and 3387 were read for the first time.

Councilmember DeCampi made a motion, seconded by Councilmember Wahl, to suspend the rules and read Bill Nos. 3385, 3386 and 3387 for the second time, since they were delayed due to a weather-related meeting cancellation. A roll call vote was taken with the following results: Ayes – DeCampi, Wahl and Budoor. Nays – Mastorakos, McGuinness, Moore, Monachella and Hurt. Mayor Nation declared the motion failed.

Bill No. 3388 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District and “R-1” Residential District to an “E-1/2 AC” Estate District for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 17-2021 Legends at Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3388. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3388 was read for the first time.

Bill No. 3389 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “E-1/2 AC” Estate District to “PUD” Planned Unit Development for a 9-acre tract of land located on the south side of Outer 40 Road and east side of Schoettler Road [P.Z. 18-2021 Legends At Schoettler Pointe, 19S640152 & 19S640657] **First Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Monachella made a motion, seconded by Councilmember Moore, for the first reading of Bill No. 3389. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3389 was read for the first time.

Bill No. 3390 Amends Article 04, Section 405.04.050 Sign Requirements and Article 10 Section 405.10.040 Signage Terms of the Unified Development Code {P.Z. 16-2021 City of Chesterfield (Unified Development Code-Articles 4 and 10)} **First Reading – Planning Commission recommends Approval. Planning & Public Works Committee recommends approval, as amended. Green Sheet Amendments recommended by Planning & Public Works Committee**

Councilmember Monachella made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3390, with the green sheet amendment incorporated. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3390 was read for the first time.

Councilmember Monachella announced that the next meeting of this Committee is scheduled for Thursday, May 5, 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.

Parks, Recreation & Arts Committee

Councilmember Mary Ann Mastorakos, Chairperson of the Parks, Recreation & Arts Committee, summarized the status of recommendations for Central Park Pickleball courts. Councilmember DeCampi made a motion, seconded by Councilmember McGuinness, to postpone action indefinitely, relative to Pickleball courts.

Councilmember Wahl made a motion to amend, seconded by Councilmember Budoor, to postpone action on Pickleball courts and to refer the issue to the Parks, Recreation and Arts Committee for their first meeting after the April 2022 election. A voice vote was taken with a unanimous affirmative result and the motion to amend was declared passed.

A voice vote was taken on the original motion as amended, with a unanimous affirmative result and the motion, as amended, was declared passed.

Public Health & Safety Committee

Bill No. 3383 Amends municipal code chapter 605 regulating commercial solicitation **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember Tom DeCampi, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No. 3383. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3383 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3383 with the following results: Ayes – Hurt, DeCampi, Moore, Monachella, Mastorakos, Budoor, Wahl and McGuinness. Nays – None. Whereupon Mayor Nation declared Bill No. 3383 approved, passed it and it became **ORDINANCE NO. 3185**.

Bill No. 3384 An ordinance of the City of Chesterfield amending the municipal code related to vehicle tampering by adding a new section to be known as Vehicle Prowling **(Second Reading) Public Health and Safety Committee recommends approval**

Councilmember DeCampi made a motion, seconded by Councilmember Budoor, for the second reading of Bill No. 3384. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3384 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3384 with the following results: Ayes – Moore, Budoor, Wahl, Hurt, DeCampi, McGuinness, Mastorakos and Monachella. Nays – None. Whereupon Mayor Nation declared Bill No. 3384 approved, passed it and it became **ORDINANCE NO. 3186**.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel indicated that there were no action items from the City Administrator on the agenda for this meeting.

OTHER LEGISLATION

There was no "Other Legislation" scheduled for this meeting.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda for this meeting.

NEW BUSINESS

There was no new business.

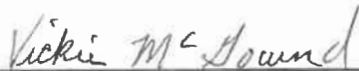
ADJOURNMENT

There being no further business to discuss, Mayor Nation adjourned the meeting at 8:21 p.m.



Mayor Bob Nation

ATTEST:



Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: 3/28/2022