



**AGENDA REVIEW MEETING
CHESTERFIELD CITY COUNCIL
Monday, July 18, 2022
6:00 PM**

I. Appointments – Mayor Bob Nation

II. Council Committee Reports

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

- 1. Bill No. 3396 - Street Acceptance – Fienup Farms** – An ordinance pertaining to the acceptance of Wilbur Court and a portion of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield.
Second Reading – Planning & Public Works Committee recommends approval.
- 2. Proposed Bill No. 3398 - P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)** – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “R4” Residence District to “R-6” Residence District for a 1.01-acre tract of land located on the north side of Conway Road [P.Z. 07-2021 15201 Conway Road, 18S330742]. **(First and Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial.**
- 3. Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village)** – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.6-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**
- 4. Proposed Resolution - ADA Transition Plan** – A resolution of the City Council of Chesterfield, Missouri adopting the City of Chesterfield ADA Transition Plan. **Planning & Public Works Committee recommends approval.**
- 5. Next Meeting – Thursday, July 21, 2022 (5:30pm)**

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

1. **Video Streaming of Council Meetings Policy** – The Finance and Administration Committee recommends adoption of a policy to provide video streaming of regularly scheduled meetings of City Council, intended to increase public participation in governance, increase transparency, and accommodate those individuals who may otherwise be unable to physically. (Voice Vote)
2. **FA Policy # 6 Revision – Neighborhood Improvement District** – The Finance and Administration Committee recommends changes to the City’s NID policy, providing updates and modifications to more fully recover the City’s expenses in the development, review, and adoption of Neighborhood Improvement Districts. **(Voice Vote)**
3. **FA Policy # 7 Revision – Community Improvement District** – The Finance and Administration Committee recommends changes to the City’s CID policy, expressly stating that the City’s position that unlike NID petitions, Community Improvement Districts will generally not be approved and CID applications will not be administratively received and processed without specific direction from the Finance and Administration Committee. **(Voice Vote)**
4. **Gamble & Schlemeier Contract Renewal** – The Finance and Administration Committee recommends renewal of the City’s professional services contract with Gamble & Schlemeier, which will expire in August of 2022, for another twelve-month term. **(Roll Call Vote required)**
5. **2023 Proposed City Council Meeting Schedule** – The Finance and Administration Committee recommends approval of the City Council meeting calendar for 2023.
6. **Employee Benefit Changes** – The Finance and Administration Committee recommends acceptance of modifications to the City’s employee benefit options, as recommended by the City Administrator and Executive Staff. Changes include elimination of the sick leave incentive program, addition of a paid Federal holiday, and addition of paid leave allocation for first year employees. The Committee also recommends authorization to amend the collective bargaining agreement with the Fraternal Order of Police if agreed. **(Roll Call Vote required)**
7. **Residential Re-occupancy Permits** - The Finance and Administration Committee has unanimously recommended that the City adopt a residential re-occupancy permit program. If approved by the full City Council, staff will prepare a contract amendment with St. Louis County referencing the appropriate building codes and forward an ordinance to City Council for adoption at the next meeting of City Council. **(Voice Vote Required).**
8. **Next Meeting – Monday, August 08, 2022 (4:00pm)**

C. Parks, Recreation and Arts Committee – Chairperson Gary Budoor,
Ward IV

1. Next Meeting – Not yet scheduled

D. Public Health and Safety Committee – Chairperson Aaron Wahl, Ward II

1. Next Meeting – Not yet scheduled

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

A. Bid Recommendation - Two Overhead Doors at Public Works Facility – Recommendation to accept the low bid submitted by Zumwalt Corporation and to authorize the City Administrator to approve a Purchase Order in the amount of \$29,140 to Zumwalt Corporation for the replacement of two overhead doors at the Public Works Facility. The 2022 Budget includes \$21,000 in Account 001-076-5470 for this purchase, and due to underruns experienced in the Facility Maintenance Division, there is adequate funding to cover the \$8,140 amount over-budget. **(Roll Call Vote) Department of Public Works recommends approval.**

B. Bid Recommendation - Solar Thermal System at City Hall – Recommendation to accept the low bid submitted by Prprotect Roofing and to authorize the City Administrator to approve a Purchase Order in the amount of \$59,000 to Prprotect Roofing for the dismantling and removal of the solar thermal system at City Hall. The 2022 Budget includes \$40,000 in Account 137-076-5470 for this project. The budget over-run will be accommodated by deferring one of the other ARPA line-items to 2023 or 2024. **(Roll Call Vote) Department of Public Works recommends approval.**

C. Bid Recommendation - Elevators at City Hall – Recommendation to accept the low bid submitted by Century Elevator Service and to authorize the City Administrator to approve a Purchase Order in the amount of \$175,000 to Century Elevator Service for the upgrade and modernization of the elevators at City Hall. The 2022 Budget includes \$160,000 in Account 137-076-5470 for this project. The budget over-run will be accommodated by deferring one of the other ARPA line-items to 2023 or 2024. **(Roll Call Vote) Department of Public Works recommends approval**

D. Re-appropriation of 2021 funding – Information Technologies – The 2021 budget included a \$10,000 appropriation for replacement of the network communication equipment which provides for phone and data connectivity between City Hall, Parks Facility, and the Public Works Facility. Staff delayed this purchase due to release of enhanced technology, improving the transfer rate and capacity between facilities. As such, I

request and recommend that the prior 2021 budgeted funds be re-appropriated within the 2022 budget. **(Roll Call Vote) Department of Information Technology recommends approval**

E. Budget Transfer Request – Purchase of Fingerprinting Machine - The Public Safety Fund includes funds which are collected by our court which are legally restricted for inmate security purposes. The current restricted balance is approximately \$43,300. I concur with the recommendation of Chief Johnson, in requesting a \$13,231 budgetary transfer within the Public Safety Fund, for the purpose of purchasing a new replacement fingerprinting machine, replacing our 17-year-old, obsolete, non-functional, finger print machine. **(Roll Call Vote) Police Department recommends approval**

IV. Other Legislation

V. Unfinished Business

VI. New Business

VII. Adjournment

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

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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
CITY COUNCIL MEETING
Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 18, 2022
7:00 PM

- 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** – June 20, 2022
 - B. Executive Session Meeting Minutes** – June 20, 2022

- VI. INTRODUCTORY REMARKS** – Mayor Bob Nation
 - A. Thursday, July 21, 2022 – Planning & Public Works (5:30pm)**
 - B. Monday, July 25, 2022 – Planning Commission (7:00pm)**
 - C. Monday, August 01, 2022 – City Council Meeting (7:00pm)**

- VII. COMMUNICATIONS AND PETITIONS** – Mayor Bob Nation

- VIII. APPOINTMENTS** – Mayor Bob Nation

- IX. COUNCIL COMMITTEE REPORTS**

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

- 1. Bill No. 3396 - Street Acceptance – Fienup Farms** – An ordinance pertaining to the acceptance of Wilbur Court and a portion of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield. **Second Reading – Planning & Public Works Committee recommends approval.**

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recover the City's expenses in the development, review, and adoption of Neighborhood Improvement Districts. **(Voice Vote)**

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1. Next Meeting – Not yet scheduled

X. REPORT FROM THE CITY ADMINISTRATOR – Mike Geisel

- A. Bid Recommendation - Two Overhead Doors at Public Works Facility –** Recommendation to accept the low bid submitted by Zumwalt Corporation and to authorize the City Administrator to approve a Purchase Order in the amount of \$29,140 to Zumwalt Corporation for the replacement of two overhead doors at the Public Works Facility. The 2022 Budget includes \$21,000 in Account 001-076-5470 for this purchase, and due to underruns experienced in the Facility Maintenance Division, there is adequate funding to cover the \$8,140 amount over-budget. **(Roll Call Vote) Department of Public Works recommends approval.**
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XI. OTHER LEGISLATION

XII. UNFINISHED BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

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AGENDA REVIEW – MONDAY, JULY 18, 2022 – 6:00 PM

An AGENDA REVIEW meeting has been scheduled to start at **6:00 PM, on Monday, July 18, 2022.**

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

City of Chesterfield
 Excess Checks (=> \$5,000)
 June 2022

DATE	CHECK #	VENDOR	DESCRIPTION	CHECK AMT	FUND
6/2/2022	1067	CCIMW	ZERO ENTRY PAINTING	\$ 6,884.00	137
6/2/2022	1068	GERSTNER ELECTRIC, INC.	HOLIDAY TREE ELECTRICAL WORK	10,853.18	137
6/9/2022	1069	ARROWHEAD ESTATES HOMEOWNERS' ASSOC.	ARROWHEAD ESTATES-SNOW REMOVAL REIMBURSEMENT	6,120.00	137
6/9/2022	1072	BAXTER RIDGE CONDOMINIUM ASSOCIATION	BAXTER RIDGE CONDOMINIUM-SNOW REMOVAL REIMBURSEMENT	6,570.00	137
6/9/2022	1074	BAYWOOD VILLAGES CONDOMINIUMS	BAYWOOD VILLAGES CONDO ASSOCIATION-SNOW REMOVAL	6,440.00	137
6/9/2022	1078	CHESTERFIELD VILLAGE CONDOMINIUM HOMES ASSOCIATION	CHESTERFIELD VILLAGE TOWNHOMES-SNOW REMOVAL REIMBURSEMENT	7,720.00	137
6/9/2022	1085	JACLYN OSTROWSKI	FOUR SEASONS-SNOW REMOVAL REIMBURSEMENT	7,293.00	137
6/9/2022	1087	GAMMA TREE EXPERTS	2022 STREET TREE AND STUMP REMOVALS	12,941.65	137
6/16/2022	1117	GAMMA TREE EXPERTS	2022 STREET TREE AND STUMP REMOVALS	24,441.85	137
6/23/2022	1122	ORGANIC SEDIMENT REMOVAL SYSTEMS LLC	LOWER POND MAINTENANCE, CITY HALL FACILITY	8,780.00	137
6/30/2022	1124	CONTEMPORARY PRODUCTIONS	DEPOSIT FOR 4TH OF JULY ENTERTAINMENT, BALANCE DUE	5,000.00	137
6/30/2022	1126	MURPHY COMPANY	3 WATER HEATERS AT CVAC	24,838.00	137
6/30/2022	1127	OUTDOOR LIGHTING PERSPECTIVE	BISTRO LIGHTING ENTERTAINMENT PLAZA	8,000.00	137
6/2/2022	48803	CCIMW	LAZY RIVER PAINT, LAZY RIVER POOL WASH, LAZY RIVER GUTTERS PRIME AND PAINT	11,833.00	119
6/9/2022	48827	G. R. ROBINSON SEED	AZOXY/STROBE, PROPICONAZOLE, ECO-GREEN MESA	7,579.96	119
6/9/2022	48851	R.L. MUELLER NATIONAL DIST. INC.	HOT DOGS, BUNS, PRETZELS, TUBES, NAPKINS, MUSTARD, CHIPS, CHEESE, CHICKEN STRIPS, FRIES, OIL, TUBES	5,914.90	119
6/16/2022	48870	CAPRI POOLS, LLC	POOL REPAIR LABOR, NETTING FOR LEISURE POOL	10,350.00	119
6/16/2022	48877	FREEDOM WELDING AND FABRICATION LLC	DESIGN, INSTALL, FABRICATE AUDIO & LIGHT BOOTH	15,077.50	119
6/16/2022	48906	R.L. MUELLER NATIONAL DIST. INC.	FRIES, CHICKEN STRIPS, HOT DOGS, BUNS, PRETZELS, TUBES, MUSTARD, RELISH, CHIPS, NAPKINS	6,051.05	119
6/16/2022	48915	THE PUBLIC RESTROOM COMPANY	RESTROOM IN LOGAN PARK	26,145.00	119
6/23/2022	48930	ENDEAVOR PARENT, LLC	DEPOSIT	5,000.00	119
6/23/2022	48935	JAMES A. CONWAY	CONCERT	5,000.00	119
6/23/2022	48943	R.L. MUELLER NATIONAL DIST. INC.	FRIES, CHICKEN STRIPS, HOT DOGS, BUNS, OIL, CATSUP, DIP, PRETZELS, CHIPS, SAUCE, TUBES	5,673.25	119
6/23/2022	48946	THOMAS MCVICAR	CONCERT	5,000.00	119
6/30/2022	48963	OUTDOOR LIVING OF ST. LOUIS	LIGHTING, BISTRO LIGHTING ENTERTAINMENT PLAZA	12,659.00	119
6/30/2022	48964	PEPSI BEVERAGE CO	SODA	8,006.26	119
6/30/2022	48967	RECOOPED TOURING, LLC	COOPER ALLEN CONCERT	5,000.00	119
6/30/2022	48969	SAM'S CLUB	SAM'S STATEMENT	6,695.99	119
6/30/2022	48978	THOMAS E SWAIN JR	FORTUNATE SON & DESPERADO CONCERT, DISCO INFERNO, BIG LOVE	9,000.00	119
6/2/2022	66766	BEELMAN LOGISTICS LLC	2021/2022 SALT DELIVERY & UNLOADING, SALT DELIVERY	17,161.92	001
6/2/2022	66772	COMPASS MINERALS AMERICA INC	2021/2022 SALT, SALT CO-OP	75,734.47	001
6/2/2022	66784	KONICA MINOLTA BUSINESS SOLUTIONS	COPIER/PRINTER/SCANNERS	14,000.00	001
6/2/2022	66799	RCCEEG	RCCEEG Contract	9,000.00	121
6/2/2022	66805	THE GRAVILLE LAW FIRM, LLC	MAR & APR 2022 PROFESSIONAL SERVICES	48,098.01	001
6/9/2022	66819	AUTHORIZED APPLIANCE	CITY HALL KITCHEN APPLIANCES, TRIM KITS FOR MICROWAVES-CITY HALL	15,873.00	001
6/9/2022	66826	COMPASS MINERALS AMERICA INC	SALT CO-OP	75,740.64	001
6/9/2022	66838	IDEAL LANDSCAPE MANAGEMENT	RIPIARIAN TRAIL PHASE II	75,167.92	120
6/9/2022	66841	LAMKE TRENCHING & EXCAVATING, INC.	2022 SELECTIVE SLAB REPLACEMENT PROJECTS A & B	434,452.58	120
6/9/2022	66852	PECKHAM GUYTON ALBERS & VIETS, INC	PROFESSIONAL SERVICES THROUGH 5-28-2022	15,392.50	001
6/9/2022	66861	TIMBERLINE PROFESSIONAL TREE CARE LLC	2022 STREET TREE AND STUMP REMOVALS	13,425.00	001
6/9/2022	66863	TOPE PLUMBING	1475 SHAGBARK-SEWER REPAIR	6,563.00	110
6/9/2022	66869	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS	17,354.52	121
6/16/2022	66878	AMEREN MISSOURI	690 CHESTERFIELD PKWY W-0627147004	12,477.24	001
6/16/2022	66889	DELTA DENTAL OF MISSOURI	JUNE 2022 HIGH & LOW PLAN DENTAL PREMIUMS	13,302.88	001
6/16/2022	66892	DON BROWN CHEVROLET, INC	ONE TON 2022 CHEVY SILVERADO	71,681.00	001
6/16/2022	66893	ED ROEHR SAFETY PRODUCTS	DEPARTMENT SUPPLIES	8,797.92	121
6/16/2022	66924	SHOCKEY CONSULTING SERVICES, LLC	PROCESS & STRATEGIC PLANNING, CRAFTING THE PLAN	5,495.00	001
6/16/2022	66933	TIMBERLINE PROFESSIONAL TREE CARE LLC	2022 STREET TREE AND STUMP REMOVALS	7,810.00	001
6/16/2022	66936	WILD HORSE HOTEL LLC	GRADING SURETY RELEASE - DOWNTOWN CHESTERFIELD, AC HOTEL	7,500.00	808
6/22/2022	66939	AMERICAN BANKERS INSURANCE COMPANY	Additional Flood Policies for: 17925 N OUTER 40 STAND 2 - 552022, 17891 N OUTER 40 MAINTENANCE BLDG-62022, 17925 N OUTER 40 - 82022	6,318.00	001
6/23/2022	66952	CUMMINS INC.	REPAIRS TO S-116	16,370.91	001
6/23/2022	66953	DELTA DENTAL OF MISSOURI	JULY 2022 HIGH & LOW DENTAL INSURANCE PREMIUMS	12,927.00	001
6/23/2022	66956	ED ROEHR SAFETY PRODUCTS	CHARGE GUARD HS UNIVERSAL CONTROL MODULE, VEHICLE CHANGEOVER EQUIPMENT	17,045.06	001/121
6/23/2022	66962	FOREMOST FITNESS GROUP, ,	TRUE FITNESS PALISADE CLIMBER EMERGE CONSOLE	5,949.00	001
6/23/2022	66980	PNC BANK	MAY - JUNE 2022 PNC MONTHLY STATEMENT	16,272.79	001
6/23/2022	66989	SPENCER CONTRACTING COMPANY	2021 ACCESSIBLE SIDEWALK RAMP IMPROVEMENTS	52,202.50	120
6/23/2022	66992	ST. LOUIS AREA HEALTH INSURANCE TRUST-MEDICAL	JULY 2022 HEALTH INSURANCE PREMIUM	199,767.19	001
6/23/2022	66996	THE HARTFORD-PRIORITY ACCOUNTS	JUNE 2022 LIFE/SUPPLEMENTAL INSURANCE PREMIUM	11,028.54	001
6/23/2022	67004	TREASURER-ST. LOUIS COUNTY	POLICE COMMUNICATIONS	17,354.52	121
6/30/2022	67019	GEOTECHNOLOGY INC.	2022 CONSTRUCTION AND INSPECTION TESTING SERVICES	11,475.79	120
6/30/2022	67026	OATES ASSOCIATES	WILSON AVENUE-DESIGN SERVICES	17,662.91	120
6/30/2022	67035	TOPE PLUMBING	1078 EAGLEPASS - SEWER REPAIR	6,483.16	110
				<u>\$ 1,616,752.56</u>	

Respectfully submitted by,
 John Hughes, Assistant Finance Director



<u>Fund Legend</u>	
General Fund	001
Sewer lateral fund	110
Police forfeiture fund	114
Parks	119
Capital Improvements	120
Public Safety	121
Everything from the ARPA Strategy should be coded to	137
Trust & Agency	808



RECORD OF PROCEEDING

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

JUNE 20, 2022

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

President Pro-Tem Mary Monachella 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

Councilmember Mary Monachella
Councilmember Aaron Wahl
Councilmember Mary Ann Mastorakos
Councilmember Dan Hurt
Councilmember Michael Moore
Councilmember Merrell Hansen
Councilmember Gary Budoor

ABSENT

Mayor Bob Nation
Councilmember Barbara McGuinness

APPROVAL OF MINUTES

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

INTRODUCTORY REMARKS

President Pro-Tem Monachella announced that City Hall will be closed on Monday, July 4, in observance of Independence Day.

President Pro-Tem Monachella announced that the next meeting of City Council is scheduled for Monday, July 18, at 7 p.m.

COMMUNICATIONS AND PETITIONS

Mr. John Marino, 1320 Cherry Glen Court, spoke in favor of the proposal to turf infields at the Chesterfield Valley Athletic Complex.

Councilmember Wahl made a statement summarized as follows:

In an effort to understand the City's issues with employee recruitment and retention, Councilmembers Wahl, Budoor and Hansen met with Mr. Geisel and Executive Staff – Mr. Geisel shared a summary of that meeting via email to all Council members.

We left the meeting with a greater appreciation of the challenges associated with recruiting and retaining quality employees, and we hope that City Council as a whole will affirm their desire to openly support Mr. Geisel's authority, allowing him creativity and flexibility to manage staff and do what is necessary and appropriate in order to successfully recruit, retain and manage employees, while staying within the confines of the City's budgetary and policy constraints.

Councilmembers Budoor and Hansen offered their support.

APPOINTMENTS

President Pro-Tem Monachella nominated Ms. Gail Choate, on behalf of Mayor Nation, for appointment to the Planning Commission. Councilmember Hurt made a motion, seconded by Councilmember Budoor, to appoint Ms. Gail Choate to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

President Pro-Tem Monachella nominated Mr. Khalid Chohan, on behalf of Mayor Nation, for appointment to the Planning Commission. Councilmember Wahl made a motion, seconded by Councilmember Hansen, to appoint Mr. Khalid Chohan to the Planning Commission for a term of four years. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

COUNCIL COMMITTEE REPORTS AND ASSOCIATED LEGISLATION

Planning/Public Works Committee

Bill No. 3393 Amends the Unified Development Code of the City of Chesterfield by changing the boundaries of the “NU” Non-Urban District to “PI” Planned Industrial District for a 16.6-acre tract of land located on the east side of North Eatherton Road [P.Z. 03-2022 530 North Eatherton Road, 16W130064] **Second Reading – Planning Commission recommends approval. Planning & Public Works Committee recommends approval**

Councilmember Dan Hurt, Chairperson of the Planning/Public Works Committee, made a motion, seconded by Councilmember Moore, for the second reading of Bill No.3393. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3393 was read for the second time. A roll call vote was taken for the passage and approval of Bill No. 3393 with the following results: Ayes – Mastorakos, Moore, Hansen, Wahl, Hurt, Monachella and Budoor. Nays – None. Whereupon President Pro-Tem Monachella declared Bill No. 3393 approved, passed it and it became **ORDINANCE NO. 3197.**

Bill No. 3396 Pertains to the acceptance of Wilbur Court and a portion of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield. **First Reading – Planning & Public Works Committee recommends approval**

Councilmember Hurt made a motion, seconded by Councilmember Budoor, for the first reading of Bill No. 3396. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3396 was read for the first time.

Councilmember Hurt made a motion, seconded by Councilmember Hansen, to approve a proposed resolution authorizing the disbursement of traffic generation assessment funds for the construction of Burkhardt Place. A roll call vote was taken with the following results: Ayes – Budoor, Wahl, Moore, Monachella, Hurt, Hansen and Mastorakos. Nays – None. The motion was declared passed. The successful resolution became Chesterfield Resolution No. 477.

Councilmember Hurt announced that the next meeting of this Committee is scheduled for Thursday, June 23, at 5:30 p.m.

Finance and Administration Committee

Councilmember Michael Moore, Vice-Chairperson of the Finance and Administration Committee, announced that he had no report this evening, and the next meeting of this Committee is scheduled for Monday, July 11, at 4:00 p.m.

Parks, Recreation & Arts Committee

Councilmember Gary Budoor, Chairperson of the Parks, Recreation & Arts Committee, made a motion, seconded by Councilmember Moore, to authorize the City Administrator to enter into a contract for the synthetic infield project via the TIPS Purchasing Cooperative, as recommended by the Parks, Recreation and Arts Committee. A roll call vote was taken with the following results: Ayes – Wahl, Monachella, Hurt, Moore, Budoor, Hansen and Mastorakos. Nays – None. President Pro-Tem Monachella declared the motion passed.

Public Health & Safety Committee

Bill No. 3397 Amends the Municipal Ordinance, Chapter 210, Article II offenses concerning Tobacco to reflect the change to State Law legislating the minimum age of sale of all tobacco products to 21. **First Reading – Public Health and Safety Committee recommends approval**

Councilmember Aaron Wahl, Chairperson of the Public Health & Safety Committee, made a motion, seconded by Councilmember Hansen, for the first reading of Bill No. 3397. A voice vote was taken with a unanimous affirmative result and the motion was declared passed. Bill No. 3397 was read for the first time.

REPORT FROM THE CITY ADMINISTRATOR

City Administrator Mike Geisel reported that Staff is recommending award of a contract for 2022 Sidewalk Project A. Based upon review of information provided by Director of Public Works/City Engineer Jim Eckrich, Mr. Geisel joined with him in recommending authorization for the City Administrator to enter into a contract with E. Meier Contracting for 2022 Sidewalk Project A, in an amount not to exceed \$245,000. Councilmember Moore made a motion, seconded by Councilmember Wahl, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Hansen, Monachella, Budoor, Mastorakos, Moore, Hurt and Wahl. Nays – None. Whereupon President Pro-Tem Monachella declared the motion passed.

City Administrator Geisel reported that Staff is recommending award of a contract for Chesterfield Amphitheater Sound System. Based upon review of information provided by Director of Parks, Recreation and Arts Thomas McCarthy, Mr. Geisel joined with him in recommending authorization for purchase of a replacement sound system for the Chesterfield Amphitheater, from Cignal, in the amount of \$96,127.70. Councilmember Wahl made a motion, seconded by Councilmember Moore, to approve this recommendation. A roll call vote was taken with the following results: Ayes – Mastorakos, Hansen, Wahl, Budoor, Moore, Hurt and Monachella. Nays – None. Whereupon President Pro-Tem Monachella declared the motion passed.

Mr. Geisel reported that Arch Nemesis Brewing, located at 17081 N. Outer 40 Road, #208, has requested a new liquor license to sell all kinds of liquor 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 Moore made a motion, seconded by Councilmember Hansen, to approve issuance of a new liquor license to Arch Nemesis Brewing. A voice vote was taken with a unanimous affirmative result and the motion was declared passed.

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, President Pro-Tem Monachella adjourned the meeting at 7:27 p.m.

President Pro-Tem Mary Monachella

ATTEST:

Vickie McGownd, City Clerk

APPROVED BY CITY COUNCIL: _____

UPCOMING MEETINGS/EVENTS

- A. Thursday, July 21, 2022 – Planning & Public Works (5:30pm)**
- B. Monday, July 25, 2022 – Planning Commission (7:00pm)**
- C. Monday, August 01, 2022 – City Council Meeting (7:00pm)**

COMMUNICATIONS AND PETITIONS

This section provides time for the public to speak and express their views during public comment. Each speaker is limited to not more than four minutes, after which, the City Administrator will indicate that their time has expired. It is important to remember that this section of the agenda is not intended or appropriate for debate or question and answer period. This is the public's opportunity to share their comments in a public forum.

APPOINTMENTS

There are no appointments scheduled for this meeting.

PLANNING AND PUBLIC WORKS COMMITTEE

Chair: Councilmember Hurt

Vice-Chair: Councilmember Monachella

Bill No. 3396 - Street Acceptance – Fienup Farms – An ordinance pertaining to the acceptance of Wilbur Court and a portion of Patchwork Fields in Fienup Farms as public streets in the City of Chesterfield. **Second Reading – Planning & Public Works Committee recommends approval.**

Proposed Bill No. 3398 - P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield) – An ordinance amending the Unified Development Code of the City of Chesterfield by changing the boundaries of the “R4” Residence District to “R-6” Residence District for a 1.01-acre tract of land located on the north side of Conway Road [P.Z. 07-2021 15201 Conway Road, 18S330742]. **(First and Second Reading) Planning Commission recommends denial. Planning & Public Works Committee recommends denial.**

Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) – A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.6-acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace. **(Voice Vote) Planning Commission recommends approval. Planning & Public Works Committee recommends approval, as amended.**

Proposed Resolution - ADA Transition Plan – A resolution of the City Council of Chesterfield, Missouri adopting the City of Chesterfield ADA Transition Plan. **Planning & Public Works Committee recommends approval.**

NEXT MEETING

The next meeting of the Planning and Public Works Committee is scheduled for Thursday, July 21st, 2022, at 5:30 pm.

If you have any questions or require additional information, please contact Director of Planning - Justin Wyse, Director of Public Works – Jim Eckrich, or me prior to Tuesday’s meeting.

MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*
James Eckrich, Director of Public Works/City Engineer *JME*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, June 23, 2022



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, June 23, 2022 in the Council Chambers.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Councilmember Michael Moore (Ward III); Chris Graville, City Attorney; Planning Commissioner Steve Wuennenberg; Planning Commissioner Jane Staniforth; Jim Eckrich, Director of Public Works/City Engineer; Justin Wyse, Director of Planning; Mike Knight, Assistant City Planner; Shilpi Bharti, Planner; and Kathy Juergens, Recording Secretary.

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

I. APPROVAL OF MEETING SUMMARY

A. Approval of the June 9, 2022 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of June 9, 2022. The motion was seconded by **Councilmember Monachella** and **passed by a voice vote of 4-0**.

II. UNFINISHED BUSINESS – None.

III. NEW BUSINESS

A. Public Hearing Appeal: P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield): A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742). (Ward 2)

Chair Hurt explained that once the public hearing is opened, the process will be as follows:

- Staff report/presentation
- Applicant presentation
- Comments from the public
- Response from applicant

Once all comments are received (including any questions from the Committee members), the public hearing will be closed.

Once the hearing is closed, the Committee can deliberate and consider a motion for a recommendation to the City Council on the appeal.

PUBLIC HEARING

STAFF PRESENTATION

Ms. Shilpi Bharti, Planner, stated that the Chabad at Chesterfield is requesting a zoning map amendment from the “R4” Residential District to “R6” Residential District to develop the land for multi-family use.

A Public Hearing was held on April 11, 2022 where two issues were raised regarding: 1) the existing drainage basin on the west side of the property and 2) what the impact would be of rezoning the site to “R6A” or “R6AA” instead of “R6.”

The petition was reviewed by the Planning Commission on May 9, 2022. At that time, the Commission’s recommendation to approve failed by a vote of 0-7.

Ms. Bharti then showed a PowerPoint presentation depicting the zoning districts surrounding the proposed site and delineated policies of the Mixed Residential land use category which the subject site falls within.

Per the Unified Development Code, the applicant has filed an appeal to City Council. The appeal was reviewed by City Council on June 7, 2022 and the Council made a motion to refer the appeal to the Planning & Public Works Committee meeting to conduct a Public Hearing.

PETITIONER’S PRESENTATION

Rabbi Avi Rubinfeld, 137 Brighthurst Drive, Chesterfield, MO

Rabbi Rubinfeld stated that they are currently developing a \$4 million project on the commercial property across the street from their synagogue. This site is catty-corner to the synagogue and is only a five-minute walk.

He explained that observant religious Jews cannot ride or drive to a synagogue on Shabbat or Jewish holidays. They must walk regardless of the weather. If someone has a medical issue and cannot walk, they would be forced to miss service and feel excluded from many of the community events and biblical holidays. He and his family walk two miles each way every Saturday and Jewish holidays on City roads without sidewalks, which is very dangerous. Chesterfield is a diverse growing City that has many different cultures whose needs may differ from what we ourselves know or need for ourselves. Leadership requires us to recognize others’ needs even when they are not our own.

The site is currently zoned “R4” and he is requesting a rezoning to “R6”, which will allow for both a detached and an attached building on the property. The need for the rezoning is clearly related to Shabbos, which is a religious requirement to walk to shul/house of worship.

During the Planning Commission meeting, the two issues expressed were density and the “R6” permitted uses. In a side-by-side comparison of “R4” and “R6” zoning, it was noted that they both allow all the same uses with almost the exact same density, with the exception that “R6” allows for detached and attached dwellings. The subject site is only one acre and most of the “R6” permitted uses would require a minimum of three acres or more, therefore, those uses would not be allowed on the subject site.

Rabbi Rubinfeld believes that the opposition is not really about density. He then proceeded to compare the density on the proposed site with the neighboring properties stating that his property would clearly be the least dense of any of the neighboring properties.

Without any change in the current zoning district, they could build three separate housing units. The only change in zoning to "R6" is that the City would allow them to build additional attached and unattached buildings, which is what they are requesting. He believes that this is not an unreasonable request. This property is catty-corner to their synagogue and this is where housing needs to be so they can walk to the synagogue in a close distance.

Chair Hurt asked the Rabbi if the zoning request was not approved, could the people residing at the property still walk to the synagogue? In response, Rabbi Rubinfeld stated that yes they could still walk to the synagogue. The Rabbi stated that the "R4" zoning will limit the amount of housing that is within walking distance to the Chabad, however, one could still walk to Chabad.

PUBLIC COMMENT

In Favor

James Pollock, 1001 Cambridge Way Drive, Chesterfield, MO

Mr. Pollock felt the need to support the project from a moral point of view. He noted that "more religion in any form provides a positive rudder for society." He cited examples from a Gallop Poll, which indicated that from 1950 to 2020 the number of Americans belonging to a church has dropped from over 70% to 47%. He believes society needs more faith.

Neutral

Lynne Johnson, 15125 Conway Road, Chesterfield, MO

Ms. Johnson stated that she was previously in opposition of the project but after hearing from the Rabbi, her main concern now is the amount of greenspace and density. She feels that three or four housing units, which is allowed, is not unreasonable.

In Opposition

Ryan Bresnahan, 70 Conway Cove, Chesterfield, MO

Mr. Bresnahan expressed concerns regarding the following:

- Density - "R4" zoning allows for the construction of a single-family detached dwelling. "R6" zoning allows for the construction of a single-family attached dwelling and multi-family dwellings with no defined limit on the number of units allowed.
- Conway Cove was developed with many acres of open ground in order to comply with the zoning and to be consistent with the space provided by single-family home construction in the area.
- A multi-family development is not consistent with the single family homes in the area.
- Once a change in zoning is made, there is no going back. What prevents the developer from requesting conditional approval for another use, such as a group home or even a nursing home as this property most recently was owned by Delmar Gardens.
- A one-acre lot is a residential lot and a residential area should not be turned into a multi-family development.
- A multifamily development would diminish the value of adjacent single-family residences.

- A required 10-foot wide strip along Conway Road reduces the size of the lot by over 2,000 square feet and a 12-foot retaining wall would also be required along the west side of the north property line to bring the property up to street level, further reducing the size of the lot.

Ronald Schmidt, Board President of Conway Cove, 12 Conway Cove Drive, Chesterfield, MO

Mr. Schmidt noted his concurrence with Mr. Bresnahan's comments and expressed the following:

- Density – the Petitioner is trying to fit too much on the one-acre site. One single-family dwelling would be acceptable.
- The proposed development would adversely affect the Conway Cove property values.
- His opposition has nothing to do with religion. He is concerned about their community in which they have tried to maintain throughout the years.

Bob Siemer, 74 Conway Cove Drive, Chesterfield, MO

Mr. Siemer stated that he lives 50 feet to the west of this property and he will be most affected by these changes. The current view from his deck is 200 feet of greenspace. In the future, he will "look at an unknown number of apartment buildings with an unknown number of people doing whatever." That is going to create a drastic change not only in the neighborhood, but with property values, and his quality of life. That is his motivation and those are the reasons that he is asking the Committee to reject this proposal.

Ann Earley, 74 Conway Gove Drive, Chesterfield, MO

Ms. Early expressed concerns regarding safety issues at the intersection of Conway Road and Chesterfield Parkway East. This intersection is an area of major commercial and vehicle traffic. It is also used regularly by school buses, Bi-State buses, and emergency vehicles going to Delmar Gardens which typically use the entrance to Delmar Gardens off of Conway Road near the subject property. Vehicles are frequently driving too fast and do not stop at the traffic lights at this intersection. This is not a pedestrian friendly intersection even though it is equipped with pedestrian signals. There have been times where she felt that she was taking her life into her own hands to cross these streets while using the pedestrian signals. The proposed plans for this subject site will only increase the dangerous nature of this intersection.

Robin Vogt, 50 Conway Cove, Chesterfield, MO

Declined to speak.

Mirae Bunnell, 1122 Cambridge Cove Court, Chesterfield, MO

Ms. Bunnell expressed the following concerns:

- Her property includes the sewer lateral line which comes in from Conway Cove and meets the line from Cambridge Cove. Since there have been problems with the line, she is concerned that the proposed buildings will be added onto that lateral line and cause further problems.
- Due to the dangerous nature of the Conway Road and Chesterfield Parkway East intersection, she believes that a traffic study should be conducted.
- Density – from a sewer lateral and a traffic perspective this development is too dense.

Judy Arnold, 36 Conway Cove, Chesterfield, MO

Declined to speak stating they had a similar response as to what was previously said.

Joann Meyer, 1116 Cambridge Cove Court, Chesterfield, MO

Declined to speak stating they had a similar response as to what was previously said.

Nancy Burke, 52 Conway Cove Drive, Chesterfield, MO

Not present.

Fran Silver, 1018 Cambridge Way Drive, Chesterfield, MO

Ms. Silver expressed her concern regarding the following:

- Deplorable condition of both Conway Cove Road and Chesterfield Parkway East. There is no shoulder area so it is not safe for pedestrian traffic. This should have been considered before building the synagogue and Chabad.
- The residents have not seen any proposed plans so they don't know what type of housing will be built. She questioned whether it would be similar to an attached villa or more like an apartment complex.

REBUTTAL

Rabbi Rubinfeld stated that he appreciated everyone's comments and responded to them as follows:

1. The plans have not changed from the original concept.
2. Conway Cove is currently zoned "R3" which is less dense than what is allowed in "R4" and less dense than what "R6" allows for. However, currently Conway Cove has many more homes than what an "R3" would allow for today. His property is zoned for more dense usage than "R3" is and "R3" has much more density than what "R4" or "R6" allows. If Conway Cove were to be approved today, it would probably have to be zoned "R6" and would not be allowed in an "R3".
3. Whether the zoning is changed or not, they plan to still build on the property including a single-family dwelling. The only difference between what is already approved in "R4" versus what they are asking for is whether they will be allowed to build two separate houses, or one house and one multi-family building.
4. Based on the City's process, they could not have rezoned the property before purchasing it so this is the procedure they must follow.

They are willing and available to speak to any interested residents about the proposal. He stated that he has made several attempts to reach out to the residents, but no one has ever contacted him to discuss the proposal. He then provided his personal cell number for anyone wishing to contact him.

At this time, Chair Hurt read a closing statement and ended the Public Hearing.

DISCUSSION

In response to Councilmember Hansen's question, Justin Wyse, Director of Planning, clarified that an "R4" zoning district allows for single family detached housing. An "R6" zoning district allows for single family attached, i.e., physically sharing a wall, but they would be physically on separate lots, and multi-family is multiple families living in multiple housing units on one lot.

Councilmember Mastorakos made a motion to forward the P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield) appeal to City Council with a recommendation to deny. The motion was seconded by Councilmember Monachella and **passed** by a voice vote of 4-0.

Note: One Bill, as recommended by the Planning & Public Works Committee, will be needed for the July 18, 2022 City Council Meeting. See Bill #

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Public Hearing Appeal: P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield).]

B. POWER OF REVIEW: Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village)

SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, explained that Lot 2A-2 of Wildhorse Village is the fifth Site Development Section Plan for the development. This proposal is for 70 units within 10 detached buildings. The buildings are all 3 stories in height and all four facades are of the same materials-brick, glass, metal panel and fiber cement. All units have an attached 2-car garage.

The project was reviewed by the Architectural Review Board (ARB) on May 12, 2022. The Board made a motion to forward the project to the Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

At the June 13, 2022 Planning Commission meeting, the Commission recommended approval of the request by a vote of 6-2.

Governing Ordinance 3161 states that City Council shall have automatic power of review of all section plans.

Modification Request

There are two modifications being requested:

1. Rooftop Mechanical Units – the Governing Ordinance requires rooftop mechanical equipment to be in fully enclosed penthouses that complement the building design. *The applicant is requesting screening only on the rear of the buildings.*
2. First Floor Building Height – the Governing Ordinance states that the first floor building height shall be 12 feet. *The applicant is requesting 10 feet.*

It was noted that ARB was supportive of both of these modification requests.

DISCUSSION

There was extensive discussion regarding the following items:

- The monochromatic color of the building materials – too dark and foreboding.
- The placement of balconies overlooking the alleyway.
- Location of trash containers.
- Lack of parking especially for visitors.

- The Flats' view of Building 7's garages.
- Width of the alleyway.

In response to the Committee's concerns, Michael Hamberg, Developer, The Flats at Wildhorse Village, LLC, addressed the following:

Monochromatic color – Because there were concerns with the brick color of the adjacent development, The Flats, they designed the colors on this project to continue and complement the color that was used on The Flats development. Since the Architectural Review Board requested this façade to be more attractive, brick was added. There are different bands of brick and different colors of garage doors to help break up the façade of the building, which is difficult to discern on the print out of the elevations. This development will be very high-end, luxury units renting for \$4,000 to \$5,000 per month.

Alleyways –These are actually roadways that are 26 feet wide, as required by the Monarch Fire District.

Building 7 that is visible from The Flats – Building 7 was designed to align with the shared roadway of The Flats. The entrance to The Flats' 405-space garage and the trash room are located along that same roadway. The garages for this development are aligned with the entrance of the 405-space garage.

Location of the Balconies –The balconies were added as an element to break up the façade and to provide division between the units. The location was designed in proximity to where the kitchens are located and for potential cooking and eating purposes. It may be possible to relocate some of the balconies to the front of the building but they would have to look into that possibility further. From a renter's perspective, this was the best design.

Parking –Parking for this development is built to accommodate the single-family parking code and is actually over-parked by 29 spaces. The amenities offered at The Flats will also be available to residents of this community, including renting spaces in the parking garage. There are 405 parking spaces in the garage for 266 units at The Flats, which is also over-parked. The parking far exceeds any code requirements or any realistic parking requirement for both of the sites independently.

Trash –Trash will be collected into one centralized trash facility for this development. There will not be trash cans for every single unit nor trash cans stored in the alley. Trash trucks will not be driving through the alleyway three days a week for pickup.

Mr. Hamberg stated that he is willing to work with the Committee to meet their concerns, however, he did express the need for a timely resolution.

After further discussion, it was agreed to postpone voting on the project until Mr. Hamberg had an opportunity to meet with Councilmembers Mastorakos and Monachella, and to then hold a special Planning & Public Works Committee meeting for July 7, 2022 to review the revisions before the project goes to the full City Council for a vote.

Councilmember Monachella made a motion to postpone Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP until a special meeting of the Planning & Public Works Committee to be held Thursday, July 7, 2022 at 5:30 p.m. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.

C. ADA Transition Plan

STAFF PRESENTATION

Jim Eckrich, Director of Public Works, stated that as part of a continuous effort to improve the City's sidewalk program and to ensure compliance with the requirements of the Americans with Disabilities Act (ADA), Staff recently performed a detailed review of the City's ADA Transition Plan (Plan). As a result of that review, Staff is recommending several updates.

Specific updates to the Plan include the manner in which curb ramps are inspected and a new Accessibility Condition Index (ACI) which is more understandable and user-friendly. The new ACI correlates closely to the City's Pavement Condition Rating system and assigns a rating between 1 and 10 to each sidewalk and curb ramp in the City.

Mr. Eckrich stated there is no expenditure associated with this request.

Chair Hurt made a motion to forward the revised ADA Transition Plan to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and **passed by a voice vote of 4-0.**

Note: One Resolution, as recommended by the Planning & Public Works Committee, will be needed for the July 18, 2022 City Council Meeting. See Resolution #

[Please see the attached report prepared by Jim Eckrich, Director of Public Works/City Engineer, for additional information on the ADA Transition Plan.]

D. Woods Mill Sidewalk Cost Share – St. Louis County Project

STAFF PRESENTATION

Jim Eckrich, Director of Public Works stated that at the request of Senator Jill Schupp, the City Administrator attended a meeting at the Parkway School District administration building regarding the construction of a new sidewalk along Woods Mill, south of its intersection with Olive Boulevard. Senator Schupp explained that she had recently met with St. Louis County regarding the need for the sidewalk and they provided an estimated project cost of \$2.1 million. According to their prioritization protocols, this project was ranked 69th on their priority list.

Senator Schupp indicated that County officials had advised her that the Woods Mill sidewalk project could be accelerated if "others" would commit \$1 million of the project funding. The County would then immediately place the project on their project list for design, easement acquisition and subsequent construction. The project could be completed in five years or less. St. Louis County would own and be responsible for the improvements. There would be no additional or future financial burden for Chesterfield or Parkway School District.

Senator Schupp hopes that the City and the Parkway School District would be willing to collectively contribute to the project, potentially contributing \$500,000 each. Parkway officials were quite interested and after hearing that the City was unlikely to participate, asked whether or not the City would be willing to consider a one-third contribution of \$333,333.

After speaking with County officials about when any financial contribution would be required, it was determined that the very earliest that any significant effort would be expended would be 2023.

Before officially responding to Parkway and the County, Mr. Eckrich requested direction from the Committee relative to the City's willingness to fund up to \$333,333 for the project. If the City were to participate, he would expect the City's share to be funded from the Capital Projects Fund. Mr. Eckrich again stated that there is no financial obligation requested at this time, simply an expression of intent from the Committee to do so in the future.

DISCUSSION

Councilmember Monachella stated that this is a safety issue noting that there is not enough shoulder on Woods Mill for the students to walk safely to the high school and middle school. She believes that a sidewalk should be in front of any school. Although Woods Mill is not a City maintained road, she is in favor of a financial contribution to construct the sidewalk.

Public Comment

Harvey Ferdman, 671 Clovertrail Drive, Chesterfield, MO

Mr. Ferdman thanked the Committee for their concern regarding the discussion on the Wildhorse Village project. He also stated that he hoped the Committee had as much or even more concern for our children to have access to their school. He stated that not only is there no shoulder, there are some places where there is at least a 12-15 foot drop off from the road. He believes the City owes it to the children to have a safe place to walk.

Conclusion

Staff was directed to initiate project discussions and a potential funding agreement with Parkway School District and St. Louis County. Once a project scope is defined by St. Louis County and a funding arrangement is agreed to by all parties, this will be submitted to City Council for approval. The Committee agreed that the City's funding should be limited and, if possible, extended over a multi-year period.

IV. OTHER

V. ADJOURNMENT

The meeting adjourned at 7:46 p.m.

MEMORANDUM

TO: Mike Geisel, City Administrator
FROM: Mike Knight, Assistant City Planner *mk*

SUBJECT: Planning & Public Works Committee Meeting Summary
Thursday, July 7, 2022



A special meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, July 7, 2022 in Conference Room 101.

In attendance were: **Chair Dan Hurt** (Ward III), **Councilmember Mary Monachella** (Ward I), **Councilmember Mary Ann Mastorakos** (Ward II), and **Councilmember Merrell Hansen** (Ward IV).

Also in attendance were: Councilmember Gary Budoor (Ward IV); Mike Knight, Assistant City Planner; and Kathy Juergens, Recording Secretary.

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

I. NEW BUSINESS

- A. **POWER OF REVIEW: Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village)**
SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6-acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wildhorse Creek Road and Lakeview Terrace. (Ward 4)

STAFF PRESENTATION

Mike Knight, Assistant City Planner, stated that the project was postponed from the June 23, 2022 Committee meeting to allow the applicant to meet with Councilmembers Mastorakos and Monachella to discuss possible revisions.

Mr. Knight then displayed a PowerPoint depicting revisions to the rear corridor facades as follows:

- Darkest brick up to the 2nd floor
- Balcony overhangs
- Darker brick under the windows
- Fiber cement under the HVAC screening units
- Expressed windows
- Updated lighter garage doors with darker frames
- Updated parapet cap with cornice
- Expressed window sills
- Greenery was added between the driveways along with planters

Regarding the greenery addition, Mr. Knight had asked the applicant whether the greenery was part of the plan or was it shown only for aesthetic reasons as it was referenced in the previous

Committee meeting that the greenery could present a maintenance issue and the planters could be hit while backing out of the garage. The applicant relayed back to Mr. Knight that If the Committee wishes to keep the greenery additions, the applicant will do so, however, they are open to suggestions and wanted to receive the input of the Committee in the direction moving forward.

DISCUSSION

The Committee discussed the following items:

- Color of the metal railings, balconies, canopies, window trim and parapet cornice
- Drainage system for canopies
- Balcony and garage lighting
- Size of the canopy
- Greenery between the driveways and maintenance issues
- Planters between the driveways vs wall mounted planters vs lighting
- Additional landscaping along end unit buildings
- Public parking

Councilmember Hansen made a motion to forward to City Council a recommendation to approve Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP as amended with the following conditions:

1. Move darkest brick up to the 2nd floor of the buildings.
2. Add a balcony overhang to the rear façade of the buildings.
3. Provide a darker brick under the windows on the rear façade.
4. Include a fiber cement material under the HVAC screening units.
5. Provide expressed windows and window sills on the rear façade of the buildings.
6. Incorporate lighter colored garage doors with darker frame on the rear façade.
7. Add a darker parapet cap with cornice to the buildings.
8. Add an artificial turf feature near the garage doors.
9. Add decorative features on the rear elevation of the units near the garage doors.
10. Add additional landscaping on the southwest corner of the site near the entrance on Lakefront Drive and, to the extent possible, any other landscaped areas neighboring the end units of buildings.

The above motion was seconded by Councilmember Monachella and **passed by a voice vote of 4-0.**

Note: This is a Site Development Plan Section Plan which requires a voice vote at the July 18, 2022 City Council Meeting.

[Please see the attached report prepared by Justin Wyse, Director of Planning, for additional information on Wildhorse village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP.]

II. ADJOURNMENT

The meeting adjourned at 6:15 p.m.

BILL NO. 3396

ORDINANCE NO. _____

AN ORDINANCE PERTAINING TO THE ACCEPTANCE OF WILBUR COURT AND A PORTION OF PATCHWORK FIELDS IN FIENUP FARMS AS PUBLIC STREETS IN THE CITY OF CHESTERFIELD

WHEREAS, the City of Chesterfield has approved the construction of Fienup Farms; and

WHEREAS, the streets in Fienup Farms were intended to be public streets and were therefore constructed to the design standards of the Department of Public Works of the City of Chesterfield; and

WHEREAS, McBride Fienup Farms, LLC has completed required improvements in Plat 8 of Fienup Farms including Wilbur Court and Patchwork Fields.

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

Section 1. The following streets are hereby accepted by the City of Chesterfield for future care and maintenance:

- (1) Patchwork Fields: Approximately 1,116 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Patchwork Fields
Book 368 Pages 6-9

- (2) Wilbur Court: Approximately 114 feet; from 40 feet east of Fienup Lake Drive to the cul-de-sac of Wilbur Court
Book 368 Pages 6-9

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

Passed and approved this _____ day of _____, 2022.

PRESIDING OFFICER

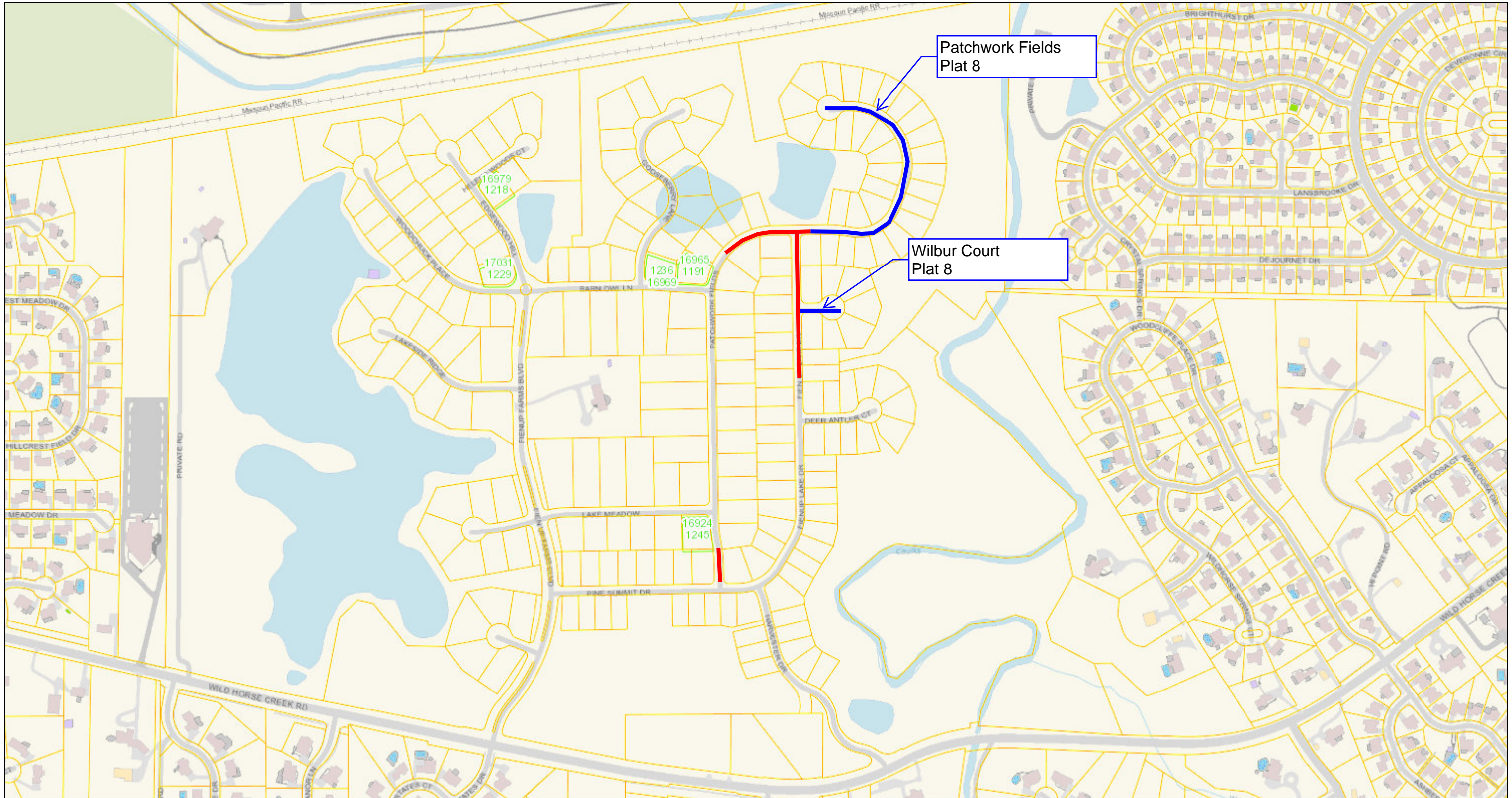
MAYOR

ATTEST:

CITY CLERK

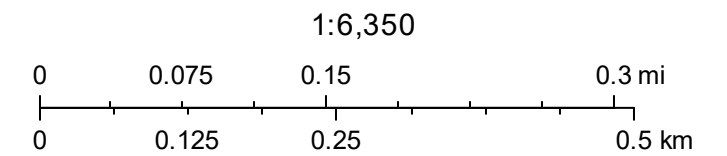
FIRST READING HELD:
6/20/2022

Fienup Farms Public Street Acceptance



12/28/2021, 11:47:50 AM

- Parcels
- Preliminary Parcels
- Previously Accepted Streets
- Streets Recommended for Acceptance



Esri, Inc., City of Chesterfield, Missouri

FIENUP FARMS PLAT EIGHT

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT

RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031,

TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

2020010200360
PLAT: BK: 368, PG: 6-9
FILED FOR RECORD
Jan 02, 2020 11:28 AM
RECORDER OF DEEDS
ST. LOUIS COUNTY, MO.
Witness my hand and official seal
on this day and year aforesaid

Charles E. Smith
Recorder, Plat

350

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED, OWNERS OF A TRACT OF LAND HEREBY PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYORS CERTIFICATION HAVE AGREED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS PLAT, WHICH SUBDIVISION SHALL HEREAFTER BE KNOWN AS "FIENUP FARMS PLAT EIGHT" (PLAT BOOK 366, PAGES 195-198) TOGETHER WITH ALL CURB-DE-SACS AND ROWINGS LOCATED AT THE STREET INTERSECTIONS WHICH FOR BETTER IDENTIFICATION ARE SHOWN HATCHED (// // //) ON THIS PLAT, ARE HEREBY DEDICATED TO CITY OF CHESTERFIELD FOR PUBLIC USE FOREVER.

PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS (P.R.I.M.S.) ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER. PUBLIC SIDEWALKS LOCATED WITHIN THE PERMANENT ROADWAY, IMPROVEMENT, MAINTENANCE, AND SIDEWALK EASEMENTS SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI.

ALL EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR OTHER SPECIFIC PURPOSES ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, AMERICAN WATER COMPANY, SPIRE MISSOURI, INC. UNION ELECTRIC COMPANY DBA AMEREN MISSOURI, SOUTHWESTERN BELL TELEPHONE COMPANY, L.P. DBA AT&T MISSOURI, METROPOLITAN ST. LOUIS SEWER DISTRICT, THE RELAYVIA CABLE, TELEVISION COMPANY, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR THE PURPOSES OF IMPROVING, CONSTRUCTING, REPLACING, MAINTAINING, AND REPAIRING PUBLIC UTILITIES, ROADWAYS, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES, WITH THE RIGHT OF TEMPORARY USE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION AND STORAGE OF MATERIALS DURING INSTALLATION, REPAIR OR REPLACEMENT OF SAID UTILITIES, SEWER OR SEWERS, STORM WATER IMPROVEMENTS AND DRAINAGE FACILITIES.

THE RIGHT DISTANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR PUBLIC USE FOREVER, TO ENSURE AND PROTECT THE CLEAR AND UNOBSTRUCTED VIEW OF MOTORISTS ON AND ENTERING THE ADJACENT ROADWAY. NO PART OF SAID EASEMENTS SHALL BE BUILT ON IN ANY MANNER WHATSOEVER, NOR SHALL THE GRADE OF ANY EASEMENT BE CHANGED, NOR SHALL GRANITIC TRECT, PLANT OR PERMIT ANY STRUCTURE (INCLUDING SIGNS, FENCES OR POLES) OR PLANTING (INCLUDING ANY TREES, SHRUBS, GRASS OR WEEDS) WITHIN SAID EASEMENTS UNLESS EXPRESSLY APPROVED BY THE CITY OF CHESTERFIELD. ANY STRUCTURES, PLANTS OR TREES WHICH ARE NOT APPROVED BY THE CITY OF CHESTERFIELD, OR WHICH ARE NOT MAINTAINED, SHALL BE REMOVED OR COVERED. ANY STRUCTURE OR PLANTING APPROVED BY THE CITY OF CHESTERFIELD SHALL BE MAINTAINED TO PROVIDE SIGHT DISTANCE, DRIVEWAYS AND SIDEWALKS SHALL BE LOCATED IN THE SIGHT DISTANCE EASEMENTS.

THE PERMETER BUFFERS ARE ESTABLISHED AS PROTECTED AREAS FOR NATURAL VEGETATION AND VEGETATIVE LANDSCAPING ONLY. STRUCTURES OF ANY SIZE, WHETHER TEMPORARY OR PERMANENT, ARE NOT PERMITTED WITHIN PERMETER BUFFERS. TRAILS, PUBLIC SIDEWALKS, PUBLIC ROADWAYS, PRIVATE ROADWAYS, FENCES, AND UTILITIES SHALL BE MAINTAINED WITHIN THE PERMETER BUFFERS. NATURAL VEGETATION AND VEGETATIVE LANDSCAPING AS APPROVED BY THE CITY OF CHESTERFIELD DURING SITE PLAN REVIEW IS REQUIRED TO BE MAINTAINED AND PRESERVED INDEFINITELY BY THE FIENUP FARMS HOMEOWNERS ASSOCIATION. FAILURE TO MAINTAIN OR PRESERVE PERMETER BUFFERS MAY RESULT IN INSPECTION AND ISSUANCE OF FINES BY THE CITY OF CHESTERFIELD, MISSOURI.

THE BUFFER PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI. THE BUFFER PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI. THE BUFFER PRESERVATION AREAS, AS SHOWN HEREON, ARE ESTABLISHED AS PROTECTED AREAS FOR VEGETATIVE LANDSCAPING ONLY AND SHALL BE MAINTAINED BY THE CITY OF CHESTERFIELD, MISSOURI.

NO CLEARING, GRADING, EXCAVATION, CONSTRUCTION, OR DISTURBANCE OF ANY KIND IS PERMITTED WITHIN 50 FEET OF BONHOMME CREEK AND CAULKS CREEK OR WITHIN 25 FEET OF OTHER NATURAL WATERCOURSES IN ACCORDANCE WITH THE CITY OF CHESTERFIELD NATURAL WATERCOURSE PROTECTION REQUIREMENTS.

NO ABOVE GROUND STRUCTURE, OTHER THAN REQUIRED STREET LIGHTS OR OTHER PUBLIC UTILITIES IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS, MAY BE CONSTRUCTED OR INSTALLED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STRIP ISLAND, OR MEDIAN STRIP, WITHOUT AUTHORIZATION AND APPROVAL BY THE CITY OF CHESTERFIELD THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT. MAINTENANCE OF ANY VEGETATION, LANDSCAPING AND IRRIGATION LOCATED WITHIN A CUL-DE-SAC ISLAND, DIVIDED STRIP ISLAND, OR MEDIAN STRIP SHALL BE THE RESPONSIBILITY OF THE FIENUP FARMS HOMEOWNERS ASSOCIATION.

THIS PLAT IS SUBJECT TO A "MAINTENANCE AGREEMENT" EXECUTED THE 12TH DAY OF JUNE, 2018, AS RECORDED IN THE ST. LOUIS COUNTY RECORDER OF DEEDS IN BOOK 2096, PAGE 277 OR AS AMENDED THEREAFTER. FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT RESERVE AREAS SERVICING DRAINAGE FROM LOTS CONTAINED WITHIN THIS PLAT.

THIS TRACT IS SUBJECT TO A RESIDENTIAL USE RESTRICTION LIMITING ANY DEVELOPMENT ON THE SUBJECT TRACT TO SINGLE-FAMILY RESIDENTIAL USE, INCLUDING SINGLE-FAMILY HOMES, VILLAS AND DUPLEXES AND RELATED AMENITIES TO SERVE SUCH RESIDENTIAL USE AND PARKS AND FOR NO OTHER PURPOSE WHATSOEVER. ADDITIONALLY, THIS TRACT IS SUBJECT TO AN AMENITY RESTRICTION THAT STATES THE GRANTEE SHALL NOT CONSTRUCT A CLUBHOUSE, COMMUNITY OR RECREATION CENTER OR SIMILAR ENCLOSED BUILDING OR AMPHITHEATER ON THE WEST SIDE OF FINUP LAKE THE FOLLOWING APPOINTMENT AREA FURTHERMORE, GRANTEE DRILLS A WATER WELL TO ADD WATER TO FIENUP LAKE, THE LOCATION OF THE WELL SHALL BE IN COMMON GROUND ADJACENT TO THE LAKE. THE ABOVE MENTIONED RESIDENTIAL USE AND AMENITY RESTRICTIONS ARE ACCORDING TO INSTRUMENT RECORDED IN BOOK 23052, PAGE 885. THESE RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL MAY 31, 2038. SAID INSTRUMENT ALSO ESTABLISHES SEVERAL LARGE LOT RESTRICTION AREAS, WHICH DO NOT AFFECT THE SUBJECT TRACT.

THE COMMON GROUND SHOWN ON THIS PLAT HAS BEEN CONVEYED FOREVER TO FIENUP FARMS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, BY GENERAL WARRANTY DEED RECORDED THE 21ST DAY OF March, 2018, AS DAILY NO. 2022-010200360 IN THE ST. LOUIS COUNTY RECORDS.

THIS SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN FIENUP FARMS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED ON THE 12TH DAY OF MARCH, 2019, IN BOOK 23435, PAGE 810 OF THE ST. LOUIS COUNTY RECORDS OR AS AMENDED THEREAFTER.

BUILDING LINES AS SHOWN ON THIS PLAT ARE HEREBY ESTABLISHED.

IT IS HEREBY CERTIFIED THAT ALL EXISTING EASEMENTS ARE SHOWN OR NOTED ON THIS PLAT AS OF THE TIME AND DATE OF RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND THIS 17th DAY OF December, 2019.

WILD HORSE RESIDENTIAL, LLC
JHB PROPERTIES, INC. MANAGING MEMBER

By: John H. Berra, Jr., President
STATE OF MISSOURI, 185
COUNTY OF ST. LOUIS

ON THIS 17th DAY OF December, 2019, BEFORE ME PERSONALLY APPEARED JOHN H. BERRA, JR., TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF JHB PROPERTIES, INC., A MISSOURI CORPORATION AND MANAGING MEMBER OF WILD HORSE RESIDENTIAL, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND SAID JOHN H. BERRA, JR. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIRMED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 09/18/2020
STATE OF MISSOURI, 185
COUNTY OF ST. LOUIS
MICHAEL TAYLOR STUART
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES 9/18/2021
COMMISSION # 17398271

LIENHOLDER - PARTIAL RELEASE OF DEED OF TRUST:

WHEREAS, COMMERCE BANK, BY A DEED OF TRUST DATED MAY 31, 2019 AND RECORDED IN DEED BOOK 23862, PAGE 970 OF THE ST. LOUIS COUNTY RECORDS, CONVEYED TO THE TRUSTEE THEREIN NAMED CERTAIN REAL ESTATE TO SECURE THE PAYMENT OF CERTAIN NOTE OR NOTES IN SAID DEED DESCRIBED AND SET FORTH, AND WHEREAS, SAID DEED OF TRUST AND NOTE OR NOTES HAS OR HAVE BEEN PARTIALLY PAID AND SATISFIED.

NOW THEREFORE, THE UNDERSIGNED, TRUSTEE HOLDER AND LEGAL OWNER OF SAID DEED OF TRUST AND NOTE OR NOTES, DOES HEREBY JOIN IN AND APPROVE IN EVERY DETAIL THIS PLAT AND DOES HEREBY REMISE, RELEASE AND QUITCLAIM UNTO THE PRESENT OWNERS, PART OF THE REAL ESTATE IN SAID DEED OF TRUST DESCRIBED, TO WIT, ALL COMMON GROUND OR COMMON OPEN SPACE SHOWN ON THIS PLAT AND ALL STREETS, PUBLIC OR PRIVATE, RIGHT-OF-WAY DEDICATION AREAS, OR ROADWAY EASEMENTS ON THIS PLAT.

TO HAVE AND TO HOLD SAME, WITH ALL APPURTENANCES THERETO BELONGING FREE, CLEAR AND DISCHARGED FROM THE ENCUMBRANCE OF SAID DEED OF TRUST.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 14th DAY OF December, 2019.

By: Timothy B. Kenney
TIMOTHY B. KENNEY, SENIOR VICE PRESIDENT

STATE OF MISSOURI, 185
COUNTY OF ST. LOUIS
ON THIS 19 DAY OF December, 2019, BEFORE ME APPEARED TIMOTHY B. KENNEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY HE IS THE SENIOR VICE PRESIDENT OF COMMERCE BANK, A NATIONAL BANK ASSOCIATION, AND THAT SAID INSTRUMENT WAS SIGNED AND EXECUTED ON BEHALF OF SAID ASSOCIATION AND SAID TIMOTHY B. KENNEY ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID ASSOCIATION.

IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIRMED MY NOTARIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 05-17-20
STATE OF MISSOURI, 185
COUNTY OF ST. LOUIS
MICHAEL TAYLOR STUART
NOTARY PUBLIC-NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES 5/17/2020
COMMISSION # 17398271

CITY OF CHESTERFIELD

THIS IS TO CERTIFY THAT THE RECORD PLAT OF "FIENUP FARMS PLAT EIGHT" WAS APPROVED BY THE CITY COUNCIL FOR THE CITY OF CHESTERFIELD BY ORDINANCE NO. 3072 ON THE 8 DAY OF December, 2019, AND THEREBY AUTHORIZES THE RECORDING OF THIS RECORD PLAT WITH THE OFFICE OF THE ST. LOUIS COUNTY RECORDER OF DEEDS.

By: Bob Nation, Mayor
BOB NATION, MAYOR
By: Vickie Haas, City Clerk
VICKIE HAAS, CITY CLERK

PROPERTY DESCRIPTION - OVERALL DEVELOPMENT:

PARCEL 1:
A TRACT OF LAND BEING ALL OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, A TRACT OF LAND BEING PART OF U.S. SURVEY 125 IN TOWNSHIP 45 NORTH, RANGE 4 EAST.

PARCEL 2:
A TRACT OF LAND BEING PART OF U.S. SURVEYS 125 AND 886, 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:

COMMENCING AT AN IRON ROD LOCATED ON THE SOUTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO TIGOD & GREENE BENDER BY INSTRUMENT RECORDED IN BOOK 2208, PAGE 129 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH), ESTABLISHED BY COURT ORDER RECORDED IN BOOK 1229, PAGE 81 OF THE ST. LOUIS COUNTY RECORDS; THENCE PROCEEDING ALONG THE WESTERN LINE OF SAID BENDER TRACT AND THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH) 8.7 FEET TO A POINT BEING LOCATED 200 FEET WEST OF CENTERLINE STATION 222+42.97 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE LEAVING THE WESTERN LINE OF SAID BENDER TRACT AND PROCEEDING ALONG THE NORTHERN LINE OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 79°20'00" EAST, 109.92 FEET; THENCE SOUTH 1°10'40" WEST, 6.00 FEET; THENCE NORTH 79°52'00" WEST, 136.89 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID POINT BEING LOCATED 30.00 FEET WEST OF CENTERLINE STATION 219+46.13 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH) THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 79°52'00" WEST, 64.31 FEET; THENCE NORTH 1°10'40" EAST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 20.00 FEET; THENCE NORTH 1°10'40" EAST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 15.00 FEET; THENCE SOUTH 1°10'40" WEST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 8.00 FEET; THENCE SOUTH 1°10'40" WEST, 4.00 FEET; THENCE NORTH 79°52'00" WEST, 12.00 FEET; THENCE SOUTH 1°10'40" WEST, 5.00 FEET; THENCE NORTH 79°52'00" WEST, 42.58 FEET TO A POINT BEING DISTANT 300 FEET WEST OF CENTERLINE STATION 213+19.24 OF SAID WILD HORSE CREEK ROAD (VARIABLE WIDTH) AND BEING DISTANT SOUTH 07°40'25" EAST, 120.95 FEET OF U.S. SURVEY 125; THENCE PROCEEDING ALONG AN EASTERN LINE OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY RECORDS AND ITS SOUTHERLY PROLONGATION, NORTH 09°40'25" EAST, 120.95 FEET TO A POINT BEING LOCATED ON THE WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG THE SOUTHERN LINE OF ADJUSTED TRACT "A", NORTH 87°34'00" EAST, 86.65 FEET TO A FOUND IRON PIPE LOCATED ON A WESTERN LINE OF SAID ADJUSTED TRACT "A"; THENCE ALONG SAID WESTERN LINE OF ADJUSTED TRACT "A", SOUTH 01°47'40" WEST, 27.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 282.09 SQUARE FEET (2.8700 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

PARCEL 3A:
A TRACT OF LAND BEING PART OF U.S. SURVEY 125, 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:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 340 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 854-864 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'00" WEST, 1.221 43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 46,897 SQUARE FEET (1.0766 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

PARCEL 3B:
A TRACT OF LAND BEING PART OF U.S. SURVEY 125 AND U.S. SURVEY 2031, 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:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 340 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 854-864 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'00" WEST, 1.221 43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 46,897 SQUARE FEET (1.0766 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

PARCEL 3C:
A TRACT OF LAND BEING PART OF U.S. SURVEY 2031, 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:

COMMENCING AT AN IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF ADJUSTED TRACT "A" OF FIENUP FARM - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS, SAID CORNER ALSO BEING LOCATED ALONG ON THE SOUTHERN RIGHT-OF-WAY OF V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), RECORDED IN BOOK 2140, PAGE 340 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING ALONG THE NORTHERN LINE OF SAID ADJUSTED TRACT "A" AND THE SOUTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A FOUND AXLE; THENCE LEAVING THE SOUTHERN LINE OF SAID ADJUSTED TRACT "A" AND PROCEEDING NORTH 00°08'42" EAST, 101.43 FEET TO THE SOUTHWESTERN CORNER OF LOT 14 OF CHESTERFIELD COMMONS PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 348, PAGES 854-864 OF THE ABOVE MENTIONED RECORDS, SAID POINT ALSO BEING LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), NORTH 80°50'34" EAST, 367.00 FEET TO A POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE); THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF SAID V AND S RAILWAY, LLC RAILROAD (100 FEET WIDE), SOUTH 80°30'00" WEST, 1.221 43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 27,159 SQUARE FEET (0.6238 ACRES MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

PARCEL 4:
A TRACT OF LAND BEING PART OF TRACT "A" OF A SUBDIVISION OF PART A OF FIENUP TRACT "A MINOR SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 227, PAGE 89 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, LOCATED IN U.S. SURVEY 125, 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:

COMMENCING AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO FIENUP FARM, INC. RECORDED IN BOOK 13401, PAGE 1842 OF THE ABOVE MENTIONED RECORDS, THENCE LEAVING SAID CORNER AND PROCEEDING NORTH 06°30'30" EAST, 1269.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT OF LAND BEING BOUNDED ON THE WEST, NORTH, EAST AND SOUTH BY ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ABOVE MENTIONED RECORDS; THENCE PROCEEDING THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 80°00'00" WEST, 428.20 FEET; THENCE NORTH 01°00'00" EAST, 60.00 FEET; THENCE SOUTH 89°00'00" EAST, 508.20 FEET; THENCE SOUTH 01°00'00" WEST, 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 304,920 SQUARE FEET (7.0000 ACRES MORE OR LESS), ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY IN JUNE, 2017 UNDER ORDER NUMBER 14-06-196.

PROPERTY DESCRIPTION (PLAT EIGHT):

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 366, PAGES 195-198 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, BEING LOCATED IN U.S. SURVEYS 125 AND 2031, 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 NORTHWESTERN CORNER OF LOT 37A OF "FIENUP FARMS PLAT ONE" RECORDED IN PLAT BOOK 367, PAGES 126-130 OF THE ABOVE MENTIONED RECORDS, THENCE LEAVING SAID NORTHWESTERN CORNER AND PROCEEDING ALONG THE NORTHERLY PROLONGATION OF THE WESTERN LINE OF SAID LOT 37 AND THE EASTERN LINE OF "FIENUP FARMS PLAT SEVEN" RECORDED IN PLAT BOOK 367, PAGE 233-238 OF THE ABOVE MENTIONED RECORDS, THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 00°57'00" WEST, 279.40 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 28.26 FEET, THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX"; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 94.86 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 28.26 FEET, THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX"; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 94.86 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 28.26 FEET, THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX"; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 94.86 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 28.26 FEET, THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX"; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 94.86 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET; THENCE ALONG A RADIAL ARC TO THE RIGHT, AN ARC LENGTH OF 28.26 FEET, THENCE ALONG A RADIAL LINE, NORTH 00°57'00" WEST, 40.00 FEET TO A POINT LOCATED ON THE SOUTHERN LINE OF THE COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX" RECORDED IN PLAT BOOK 367, PAGES 147-150 OF THE ABOVE MENTIONED RECORDS; THENCE ALONG THE SOUTHERN AND EASTERN LINES OF SAID COMMON GROUND COMMON OPEN SPACE OF "FIENUP FARMS PLAT SIX"; THE FOLLOWING COURSES, DISTANCES, AND CURVES: THENCE NORTH 89°03'00" EAST, 94.86 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC TO THE RIGHT, AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°00'00" EAST, 28.26 FEET; 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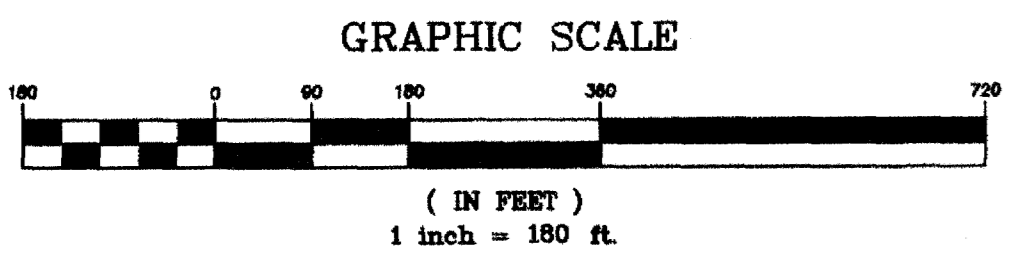
FIENUP FARMS PLAT EIGHT

A TRACT OF LAND BEING PART OF ADJUSTED TRACT "A" OF FIENUP TRACT - BOUNDARY ADJUSTMENT PLAT
 RECORDED IN PLAT BOOK 366, PAGES 195-198, LOCATED IN U.S. SURVEYS 125 AND 2031,
 TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.
 ZONED "PUD" PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2971

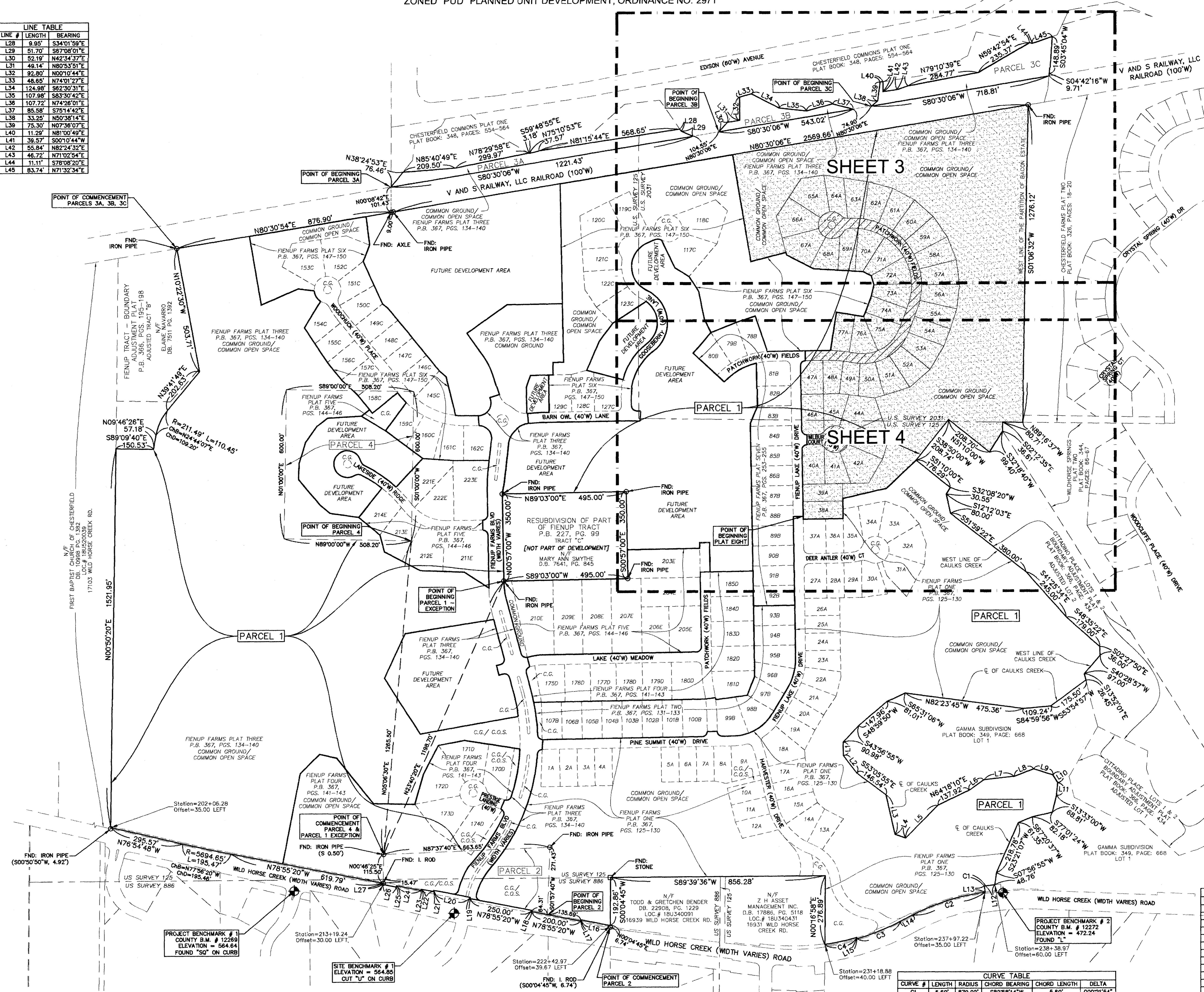
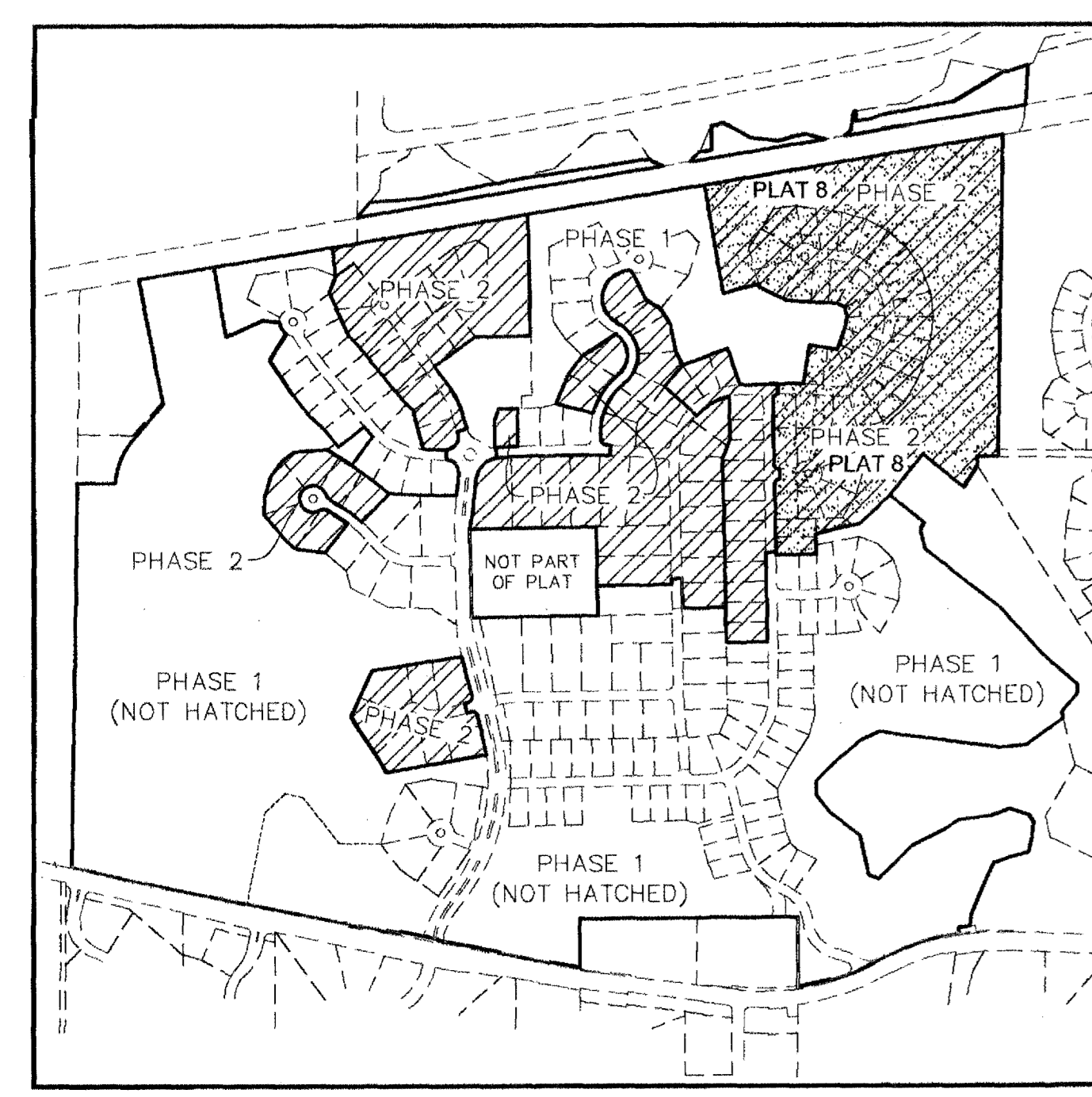
NOTE: SEE SHEETS 3 AND 4 FOR
 CORRESPONDING STATE PLANE
 CORNERS AND ASSOCIATED
 REFERENCED LABELS

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	313558.936	241500.663
B	313644.082	241499.542
C	313650.257	241505.556
D	313662.447	241505.396
E	313668.462	241499.221
F	313746.956	241498.187
G	313753.132	241504.202
H	313763.322	241504.041
I	313765.652	241529.999
J	313765.834	241534.591
K	313812.434	241542.216
L	313807.009	241575.363
M	313812.213	241577.813
N	313832.269	241585.263
O	313845.737	241588.393
P	313857.081	241585.254
Q	313862.034	241574.882
R	313865.884	241514.656
S	313882.787	241482.343
T	313886.044	241461.502
U	313875.046	241438.899
V	314006.116	241417.429
W	314064.994	241776.875
X	313876.186	241768.020
Y	313876.560	241743.423
Z	313865.410	241743.815
AA	313639.862	241727.535
AB	313679.916	241678.124
AC	313630.495	241638.062
AD	313596.098	241601.820
AE	313594.575	241593.247
AF	313584.136	241548.916
AG	313569.575	241549.240

LINE #	LENGTH	BEARING
L28	9.95'	S34°01'59"E
L29	51.70'	S87°08'01"E
L30	52.19'	N42°34'37"E
L31	49.14'	N80°53'51"E
L32	92.80'	N00°10'44"E
L33	48.89'	N74°01'27"E
L34	124.88'	S92°30'31"E
L35	107.88'	S83°30'42"E
L36	107.72'	N74°28'01"E
L37	85.58'	S72°14'42"E
L38	33.25'	N50°38'14"E
L39	75.30'	N07°36'07"E
L40	11.29'	N81°00'49"E
L41	39.57'	S00°10'44"W
L42	55.84'	N82°24'32"E
L43	46.72'	N71°02'54"E
L44	11.11'	S78°08'20"E
L45	83.74'	N71°32'34"E



DEVELOPMENT PHASE DETAIL
 SCALE: 1 in = 600 ft



LINE #	LENGTH	BEARING
L16	120.54'	N78°55'20"W
L17	5.00'	S11°04'40"W
L18	5.00'	N11°04'40"E
L19	5.00'	N11°04'40"E
L20	150.00'	N78°55'20"W
L21	5.00'	S11°04'40"W
L22	50.00'	N78°55'20"W
L23	5.00'	S11°04'40"W
L24	100.00'	N78°55'20"W
L25	5.00'	S11°04'40"W
L26	82.58'	N78°55'20"W
L27	5.00'	N00°46'25"E

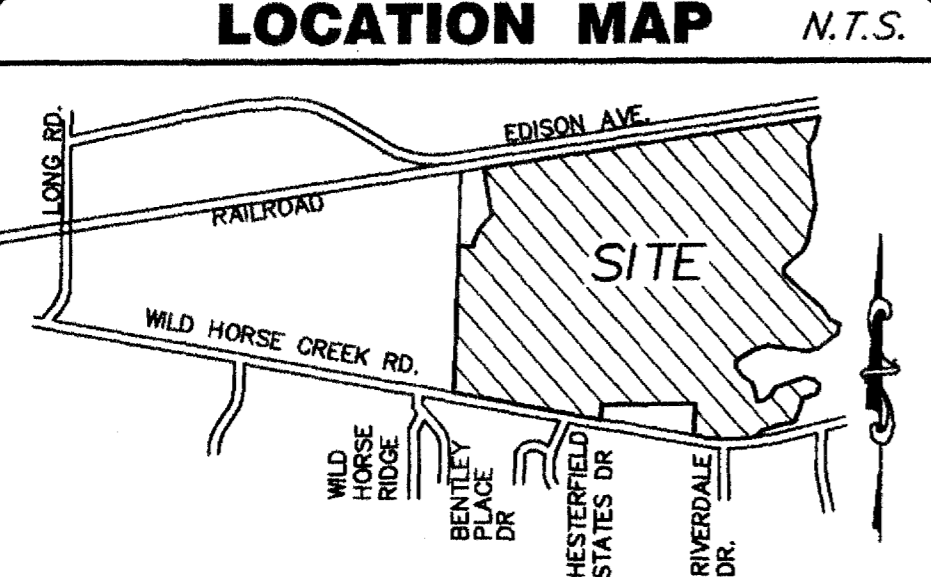
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	5.60'	879.02'	S82°58'14"W	5.60'	0°02'15"
C2	307.57'	184.02'	S72°28'14"W	309.92'	0°28'05"
C3	188.15'	920.37'	S88°00'33"W	187.82'	01°42'45"
C4	131.75'	915.37'	S77°53'43"W	131.63'	00°14'48"

LINE #	LENGTH	BEARING
L1	54.83'	S01°35'57"E
L2	81.90'	S37°24'53"E
L3	163.27'	S12°31'43"E
L4	44.57'	S70°22'17"E
L5	185.47'	N44°28'07"E
L6	72.15'	N54°56'36"E
L7	123.88'	N83°32'31"E
L8	81.25'	N88°43'16"E
L9	80.37'	S70°03'00"E
L10	36.22'	S31°16'48"E
L11	51.83'	S05°05'09"W
L12	36.53'	S85°09'11"W
L13	25.00'	S07°12'43"E
L14	52.12'	S82°09'11"W
L15	5.22'	N00°30'40"E

- LEGEND:
- ▲ = PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (5/8" I.R.O.D. W/ ALUMINUM CAP)
 - = SEMI-PERMANENT MONUMENT (IN ACCORDANCE WITH MISSOURI STANDARDS) (1/2" I.R.O.D. W/ PLASTIC CAP) OR CUT CROSS
 - = FOUND PERMANENT MONUMENT
 - = FOUND SEMI-PERMANENT MONUMENT
 - FND. = FOUND
 - P.W.T. = PAVEMENT
 - T.S.C.L. = TEMPORARY SLOPE AND CONSTRUCTION LICENSE
 - H.O.A. = HOMEOWNERS ASSOCIATION
 - ① = ADDRESS
 - + = FOUND CROSS
 - ⊕ = FOUND ANCHOR
 - ⊙ = BENCHMARK
 - C.C. = COMMON GROUND
 - C.O. = COMMON OPEN SPACE
 - ESMT. = EASEMENT
 - BLDG. = BUILDING
 - TEMP. = TEMPORARY
 - S.F. = SQUARE FEET

- HATCHING LEGEND:
- PUBLIC RIGHT-OF-WAY
 - PLAT 1 LIMITS
 - PHASE 2 LIMITS

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-sur.com



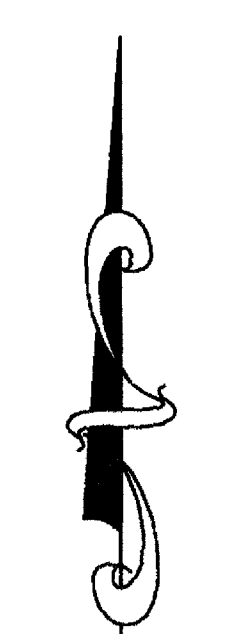
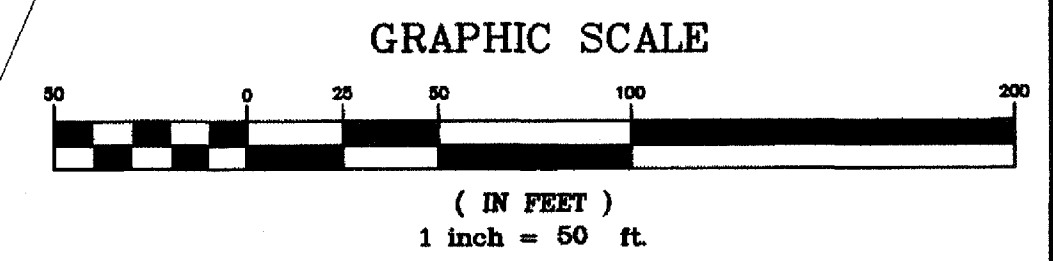
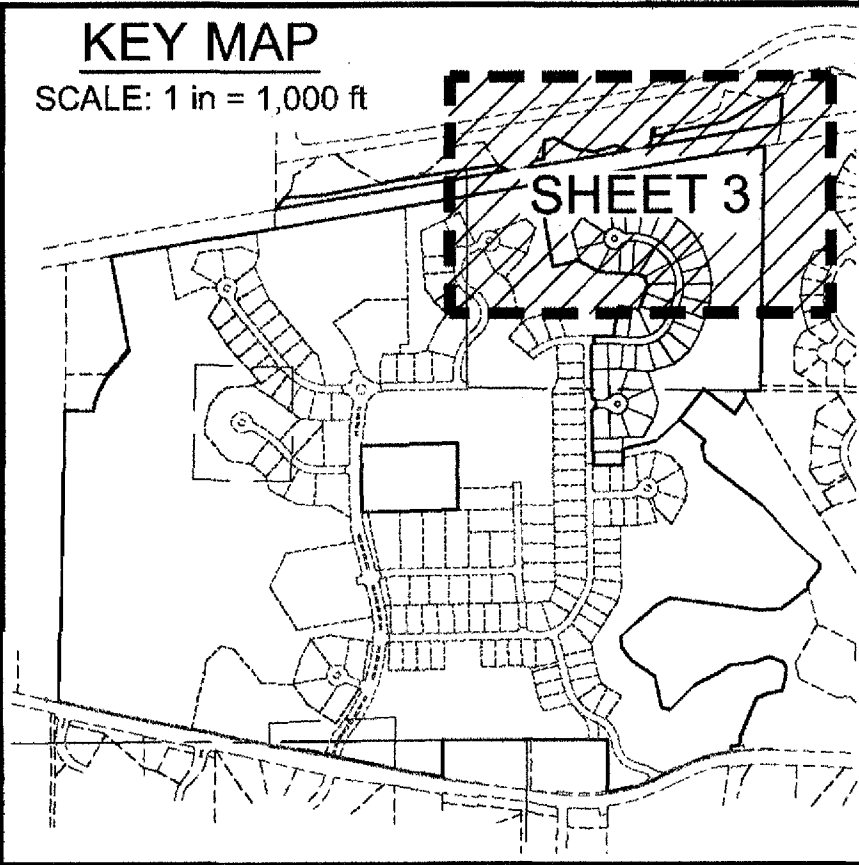
DRAWN BY:	GFS	MSD P# - MULTIPLE
CHECKED BY:	JAH	DATE: OCT. 16, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT EIGHT

SURVEYOR'S CERTIFICATE:
 SEE SHEET 1 OF 4 FOR CERTIFICATION
 THE STERLING COMPANY
 MO. REG. 307-0

JAMEY A. HENSON
 LICENSED PROFESSIONAL LAND SURVEYOR
 NUMBER PLS-200701966

J. Henson 10-27-19
 JAMEY A. HENSON, P.L.S., VICE PRESIDENT
 MO. REG. L.S. #200701966
 SHEET 2 OF 4

FIENUP FARMS PLAT EIGHT



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com

DRAWN BY:	GFS	MSD P# - MULTIPLE
CHECKED BY:	JAH	DATE: OCT. 16, 2019
JOB NO.:	14-06-196	FIENUP FARMS PLAT EIGHT

STATE PLANE COORDINATES	
NORTHING	EASTING
K 313812.434	241542.216
L 313807.009	241575.363
M 313812.213	241577.813
N 313832.269	241585.263
O 313845.737	241588.393
P 313857.081	241585.254
Q 313862.034	241574.862
R 313865.884	241514.656
S 313882.787	241482.343
T 313886.044	241481.502

STATE PLANE COORDINATES	
NORTHING	EASTING
U 313875.046	241438.899
V 314006.116	241417.429
W 314064.994	241778.875

HATCHING LEGEND:

PUBLIC RIGHT-OF-WAY	[Symbol]
BUFFER/PRESERVATION AREA	[Symbol]

ABBREVIATION LEGEND:

BK	BOOK
BLDG	BUILDING
C.G.	COMMON GROUND
CHB	CHORD BEARING
CHD	CHORD DISTANCE
C.O.S.	COMMON OPEN SPACE
D.B.	DEED BOOK
ESMT	EXISTING
EX	EXISTING
FND	FOUND
NE	NEW OR FORMERLY
NR	NON-RADIAL
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.M.T.	PAVEMENT
REC	RECORD
R.O.W.	RIGHT-OF-WAY
RET.	RETAINING
SI	SURVEYED
S.F.	SQUARE FEET
T.C.L.	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	WIDTH

SYMBOL LEGEND:

▲	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (8" ROD W/ ALUMINUM CAP)
●	SET SEMI-PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" ROD W/ PLASTIC CAP OR CUT CROSS)
○	SET PERMANENT MONUMENT IN PREVIOUS PLAT
⊙	SET SEMI-PERMANENT MONUMENT IN PREVIOUS PLAT
⊕	FOUND PERMANENT MONUMENT
⊖	FOUND SEMI-PERMANENT MONUMENT
+	FOUND CROSS
⊙	FOUND GROUND
⊕	FOUND ANCHOR
⊖	BENCH-MARK
⊙	ADDRESS

SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION

THE STERLING COMPANY
MO REG. 307-C

JAMES A. HENSON
NUMBER PLS-2007017963
MISSOURI LAND SURVEYOR

J.A.H. 11-27-19 DATE
JAMES A. HENSON, P.L.S., VICE PRESIDENT DATE
MO. REG. L.S. 92007017963

SHEET 3 OF 4

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: July 18, 2022

RE: **P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)**: A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742).

Summary

Chabad at Chesterfield has submitted a request for a zoning map amendment from the “R4” Residential District to “R6” Residential District to develop the land for multifamily use.

A Public Hearing was held for this petition on April 11, 2022; there were two issues raised.

The petition was reviewed by Planning Commission on May 09, 2022. At that time, the Commission’s recommendation to approve failed by a vote of 0-7.

As per the Unified Development Code, the applicant can file an appeal within eighteen (18) days after the Planning Commission decision. The applicant submitted an appeal of recommendation of denial to City Council. The appeal was reviewed by City Council on June 7th, 2022. City Council made a motion to refer the appeal to the Planning and Public Works Committee to conduct the Public Hearing in accordance with City Code.

A Public Hearing was held for this petition on June 23, 2022. At that time, the Planning & Public Works Committee made a motion to forward the petition to City Council with a recommendation to deny, which passed by a vote 4-0.

A copy of the May 9th Planning Commission Packet is attached with this report.

Attachments: Planning Commission Packet



Figure 1: Subject Site Aerial

BILL NO. 3398 _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF THE “R4” RESIDENCE DISTRICT TO “R-6” RESIDENCE DISTRICT FOR A 1.01 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CONWAY ROAD [P.Z. 07-2021 15201 CONWAY ROAD, 18S330742].

WHEREAS, the petitioner, Chabad at Chesterfield, has requested a change in zoning from the “R4” Residence District to “R-6” Residence District for a 1.01acre tract of land located on the north side of Conway Road; and,

WHEREAS, a Public Hearing was held before the Planning Commission on April 11, 2022; and,

WHEREAS, the Planning Commission’s recommendation to approve said request failed by a vote of 0-7; and,

WHEREAS, a Public Hearing was held before the Planning and Public Works Committee on June 23, 2022 in accordance with the applicant’s appeal of the Planning Commission’s decision; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended to deny a change of zoning to the “R-6” Residential District by a vote of 4-0; and,

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

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

Section 1. City of Chesterfield Unified Development Code and the Official Zoning District Map, which are part thereof, are hereby amended by establishing an “R-6” Residence District designation for a 1.01acre tract of land located on the north side of Conway Road and as described as follows:

A tract of land being part of August Hill Estate and in U.S. Survey 1811, Township 45 North, Range 4 East and being more particularly described as follows: Beginning at the intersection of the West line of property described in

deed to Chabad of Chesterfield, Inc. and the North line of Conway Road, 40 feet wide, thence leaving said North line North 4 degrees 21 minutes East a distance of 225.00 feet to a point, thence South 85 degrees 39 minutes East, a distance of 205.00 feet to a point; thence South 3 degrees 05 minutes 30 seconds West a distance of 224.07 feet to a point in the North line of Conway Road, 40 feet wide, thence South 85 degrees 50 minutes West along the North line of Conway Road, 40 feet wide, a distance of 6.60 feet to an angle point; thence North 85 degrees 39 minutes West along the North line of Conway Road, 40 feet wide, a distance of 203.40 feet to the point of beginning.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Unified Development Code is granted, subject to all of the ordinances, rules and regulations.

Section 3. The City Council, pursuant to the petition filed by Chabad at Chesterfield in P.Z. 07-2021, requesting the rezoning embodied in this ordinance, and after public hearings held by the Planning Commission on the 11th day of April 2022 and by the Planning & Public Works Committee on the 23rd day of June 2022, 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 _____, 2022

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: 07/18/2022



VIII.A.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Meeting Date: May 09, 2022

From: Shilpi Bharti, Planner *SB*

Location: North of Conway Road

Petition: **P.Z. 07-2021 15201 Conway Road (Chabad at Chesterfield)**: A request for a zoning map amendment from the “R4” Residential District to “R6” Residential District for 1.01 acres located on the north side of Conway Road (18S330742).

SUMMARY

Chabad at Chesterfield has submitted a request for a zoning map amendment from the “R4” Residential District to “R6” Residential District to develop the land for multifamily use. A Public Hearing was held for this petition on April 11, 2022.



Figure 1: Subject Site Aerial

SITE HISTORY

The subject property was zoned “R-4” Residential District by St. Louis County prior to the incorporation of the City of Chesterfield. There was a residential density development (RDD) procedure approved on this site in 1981 that authorized the development of six multiple-family residential units in three buildings. The procedure expired because the site was not constructed within the approved time frame.

SURROUNDING LAND USE AND ZONING

The subject property is surrounded by “R3” Residential District on the west, north and east. Conway Road runs south of the property. The site overlooks the Delmar Gardens development to the south which is zoned “NU” Non-Urban District.

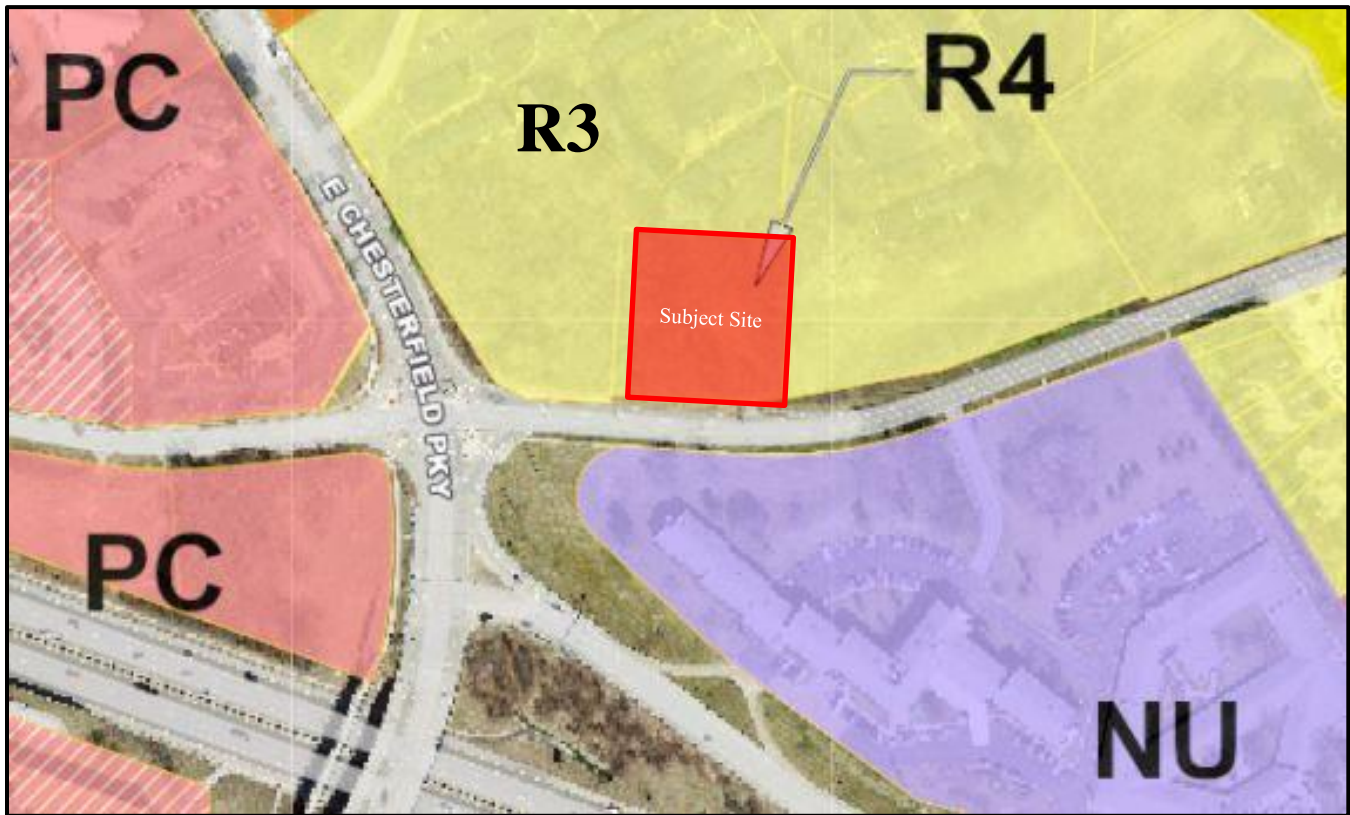


Figure 2: Surrounding Zoning map

COMPREHENSIVE PLAN

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Mixed Residential land use. The subject site is surrounded by Mixed Residential on the east, west, north and south. The Mixed Residential land use typically supports Conventional, suburban multifamily neighborhoods developed as a complex or community, with a relatively uniform housing type and density throughout. They support the highest residential density in a suburban landscape and may contain one of multiple housing types including condominiums, apartments or senior housing. Buildings are oriented interior to the site and generally

buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas.

Below are the development policies for Mixed Residential land use designation as described in the City of Chesterfield Comprehensive Plan.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Encourage transportation infrastructure that promotes multi-modal and active transportation options.
- Landscape buffering should be utilized between adjacent residential developments to provide a transition between use type.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Expanded setbacks should be utilized between neighboring residential uses.
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development.



Figure 3: Comprehensive Land Use Plan

R6 – RESIDENTIAL DISTRICT

As per City of Chesterfield Unified Development Code, the R-6 District is established to provide for residential dwellings and uses, to allow for such other related uses which are of a residential nature and are compatible with the character of the district. The development standards for R-6 Residential District are summarized in the table below.

Development Standards	R6 District
Minimum Lot size for Dwelling, two-family	2,500
Minimum Lot size for Dwelling, three-family	2,000

Minimum Lot size for Dwelling, multifamily		2,000		
Front Setback		20 feet		
Side Setback (single-family dwelling or unattached side of an attached single-family dwelling)		5 feet		
Rear Setback		15 feet		
Minimum Common Open Space area for Multifamily, row house or group home developments		40%		
<u>Setback Requirement between structures (feet)</u>				
Wall	Front	Side	Rear	Detached Accessory Building Wall
Front	50, plus 10 for each story over 2 stories	30; 20 if side wall has no windows	100	30
Side	30; 20 if side wall has no windows	20	30	10
Rear	100	30	50	20

The future development of the site will require compliance with the Unified Development Code’s Development Requirements and Design Standards and the R-6 Residential Zoning District regulations.

PUBLIC HEARING

A Public Hearing for this request was held on April 11, 2022 at which the Planning Commission raised several issues. Since the Public Hearing, the applicant has provided a formal response to each issue raised at the Public Hearing. A full copy of the applicant’s response has been included in the Planning Commission packet.

ISSUES RAISED

The following is a list of items/concerns discussed at the Public Hearing which were formally addressed in writing by the applicant. Below is every issue identified followed by the applicant’s response summarized in *italics*. The full response from the applicant is attached to this report.

Issue 1:

Concerns were raised regarding the existing drainage basin on the west side of the property, more specifically it was discussed that the property includes very steep, hilly land and the drainage basin. If the impermeable surfaces are constructed on the site, drainage issues could be created. Provide information on how the development team will be addressing the above concern.

Applicant Response: A plan for this property has not been designed as yet, however any development on this site will be required to follow both the City of Chesterfield and MSD design standards for stormwater runoff and water quality. The existing topography shows that the site currently flows to the west and not

towards the existing structures to the north. This drainage pattern will continue after development. In addition, any future plans will include a "Stormwater Pollution Prevention Plan" (SWPPP) that will have regular inspections and reports.

Issue 2:

There was discussion on the impact of rezoning the site R6 vs. R6A, and R6AA. Please provide the reason behind rezoning the site to R6 instead of R6A, and R6AA.

***Applicant Response:** An R-6 zoning was requested at the public hearing to provide flexibility when the site plan is finalized for this property. The Chabad House of Chesterfield is currently designing the site diagonally across Conway Road/ East Chesterfield Parkway for their main campus, to include synagogue services, adult education, and other community services. The ultimate plan is to use the subject site for 5-6 residential villas/condominiums within walking distance of the new facility. An architectural rendering of a possible community has been provided, but it has NOT been vetted and is only a representation of the type of community that is proposed. An R-6 zoning designation would best fit this concept as it allows multifamily dwellings on 2,000 square foot lots verses 3,000 for R-6AA and 4,000 for R-6A.*

We understand the concern that an R-6 zoning designation may allow a large high-density community, but the small size, shape, and topography of this property makes it impractical for a large-scale residential development. We are requesting the R-6 to allow flexibility on the site design.

REQUEST

Staff has completed review of this petition and has no further comments or outstanding issues on the zoning request before the Commission.

The petition has met all filing requirements and procedures of the City of Chesterfield. Additionally, all agency comments have been received. Upon receiving recommendation on this petition from the Planning Commission, this zoning request will be forwarded to both the Planning and Public Works Committee and City Council for review.

Attachments

1. Response letter
2. Boundary Survey
3. Tree Stand Delineation

April 26, 2022

Shilpi Bharti, Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760
SBharti@chesterfield.mo.us

Re: 15201 Conway Road – P.Z. 07-2021

Dear Shilpi:

Thank you for your issues letter dated April 15, 2022, concerning the 1.01-acres site at 15201 Conway Road. There were two issues that you asked to be addressed.

Issue 1 – Concerns were raised regarding the existing drainage basin on the west side of the property, more specifically it was discussed that the property includes very steep, hilly land and the drainage basin. If the impermeable surfaces are constructed on the site, drainage issues could be created. Provide information on how the development team will be addressing the above concern.

A plan for this property has not been designed as yet, however any development on this site will be required to follow both the City of Chesterfield and MSD design standards for stormwater runoff and water quality. The existing topography shows that the site currently flows to the west and not towards the existing structures to the north. This drainage pattern will continue after development. In addition, any future plans will include a “Stormwater Pollution Prevention Plan” (SWPPP) that will have regular inspections and reports.

Issue 2 - There was discussion on the impact of rezoning the site R6 vs. R6A, and R6AA. Please provide the reason behind rezoning the site to R6 instead of R6A, and R6AA.

An R-6 zoning was requested at the public hearing to provide flexibility when the site plan is finalized for this property. The Chabad House of Chesterfield is currently designing the site diagonally across Conway Road / East Chesterfield Parkway for their main campus, to include synagogue services, adult education, and other community services. The ultimate plan is to use the subject site for 5-6 residential villas/condominiums within walking distance of the new facility. Below is an architectural rendering of a possible community. It has NOT been vetted and is only a representation of the type of community that is proposed. An R-6 zoning designation would best fit this concept as it allows multifamily dwellings on 2,000 square foot lots verses 3,000 for R-6AA and 4,000 for R-6A.

We understand the concern that an R-6 zoning designation may allow a large high-density community, but the small size, shape, and topography of this property make it impractical for a large-scale residential development. We are requesting the R-6 to allow flexibility on the site design.

Thank you for your time and effort on this project. If you have any questions or need clarification on any of the items, please let me know.

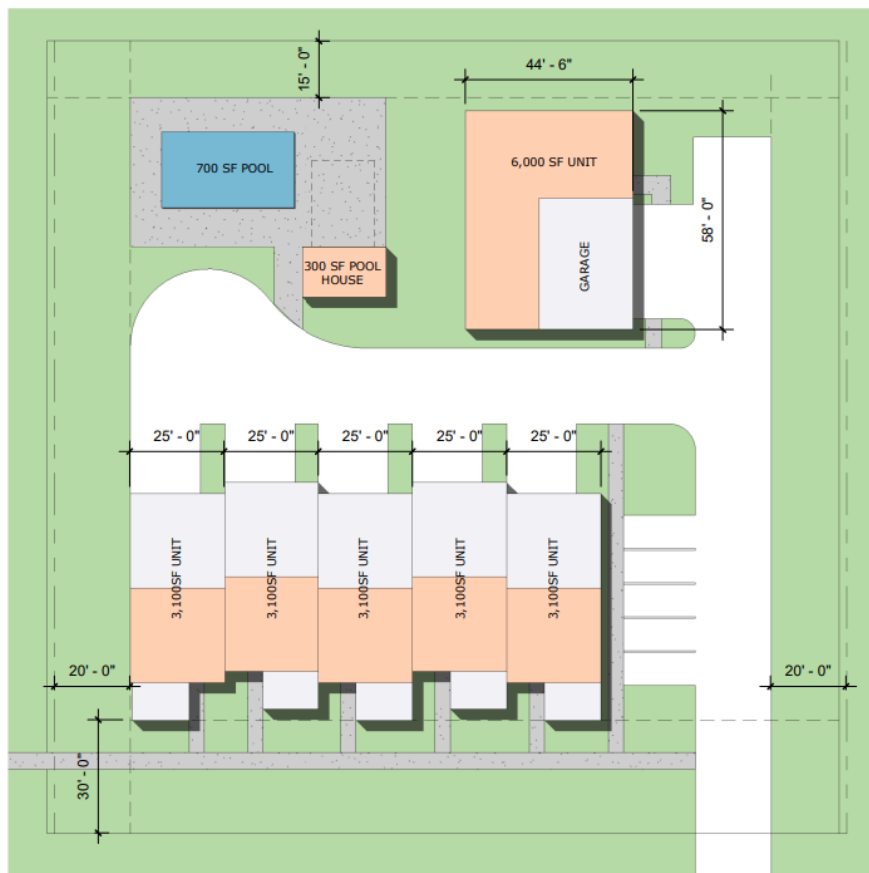
Sincerely,

VOLZ Incorporated
Professional Service Company



David Volz
Vice President

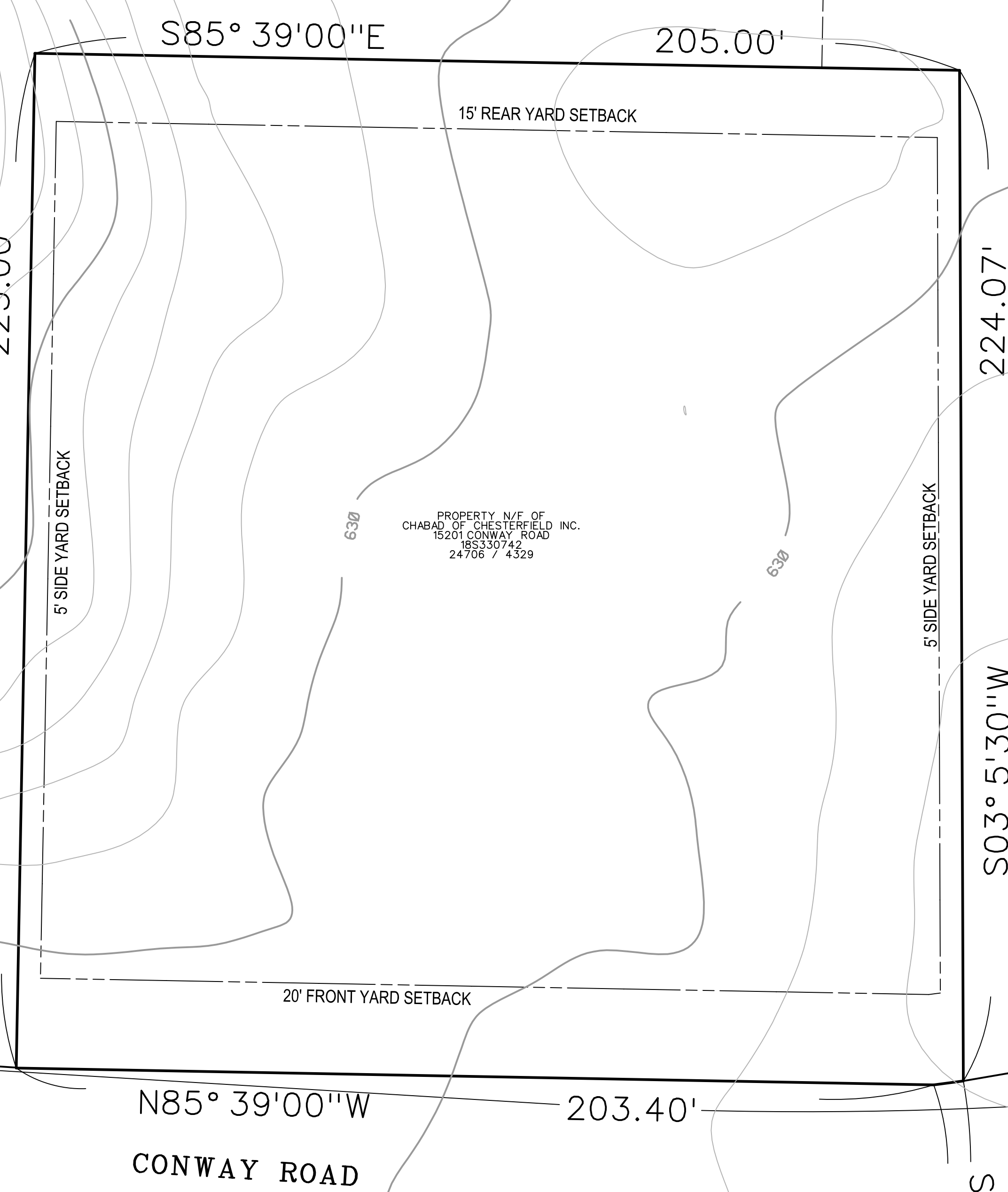
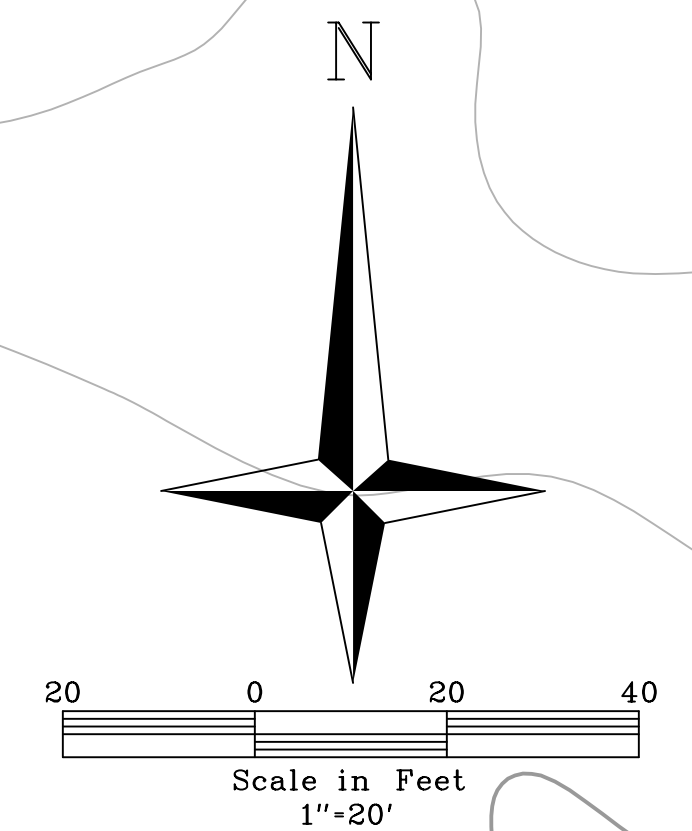
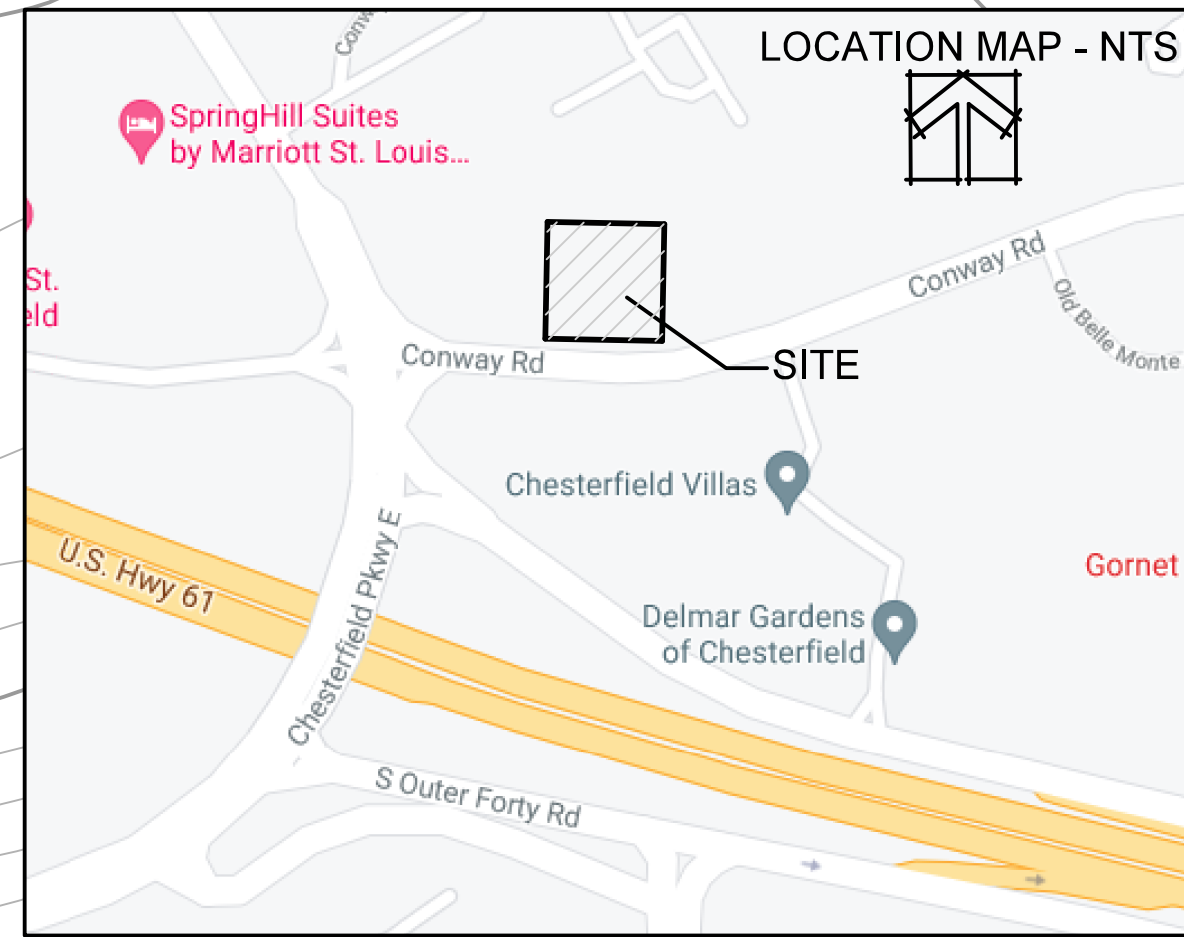
ATTACHMENT



CONWAY ROAD

PROJECT NOTES: PHASE 3	
AREA OF SITE:	1.01 ACRES 43,996 SF
PARCEL ID:	18S330742
SITE ADDRESS:	15201 CONWAY ROAD CHESTERFIELD, MISSOURI 63017
OWNER OF RECORD:	CHABAD OF CHESTERFIELD INC. 137 BRIGHURST DRIVE CHESTERFIELD, MO 63005
PREPARED FOR:	CHABAD OF CHESTERFIELD INC. 15201 CONWAY RD. CHESTERFIELD, MO 63017 RABBI@VIA@GMAIL.COM
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	R-4 "RESIDENTIAL DISTRICT"
PROPOSED ZONING:	R-6 "RESIDENTIAL DISTRICT"
LEGAL DESCRIPTION	A TRACT OF LAND BEING PART IF AUGUST HILL ESTATE AND IN U.S. SURVEY 1911, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
GAS:	SPIRE
WATER:	MISSOURI AMERICAN WATER COMPANY (314) 469-6050
SEWER:	METROPOLITAN ST. LOUIS SEWER DISTRICT
ELECTRIC:	AMEREN
TELEPHONE:	AT&T
SCHOOL DISTRICT:	PARKWAY SCHOOL DISTRICT (314) 415-8100
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT (314) 514-0900

A tract of land being part of August Hill Estate and in U.S. Survey 1911, Township 45 North, Range 4 East and being more particularly described as follows: Beginning at the intersection of the West line of property described in deed to Chabad of Chesterfield, Inc. and the North line of Conway Road, 40 feet wide, thence leaving said North line North 4 degrees 21 minutes East a distance of 225.00 feet to a point, thence South 85 degrees 39 minutes East, a distance of 205.00 feet to a point; thence South 3 degrees 05 minutes 30 seconds West a distance of 224.07 feet to a point in the North line of Conway Road, 40 feet wide, thence South 85 degrees 50 minutes West along the North line of Conway Road, 40 feet wide, a distance of 6.60 feet to an angle point; thence North 85 degrees 39 minutes West along the North line of Conway Road, 40 feet wide, a distance of 203.40 feet to the point of beginning.



PROPERTY N/F OF
SELESNICK CARRIE
118 CONWAY COVE DR.
19755 / 847

PROPERTY N/F OF
CHABAD OF CHESTERFIELD INC.
15201 CONWAY ROAD
18S330742
24706 / 4329

PROPERTY N/F OF
SINAMOM, NICHOLAS R ETAL J/T
46 CONWAY COVER DR.
18S340510
21858 / 2462

CHESTERFIELD PARKWAY EAST

N85° 39'00"W 203.40'
CONWAY ROAD

N11°00'05" S 109'9"

H:\CAD\22500-22596\Phasing\22596 - Site Plan.dgn - Master Model 3/15/2022 3:50:12 PM Plotted by: jenkins Plot Scale: 20,0000000 / in. Plot Driver: canon bp780.plt cto Pen Table: volz18.plt

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

CHABAD OF CHESTERFIELD INC.
137 BRIGHURST DRIVE
CHESTERFIELD, MISSOURI 63005

ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

VOLZ Incorporated
10849 Indian Head Inrl. Blvd.
St. Louis, MO 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

TIMOTHY J MEYER
Professional Engineer
MO E-24665

15201 CONWAY ROAD
CHESTERFIELD, MISSOURI 63017

PRELIMINARY PLAN

Base Map No. 18S
MSD Record # XXMSD-00XXX
Project # 22596

03/17/2022

1

MSD BASEMAP 18S MSD RECORD # XXMSD-00XXX

Memorandum

Department of Planning



To: Michael O. Geisel, City Administrator

From: Justin Wyse, Director of Planning *JW*

Date: July 18, 2022

RE: **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 3.6 acre tract of land zoned "PC&R" – Planned Commercial and Residence District located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace. (Ward 4)

Summary

This request is to allow for new construction of multi-family town homes. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

There are 10 buildings within Lot 2A-2. The smallest building contains 4 units and the largest contains 12 units. All of the buildings are 3 stories tall, roughly 33' in height, and contain a 2 space parking garage on the rear of the buildings. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The buildings will be highly visible from all directions.

The project was reviewed by the Architectural Review Board on May 12th, 2022. At that time, the Board made a motion to forward the project to the Planning Commission with a recommendation to approve with conditions. The applicant has since fulfilled those conditions.

The project was reviewed by the Planning Commission on June 13, 2022. At that time the Commission recommended approval of the request as submitted by a vote of 6-2.

Modification Request

There are two modifications being requested by the applicant (1st Floor Building Height and Rooftop Mechanical Screening).

1st Floor Building Height

The site specific governing ordinance states the first floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size.

Rooftop Mechanical Units

The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3rd floor alcoves.

The Architectural Review Board was supportive of both aforementioned modification requests.

Governing ordinance 3161 states that City Council shall have automatic power of review of all Site Development Section Plans for the subject development. The City Council will then take appropriate action relative to the proposal.

As previously stated, the Planning Commission voted to approve the project as presented by a vote of 6-2 which included both modifications.

The project was reviewed by the Planning and Public Works Committee on June 23rd, 2022. At that meeting the Committee made a motion to postpone the project until a special meeting of the Planning and Public Works Committee to be held on July 7th, 2022. The motion passed by a vote of 4-0.

The project was reviewed by the Planning and Public Works Committee on July 7th, 2022. At that meeting the Committee made a motion to approve the Site Development Section Plan as amended with the following conditions:

- Increase the amount of the darkest brick up to the 2nd floor of the buildings.
- Add a balcony overhang to the rear façade of the buildings.
- Provide a darker brick under the windows on the rear façade.
- Include a fiber cement material under the HVAC screening units.
- Provide expressed windows and window sills on the rear façade of the buildings.
- Incorporate lighter colored garage doors with a darker frame on the rear façade.
- Add a darker parapet cap with cornice to the buildings.
- Add an artificial turf feature near the garage doors.
- Add decorative features on the rear elevation of the units near the garage doors.
- Add additional landscaping on the southwest corner of the site near the entrance on Lakefront Drive and, to the extent possible, any other landscaped areas neighboring the end units of buildings.

The above motion passed by a voice vote of 4-0.

All of the conditions included in the motion have been incorporated into the project and included within the provided City Council packets.

Attached to this report please find a copy of the Planning Commission Staff Report, Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, Architect's Statement of Design, and the applicant's modification request.

- Attachments: Planning Commission Staff Report
Site Development Section Plan
Landscape Plan
Lighting Plan
Architect's Statement of Design
Architectural Elevations
Rendering
Modification request

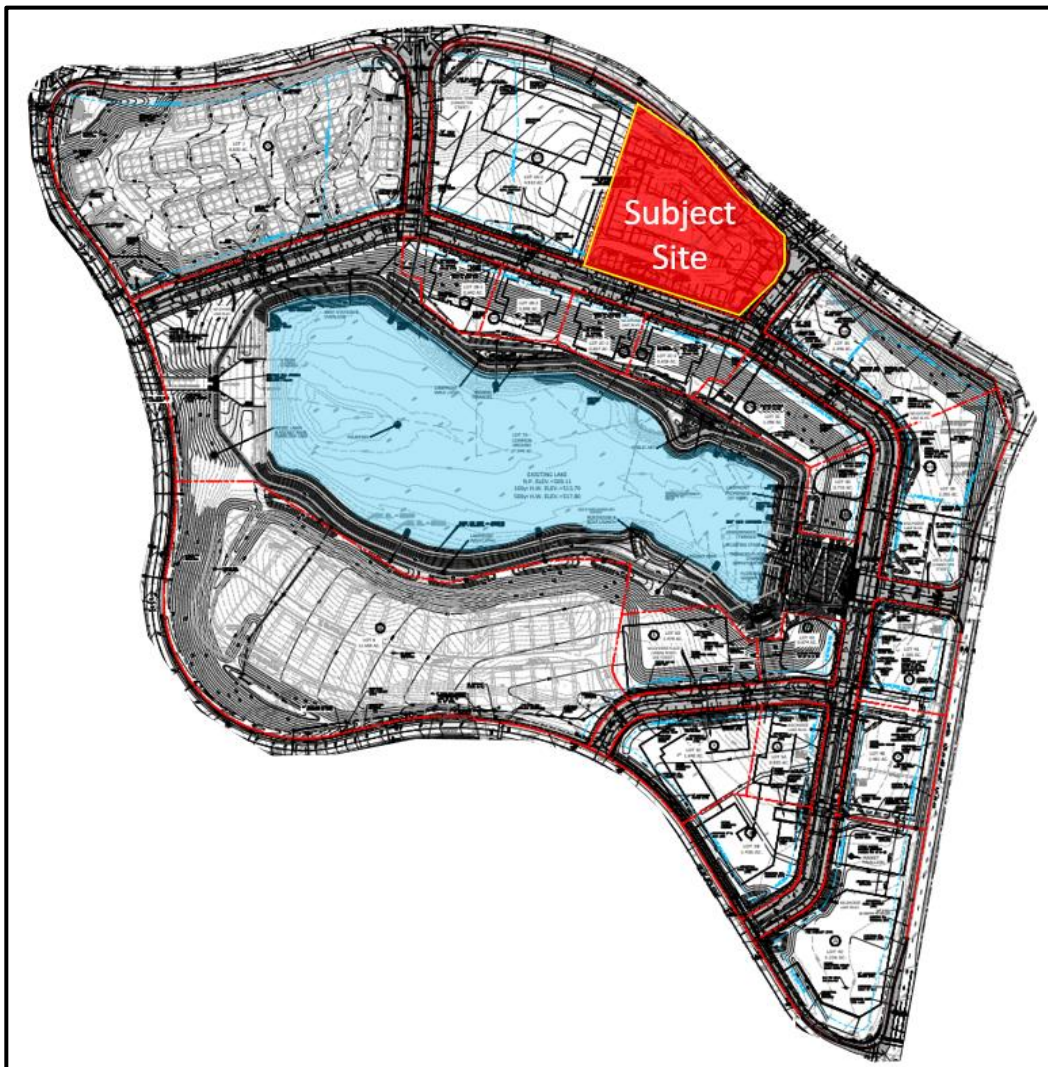


Figure 1: Location of Subject Site



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: June 13, 2022

From: Mike Knight, Assistant City Planner *JK*

Location: A 3.6 acre tract of land located southwest of Wild-Horse Creek Road and Lakeview Terrace.

Description: **Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 3.6 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace.

PROPOSAL SUMMARY

This request is to allow for new construction of multi-family town homes. The proposed development consists of 70 total units within 10 detached buildings. This is the fifth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village.

Although the fifth submittal, this is the third development within Wildhorse Village that received recommendation from the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review. Building materials primarily consist of brick, metal shingle and fiber cement.



Figure 1: Rendered Image of the Entrance

HISTORY OF SUBJECT SITE

On March 19th, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events specifically for the Wildhorse Village development.

Year	Month	Approval	Description	Action
2020	Aug	ORD 3114	Incorporated (0.6) acres into PC&R district and amended development criteria	Ordinance to facilitate the development known as Wildhorse Village
	October	SDCP	Concept Plan for Infrastructure only of Categories A & B	Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers
2021	Feb	ASDCP	Amended Concept Plan for Categories A&B	Allowed for a phased mixed use development of 17 lots known as Wildhorse Village
	May	SDSP	Site Development Section Plan for Lot 6	Approval for a 35 single family home development
			Site Development Section Plan for Lot 1	Approval for a 72 attached single family home development
	Sept	SDSP	Site Development Section Plan for Lot 2A-1	Approval for a 266 unit multi-family building
	October	ORD 3161	Ordinance to modify the development criteria of Wildhorse Village	Update to the height and placement of buildings
	December	RP	Record Plat for Wildhorse Village	Created an 18 lot development and associated common ground
2022	June	LS	Lot Split Plat for Lot 2B	Split Lot 2B into Lot 2B-1 and 2B-2
	June	SDSP	Site Development Section Plan for Lot 2B-1	Approval for a 16 unit condo building

Figure 2: Historical Summary

LOCATION OF SUBJECT SITE

As previously stated, Wildhorse Village is composed of 20 total lots. All of the lots are currently undeveloped, but construction is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. There is

currently a Record Plat approved for the development. Lot 7A depicted on the Record Plat and Site Development Concept Plan is approved as Common Ground for the entire development. The subject site is a 3.6 acre tract of land that is north of the lake and north of the main street proposed for the overall development. Below (Figure 3) is an image to get a sense of where the 3.6 acre subject site is in relation to the overall 78.4 acres that make up Wildhorse Village.

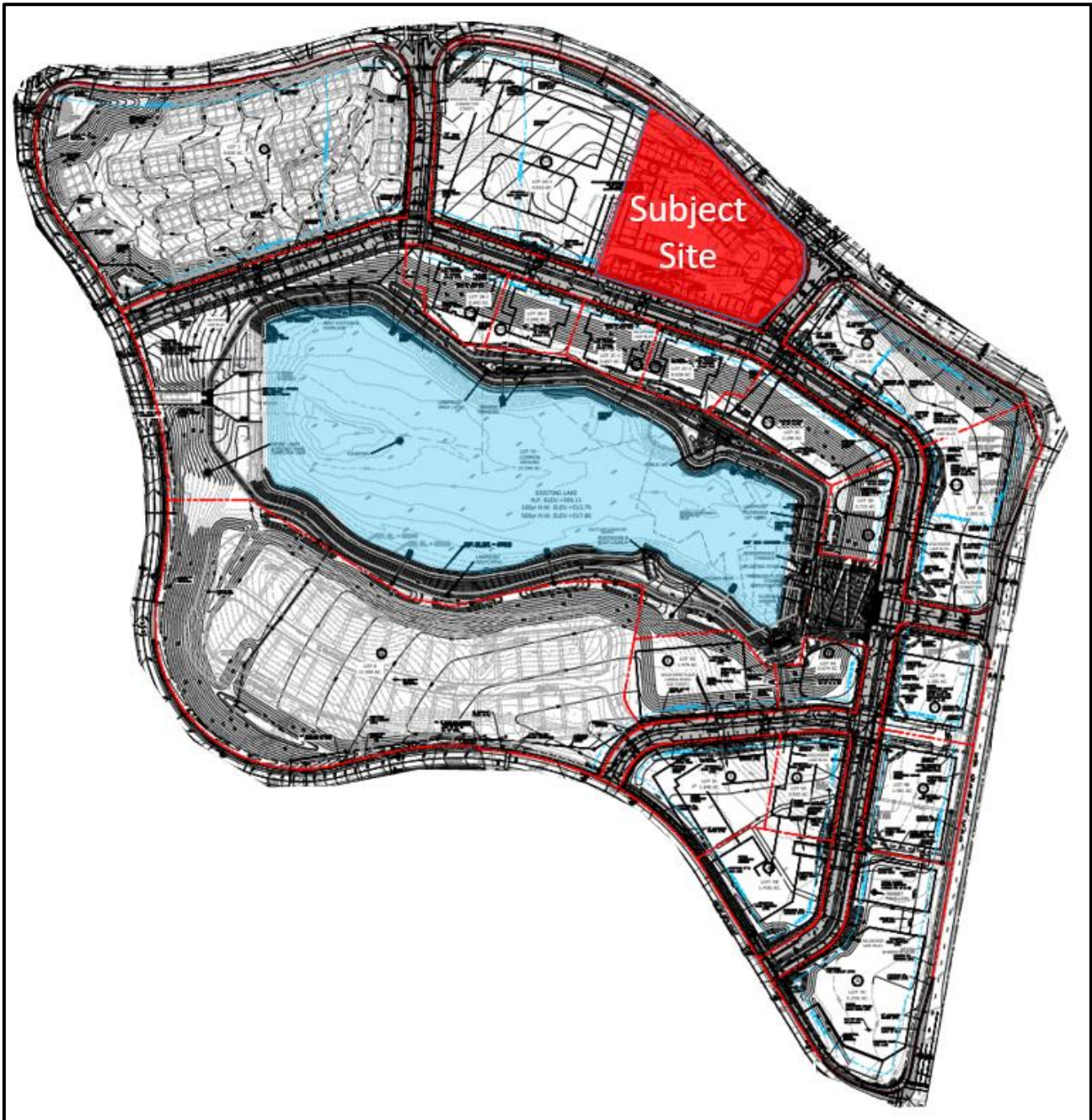


Figure 3: Location within the development

STAFF ANALYSIS

The subject site is located southwest of the intersection of Wild Horse Creek Road and Lakeview Terrace. Lakeview Terrace is a private road, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 3.6 acres of the 78.4 acre development known as Wildhorse Village.

Zoning District:

A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

Comprehensive Plan:

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

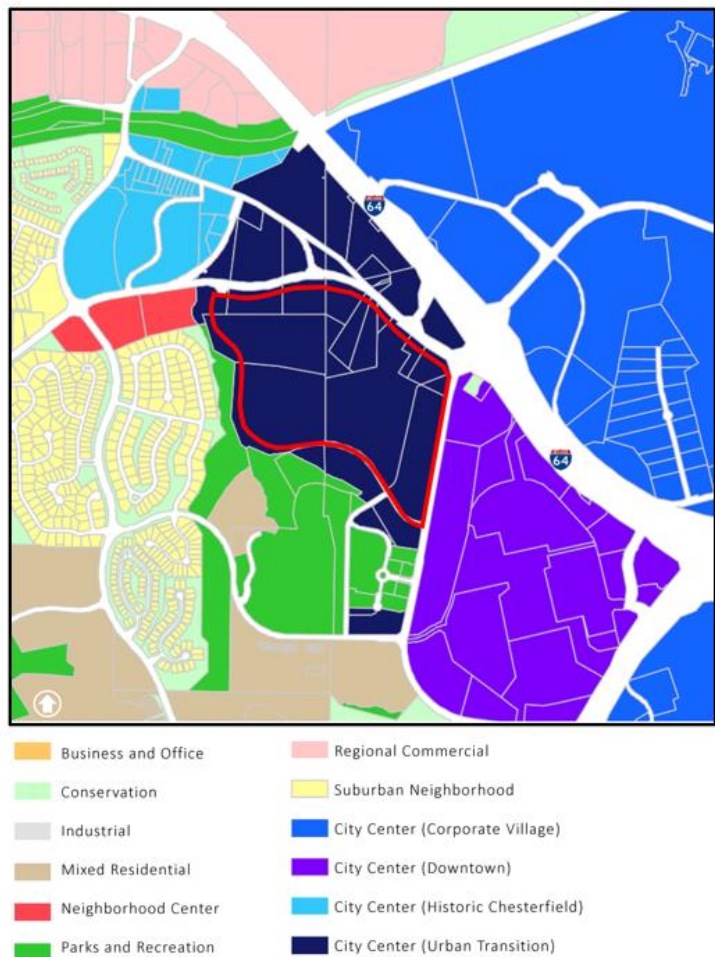


Figure 4: Comprehensive Plan

The City Center (Urban Transition) land use designation also states a series of development policies within the Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural entertainment and pedestrian amenities for its residents.

This is a multi-family development that is east of an approved multi-family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable.

The project is very walkable with a 12' wide mixed use trail along Wild Horse Creek Road to the north, a 10' wide sidewalk along both the main street to the south, and Lakeview Terrace to the east with a walking trail around the lake to the south.

Buildings to be constructed closer to the roadways to promote the pedestrian experience.

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

This project has a community lake to the south of the multi-family building with pedestrian connections from the site to the lake.

Public art should be incorporated into new construction and re-development projects throughout the City Center.

The applicant provided the location of public art to the south of the building, visible to the public realm as one interacts with the corner of Lakeview Terrace and Wildhorse Lake Blvd.

General Requirements for Site Design:

This request is for 10 buildings consisting of 70 multi-family units on a 3.6 acre tract of land. The site has one access point off the internal main street to the south, known as Wildhorse Lake Blvd, with on-street parking in front of the development. The site has pedestrian accommodations along the perimeter roadways and throughout an internal courtyard.

A. Site Relationships

This is a multi-family development that is east of an approved 266 unit multi-family development, north of a programmed multi-family building, directly west of future programmed mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

B. Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with an approved 266 unit multi-family building referenced as The Flats at Wildhorse Village. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 5) was provided in this packet depicting the access and circulation locations. Each unit has a two car garage that can be accessed through an internal drive.



Figure 5: Color Site Plan

C. Topography and Retaining Walls

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet. Due to the topography of the site, the proposed development utilizes retaining walls in the northwest corner. The walls are designed to be of minimal appearance with heights

ranging 3-5 feet. The modular retaining wall is of “Bethany Ledge Blend” color which is a common wall type approved within the overall development.

General Requirements for Building Design:

There are 10 buildings within Lot 2A-2. The smallest building contains 4 units and the largest contains 12 units. All of the buildings are 3 stories tall, roughly 33’ in height, and contain a 2 space parking garage on the rear of the buildings. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The buildings will be highly visible from all directions.

D. Scale, Design, Materials, and Color

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel.

The applicant has provided images of all three buildings within the attached packet. The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance.

The site does have ordinance requirements in which the applicant is seeking modifications, in which the ordinance itself permits. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting a modification to propose a screen and unique placement of the units to visually hide the condensing units. The applicant is also seeking a modification in the first floor building height. A full narrative request of both requests are included in the packet.

The building is primarily four different colors of brick on all four sides of the building. Fiber cement and metal shingles are also incorporated into the structures all in specific gray/slate color.

It should be noted that this is the same development team as the neighboring property to the west “The Flats at Wildhorse Creek”. Building material samples for both this project and The Flats building were provided at the May 12th Architectural Review Board meeting as the applicant stated in the attached narrative statement; *“The warm color palette of browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village to feel calm and inviting”*.

On the following page (Figure 6) is an image of the primary materials and their general building placement.

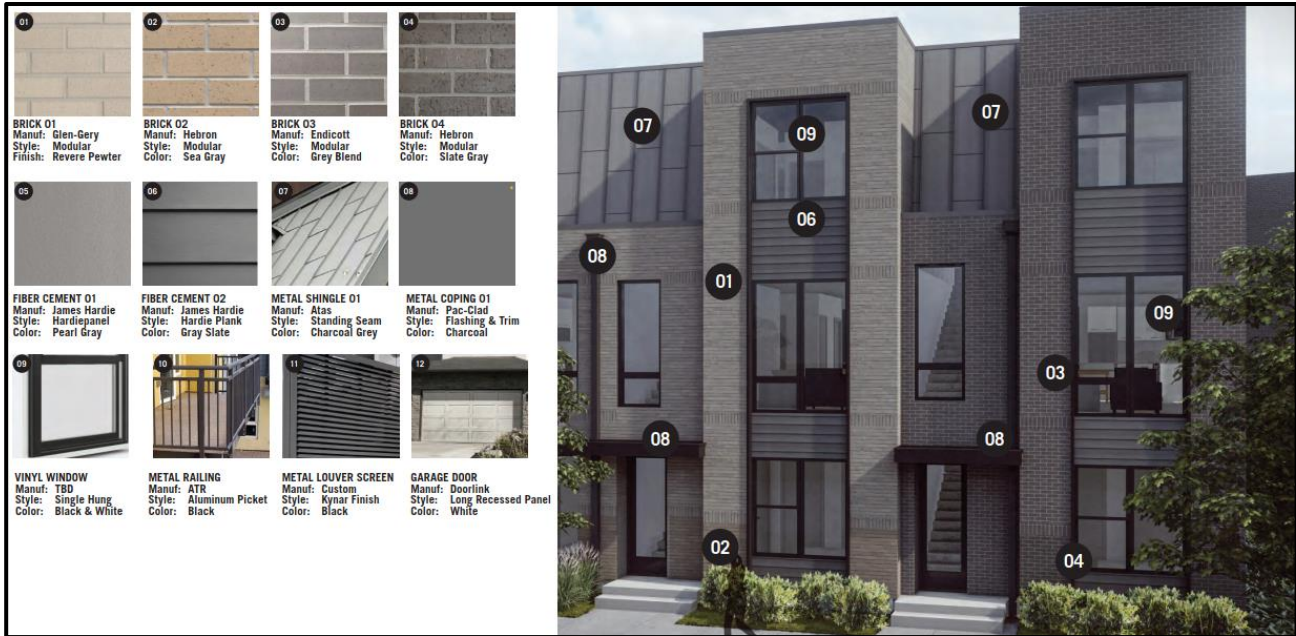


Figure 6: Building Materials

E. Landscape Design

The site contains 27 deciduous canopy trees (43%), 22 evergreen trees (35%), and 14 deciduous understory trees (22%). The growth rates for the trees (excluding street trees) are 11% slow, 44% medium, and 45% fast growing. The most common tree on the site is the Emerald Green Arborvitae.

F. Screening

The applicant has provided the aforementioned roof-top screening narrative/modification request and is included within the ARB packet. The trash enclosure is 8 feet tall constructed of brick with a metal gate.

G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards along the pedestrian areas within the internal courtyard.

MODIFICATIONS

There are two modifications being requested by the applicant (1st Floor Building Height and Rooftop Mechanical Screening).

1st Floor Building Height

The site specific governing ordinance states the first floor building height shall be 12-30 feet. The applicant is proposing a 10' first floor height in lieu of 12' stating there is a significant amount of construction waste, time, and money required to cut the studs down to size. For reference, the

development directly to the west “Flats at Wildhorse Creek” requested 11’ 7 7/8” for the first floor height which was approved.

Rooftop Mechanical Units

The governing ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant states they are proposing to screen rooftop mechanical equipment on all visible sides with the materials that are an integral part of the architecture. Equipment is located within 3rd floor alcoves. Below is a rendering that assists in the understanding of where the units will be located.



Figure 7: Example Mechanical Unit Location

ARCHITECTURAL REVIEW BOARD

The above-referenced project was reviewed by the Architectural Review Board on Thursday May 12th, 2022. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Lot 2A-2 of Wildhorse Village to the Planning Commission with a recommendation of approval with the following conditions:

- Modifications are made to the rear elevations of the buildings to break up the long expanses of monochromatic fiber board by introducing items such as variation of color, texture, material, drivable surface, or garage doors to add interest to the elevation.
- Provide landscaping around the future above-ground utilities and electrical meters.

The applicant has since resubmitted and fulfilled both conditions. All of the updates have been included with the Planning Commission packets. **It is also important to note, after considerable discussion, the Architectural Review Board was supportive of both aforementioned modification request.**

On the following page are images (Figure 8) to assist in the understanding on the updates that were made to address the first condition stated above. The update is focused on the rear elevation in which the brick material is now incorporated.



Figure 8: Updates to the Rear Facades

PARKING REQUIREMENTS

In conjunction with this request, the Wildhorse Village development recently submitted an Amended Site Development Concept Plan (ASDCP) for approval. One of the items updated was the density allocation table. The table was amended to include 70 residential units on Lot 2A-2. As the ASDCP was moving through the approving bodies, there was a considerable amount of discussion in regards to the parking requirements for Lot 2A-2. The ASDCP was approved by the City of Chesterfield City Council on June 7th. The City's Unified Development Code requires a minimum of 1.75 spaces for every living unit with no maximum requirement. The minimum number of parking spaces required for Lot 2A-2 is 123 according to the Unified Development Code.

The site specific governing ordinance allows for a reduction to the minimum requirement as there is an internal roadway with on-street parking that may be utilized by all the lots. The submitted Lot 2A-2 Site Development Section Plan depicts 152 parking spaces, not including any of the parking included with the internal roadway. For reference there are an additional 69 spaces along the internal roadway from Burkhardt to the eastern edge of Lot 2A-2.

RENDERING

Below in Figures 9-11 are renderings of three prominent viewpoints.



Figure 9: Along Wildhorse Lake Boulevard



Figure 10: Internal Courtyard



Figure 11: Along Wild Horse Creek Road

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. As previously stated, the applicant is requesting a modification to the site specific performance standards, which is a process specifically described within the site specific governing ordinance. Staff recommends approval of the Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) Site Development Section Plan.

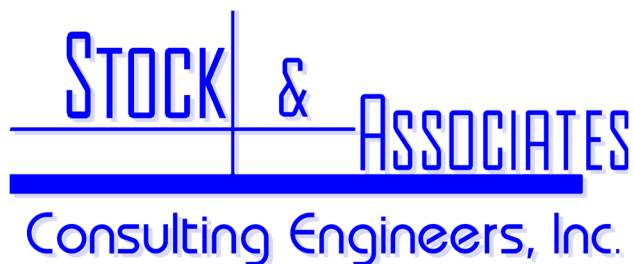
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village).”
- 2) “I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Wildhorse Village, Lot 2A-2 (Terraces at Wildhorse Village) with the following conditions...” (Conditions may be added, eliminated, altered, or modified)

Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request



March 15, 2022

City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield MO 63017-0760

Attention: Mr. Justin Wyse – Director of Planning

Re: Wildhorse Village Lot 2A-2

Modification Request to City of Chesterfield Ordinance No. 3161
Attachment A -Section IB.1-Building Floor Height
Attachment A -Section IG.5 – Rooftop Mechanical Equipment Screening

Dear Justin,

We respectfully request a modification to two sections of City of Chesterfield Ordinance 3161, specifically Attachment A- Section IB.1-Building Floor Height & Section IG.5 Rooftop Mechanical Screening.

Section IB.1 of Ordinance No. 3161, states: “first story heights shall be 12-30 feet with the exception that the residential buildings in the geographic areas of Lots 1 and 6 on the Preliminary Development Plan shall be 9-30 feet.” We are proposing 10’-0” first floor height in lieu of 12’-0”. As designed, the first floor height uses precut dimensional lumber. In order to achieve 12’-0” as required by the ordinance, a significant amount of construction waste, time and money would be required to cut the studs down to size.

Section IG.5 of Ordinance No. 3161, states: “rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design.” We are proposing to screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Equipment is located within 3rd floor alcoves, which will be treated as an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010.

Sincerely,

George M. Stock

George M. Stock, P.E. - President

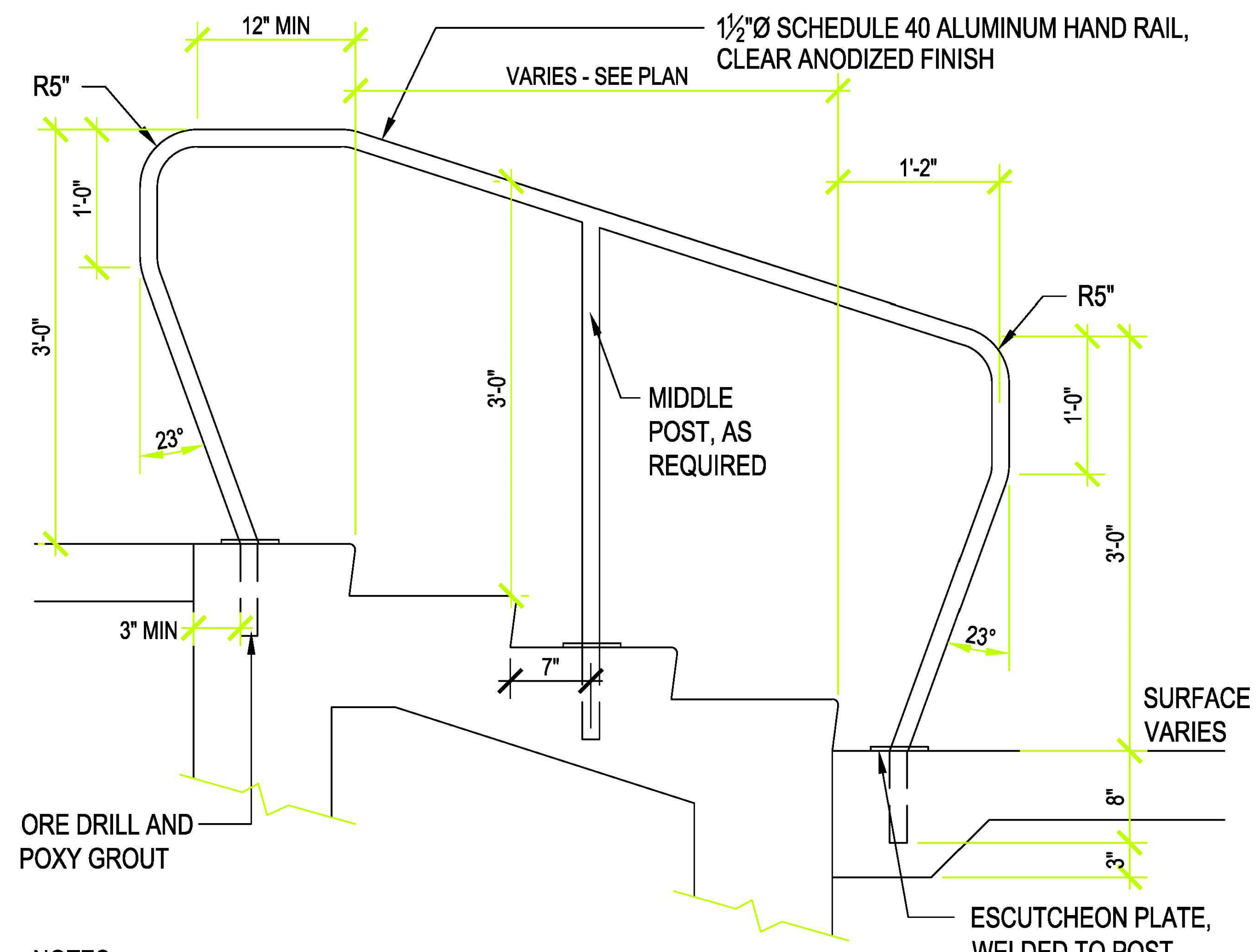
CC: Michael Hamburg – The Flats at Wildhorse Village, LLC
Jeff Tegethoff – Wildhorse Village, LP
Natasha Das – Wildhorse Village, LP
Tyson Pyle – Arcturis
Melanie Weber – Arcturis
Drew Dixon, P.E., Associate
Kate Stock Gitto, P.E., Project Manager

257 Chesterfield Business Parkway, St. Louis, MO 63005
636.530.9100 – Main | 636.530.9130 – Fax
www.stockassoc.com | general@stockassoc.com

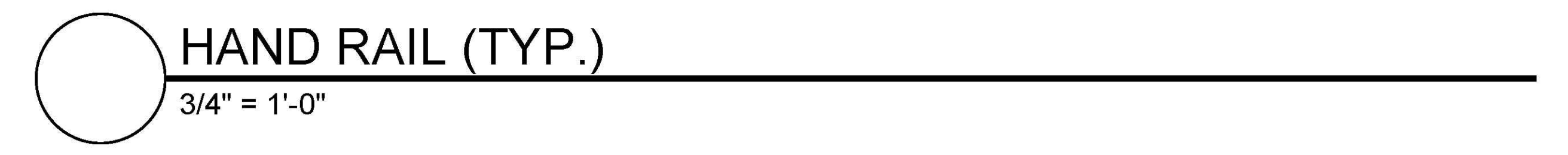
PRODUCT	SIZE IN INCHES (DWG)	UNIT/SPF	UNIT/PALLET	SPF/PALLET	WT/PALLET	COLOR	Available in:
Non-Weathered							
Standard <i>Plus sold separately</i>	12 x 6 x 16	1.5	48	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, Timberwood Blend, Limestone, and Tan
Accent <i>Plus sold separately</i>	12 x 4 x 12	3	96	32	3400		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Cobble <i>Plus sold separately</i>	12 x 6 x 8	3	96	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Corner <i>Plus sold separately</i>	12 x 6 x 8	3	96	48	4320	Line Foot	Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Square Foot <i>Plus sold separately</i>	12 x 8 x 18	1	36	36	3170		Bethany Ledge Blend, Sandstone Blend, Limestone, and Tan
Weathered							
Weathered Standard <i>Plus sold separately</i>	12 x 6 x 16	1.5	48	32	3780		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered Accent <i>Plus sold separately</i>	12 x 4 x 12	3	96	32	3500		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered Cobble <i>Plus sold separately</i>	12 x 6 x 8	3	96	32	4000		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered Corner <i>Plus sold separately</i>	12 x 6 x 8	3	96	48	4320	Line Foot	Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend
Weathered 2 Facet Solid <i>Non-Weathered available on special order basis</i>	10 x 6 x 16	1.5	48	32	3504		Bethany Ledge Blend, Charcoal Blend, Sandstone Blend, and Timberwood Blend



WALL DETAIL



- NOTES:**
- HAND RAIL DRAWINGS DEPICT DESIGN INTENT ONLY. CONTRACTOR SHALL SUBMIT ENGINEERED SHOP DRAWINGS THAT ENSURE SAFE AND SECURE INSTALLATION.
 - ALL HAND RAILS SHALL MEET ADA ACCESSIBILITY GUIDELINES, CURRENT EDITION.



HAND RAIL DETAIL

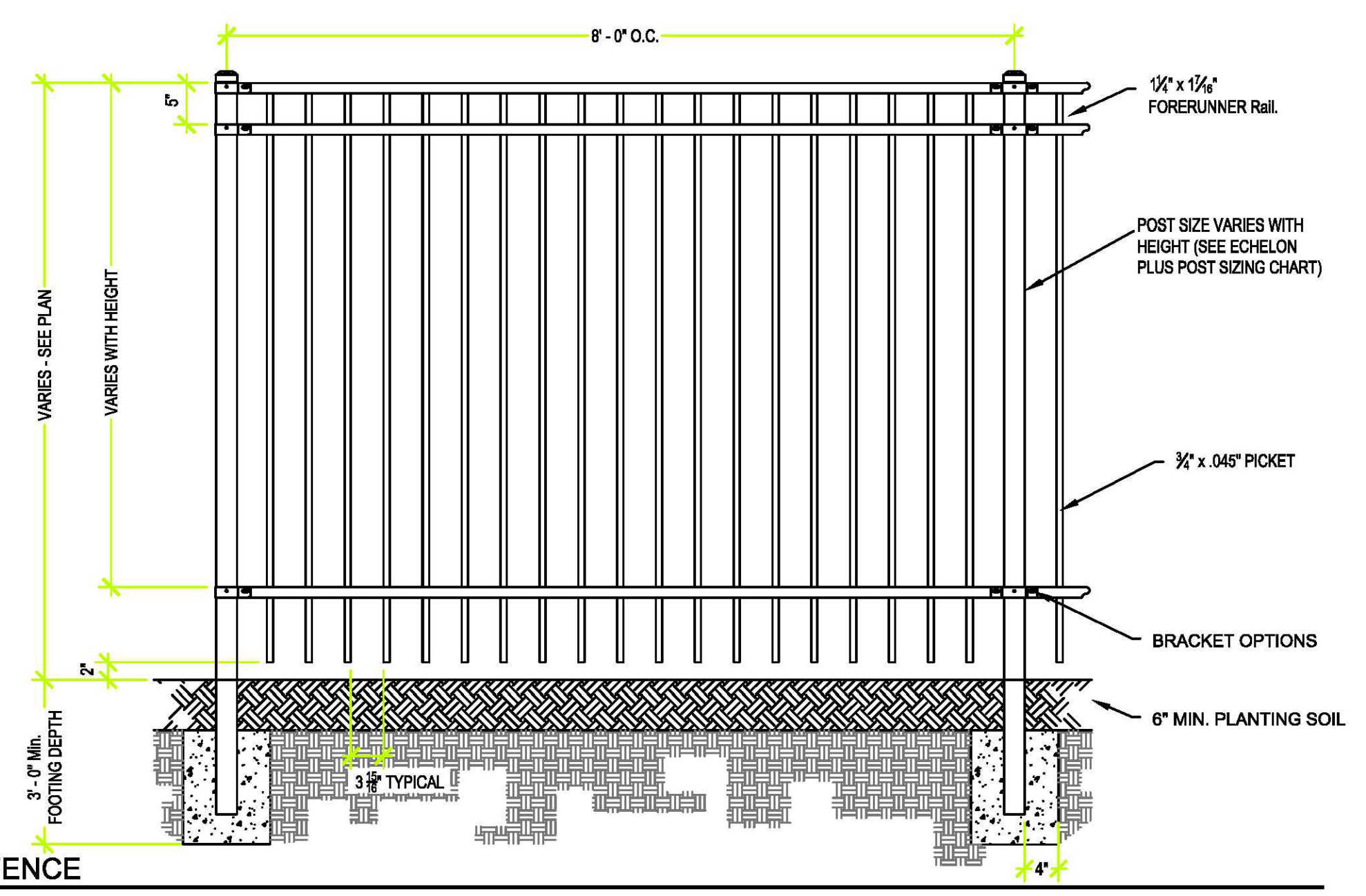
PRODUCT INFORMATION:

- AMERISTAR ECHOLON PLUS ORNAMENTAL ALUMINUM FENCE, MAJESTIC STYLE
- ECHOLON PLUS MAJESTIC 3/4\"/>

NOTES:

- SEE ECHOLON PLUS POST SIZING CHART.

MANUFACTURER:
 Ameristar Fence Products
 979 Portwest Drive, Suite 101
 St. Charles, MO 63303
www.ameristarfence.com
 866-333-3422

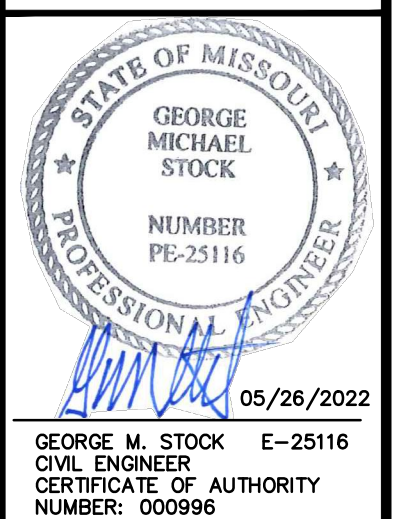


FENCE DETAIL

ORNAMENTAL ALUMINUM FENCE
 3/4\"/>

SITE DEVELOPMENT SECTION PLAN FOR: (ORD. NO 3161)
WILDHORSE TOWNHOMES - LOT 2A-2 (PB 369, PG. 579-586)

360 WILDHORSE LAKE BLVD
 CHESTERFIELD, MO 63005



- REVISIONS:**
- 04/11/22 SDSP TO CITY
 - 05/26/22 SDSP TO CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 02/21/2022	JOB NO: 201-7056
K.S.G. P.# 22MSD-	BASE MAP P.# 181
S.L.C. MAT.#	MAT SUP.#
M.D.N.R.# MORA20374	
SHEET TITLE: SITE DEVELOPMENT SECTION PLAN - DETAILS	
SHEET NO.: C2.0	

Lawn Turf	Lebanon Turf	Winning Colors Tall Fescue Blend
Artificial Turf	SYNLawn St Louis Artificial Turf	
Decorative Rock	Mexican Beach Pebbles	Sizes ranging from 1/2" - 4"

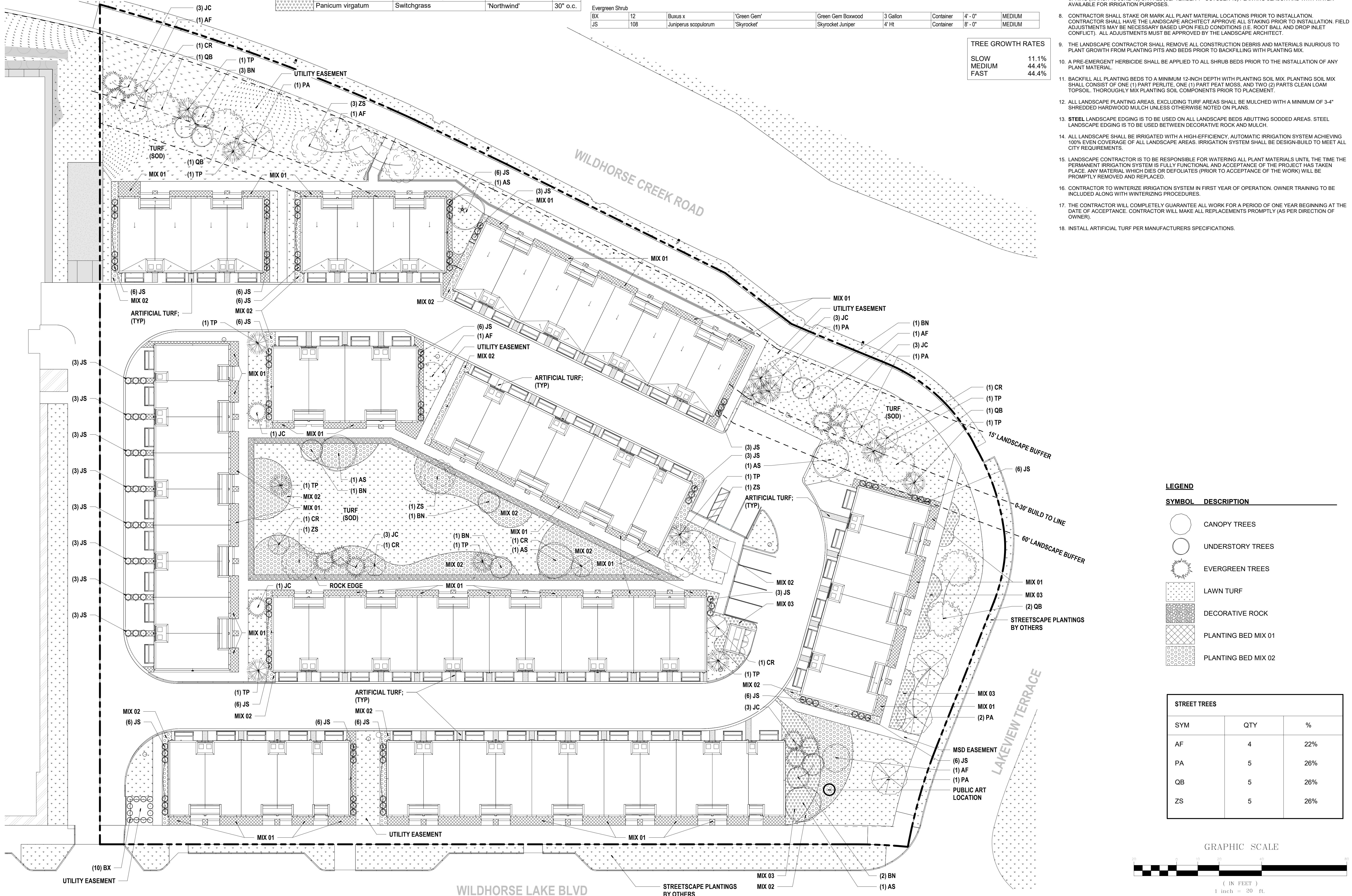
Planting Beds				
MIX 01	Cornus sericea	Red Osier Dogwood	'Everlow'	36" o.c.
	Taxus x media	Yew		36" o.c.
	Carex grayi	Gray Sedge		30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
MIX 02	Athyrium filix-femina	Lady Fern	'Encourage'	24" o.c.
	Rudbeckia hirta	Black-eyed Susan		24" o.c.
	Thuja occidentalis	Holmstrup Eastern Arborvitae	'Holmstrup'	54" o.c.
	Itea virginica	Virginia Sweetspire	'Henry's Garnet'	36" o.c.
MIX 03	Panicum virgatum	Switchgrass	'Northwind'	30" o.c.
	Rhus aromatic	Gro-Low Sumac		24" o.c.
	Amsonia hubrichtii	Arkansas Blue Star		24" o.c.
	Hydrangea paniculata	Panicle Hydrangea	'Little Lime'	24" o.c.

PLANTING SCHEDULE									
SYMBOL	QUANTITY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE/CALIPER	METHOD	MATURE HEIGHT	GROWTH RATE	
Shade Tree - 42.9%									
AF - 7.9%	5	Acer freemanii	'Armstrong'	Freeman Maple	2.5" Caliper	B&B		MEDIUM	
AS - 7.9%	5	Acer saccharum	Green Mountain	Sugar Maple	2.5" Caliper	B&B		FAST	
PA - 9.5%	6	Platanus x acerifolia	'Morton's Circle'	London Planetree	2.5" Caliper	B&B		FAST	
QB - 7.9%	5	Quercus bicolor		Swamp White Oak	2.5" Caliper	B&B	50' - 0"	MEDIUM	
ZS - 9.5%	6	Zelkova serrata	'Green Vase'	Green Vase Zelkova	2.5" Caliper	B&B	45' - 0"	FAST	
Ornamental Tree - 22.2%									
BN - 14.3%	9	Betula nigra		River Birch	2.5" Caliper	B&B	35' - 0"	MEDIUM	
CR - 7.9%	6	Cornus Constellation	'Rutcan'	Dogwood	2.5" Caliper	B&B		MEDIUM	
Evergreen Tree - 34.9%									
JC - 19%	14	Juniperus chinensis	'Hetzl Columnaris'	Green Columnar Juniper	6' Ht.	B&B	40' - 0"	SLOW	
TP - 15.9%	13	Thuja plicata	Green Sport Western Red Cedar	'Green Sport'	8' Ht.	B&B	40' - 0"	FAST	
Evergreen Shrub									
BX	12	Buxus x	'Green Gem'	Green Gem Boxwood	3 Gallon	Container	4' - 0"	MEDIUM	
JS	108	Juniperus scopulorum	'Skyrocket'	Skyrocket Juniper	4' Ht.	Container	8' - 0"	MEDIUM	

TREE GROWTH RATES	
SLOW	11.1%
MEDIUM	44.4%
FAST	44.4%

LANDSCAPE NOTES:

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF CHESTERFIELD, MISSOURI AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE. TREES TO BE WRAPPED WITH COMMERCIAL GRADE DEERPROOF TRUNK GUARDS.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- CONTRACTOR SHALL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE THE LANDSCAPE ARCHITECT APPROVE ALL STAKING PRIOR TO INSTALLATION. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS.
- STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS. STEEL LANDSCAPE EDGING IS TO BE USED BETWEEN DECORATIVE ROCK AND MULCH.
- ALL LANDSCAPE SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES OR DEFOOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR TO WINTERIZE IRRIGATION SYSTEM IN FIRST YEAR OF OPERATION. OWNER TRAINING TO BE DONE ALONG WITH WINTERIZING PROCEDURES.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- INSTALL ARTIFICIAL TURF PER MANUFACTURERS SPECIFICATIONS.



AUBURN PARK
LANDSCAPE ARCHITECTURE

Auburn Park Landscape Architecture
406 Oaktree Crossing Ct.
Ballwin, MO 63021
(636) 891-2125

NOT FOR CONSTRUCTION



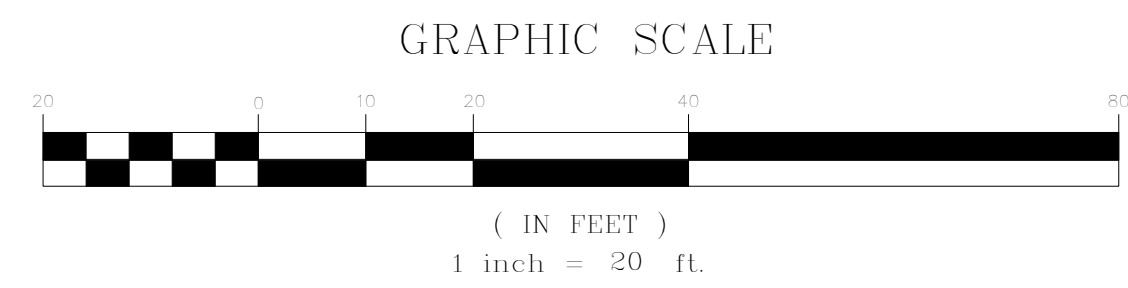
Christa Taylor, PLA
Professional Landscape Architect
MO PLA- 2019023088

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REVISIONS			
NO.	DATE	NOTE	BY

LEGEND	
SYMBOL	DESCRIPTION
(Circle)	CANOPY TREES
(Small Circle)	UNDERSTORY TREES
(Starburst)	EVERGREEN TREES
(Dotted)	LAWN TURF
(Cross-hatch)	DECORATIVE ROCK
(Grid)	PLANTING BED MIX 01
(Diagonal)	PLANTING BED MIX 02

STREET TREES		
SYM	QTY	%
AF	4	22%
PA	5	26%
QB	5	26%
ZS	5	26%



PREPARED FOR:
PIER PROPERTY GROUP
WILDHORSE TOWNHOMES

LOT 2A-2
360 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

SHEET:
LANDSCAPE PLAN

Scale: 1"=20'
DATE: 05/02/2022
JOB NUMBER:
DRAWN BY: CT
REVIEWED BY:
SHEET:
L-101

ISSUE DATE	DESCRIPTION
05/20/22	TRUSS/MEP PRICING
06/10/22	PRICING SET
07/01/22	FOOTINGS & FOUNDATION

Revision Schedule		
No.	Date	Description

Key Plan:

Project Number: 21-3191.00

Sheet
 SITE LIGHTING PHOTOMETRIC

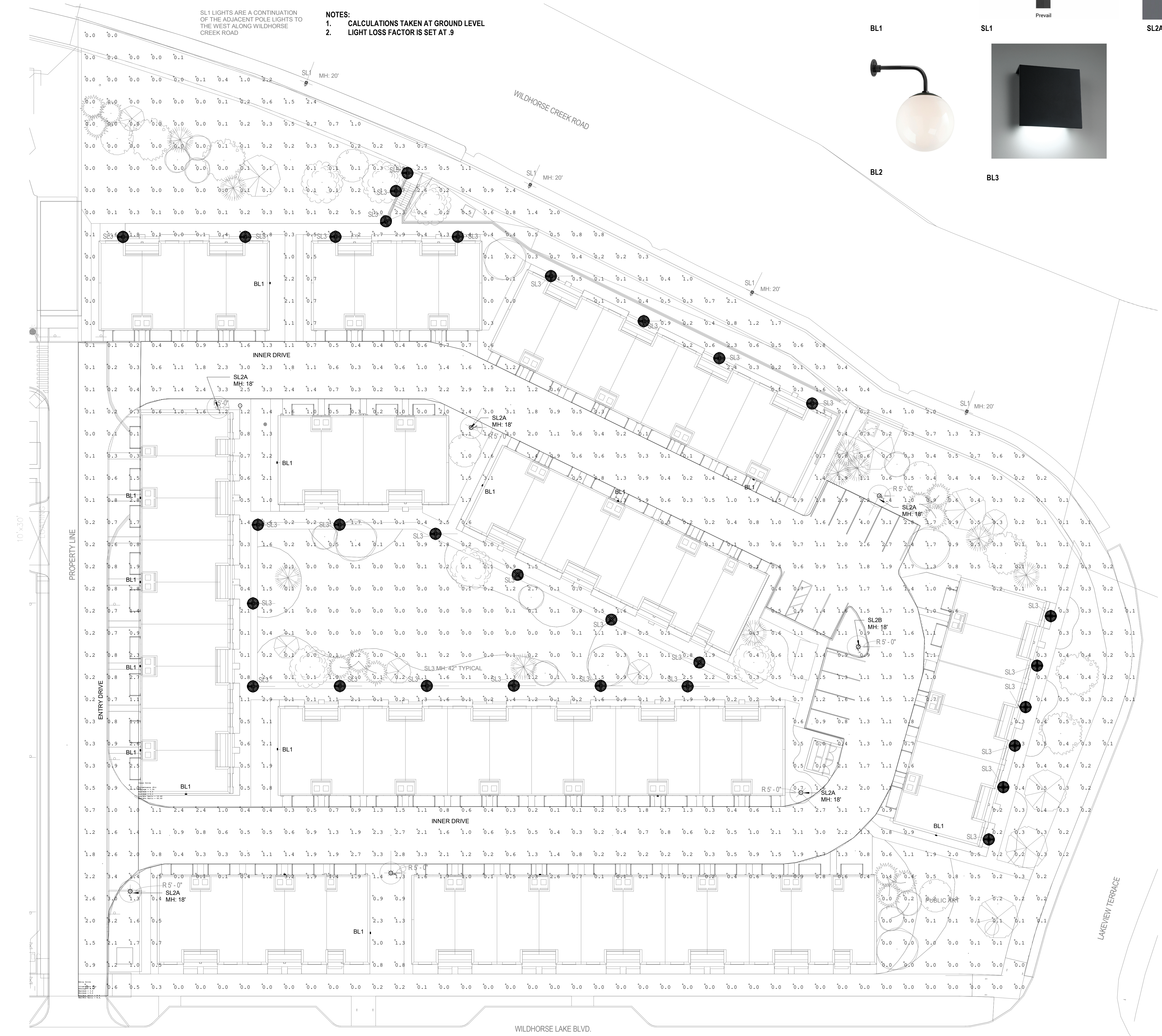
SL-101

Symbol	Qty	Label	Arrangement	Description	MF	Summaize Summa	Luminaire Mare	Total Mare
●	16	BL1	Single	WPX1 LED P1 40K Mount	0.900	1568	11.67	183.52
○	4	SL2A	Single	AMB-M-LED-D1-74	0.900	7020	99	194
○	1	SL2B	Single	AMB-M-LED-D1-75	0.900	7444	96	96
○	30	SL3	Single	AMB-M-LED-D1-9	0.900	7366	16	489
○	4	SL1	Single	PRV-D24-D-09V-E4-BE	0.900	13140	96	384

Label	CalcType	Units	Avg	Max	Min
Site	illumiance	FC	0.74	4.0	0.0
Entry Drive	illumiance	FC	0.99	3.4	0.0
Inner Drive	illumiance	FC	1.24	4.0	0.0

SL1 LIGHTS ARE A CONTINUATION OF THE ADJACENT POLE LIGHTS TO THE WEST ALONG WILDHORSE CREEK ROAD

NOTES:
 1. CALCULATIONS TAKEN AT GROUND LEVEL
 2. LIGHT LOSS FACTOR IS SET AT .9

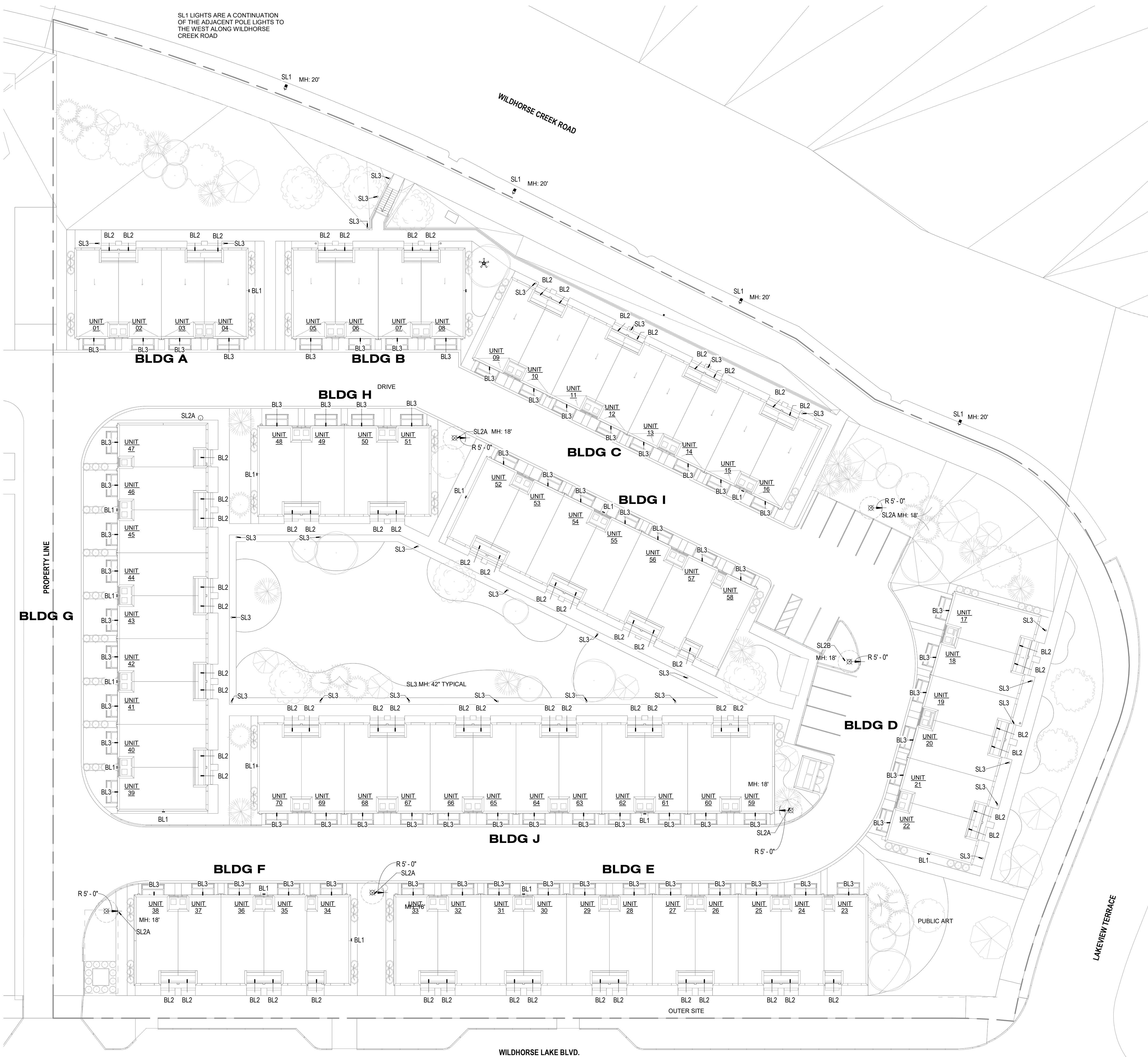


EXTERIOR LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	MODEL NAME & NUMBER	LUMENS	WATTS	MOUNTING
BL1	WALL MOUNTED FLOOD LIGHT	LITHONIA	WPX2-MVOLT-PE-DBLXD	6,000	47	WALL
BL2	TOWNHOME ENTRY SCONCE WITH FROSTED GLOBE SHADE - WET LOCATION	TROY RLM	GL12-LED1830-MB-2-A12-MB	1288	18	WALL
BL3	TOWNHOME BALCONY SCONCE WITH DOWNLIGHT - WET LOCATION	MODERN FORMS	WS-W38608-3000K-BK	800 (391 DELIVERED)	10.7	WALL
SL1	POLE MOUNTED LED HEAD - TO MATCH ADJACENT FIXTURE ALONG WILDHORSE	LUMARK	PRV-C25-D-UNV-T4-BZ	11,790	96	POLE - 20 FT
SL2A	POLE MOUNTED LED WITH ROUND HEAD AND THIN ARM MOUNT - TYPE 4 DISTRIBUTION	INVUE	ARB-B3-LED-D1-T4	8740	96	POLE - 18 FT
SL2B	POLE MOUNTED LED WITH ROUND HEAD AND THIN ARM MOUNT - TYPE 5 DISTRIBUTION	INVUE	ARB-B4-LED-D1-T5	9464	99	POLE - 18 FT
SL3	LIT LED ROUND BOLLARD	INVUE	ABB-B2-42-D1-S	1276	32	GROUND - 42 IN

LIGHT FIXTURE TAG LEGEND:

- SLx SITE LIGHT FIXTURE
- BLx BUILDING MOUNTED LIGHT FIXTURE

NOTES:
1. ALL EXTERIOR LIGHTING TO BE DUSK TO DAWN EXCEPT FOR BL2 AND BL3 WHICH IS SWITCHED INSIDE TOWNHOMES

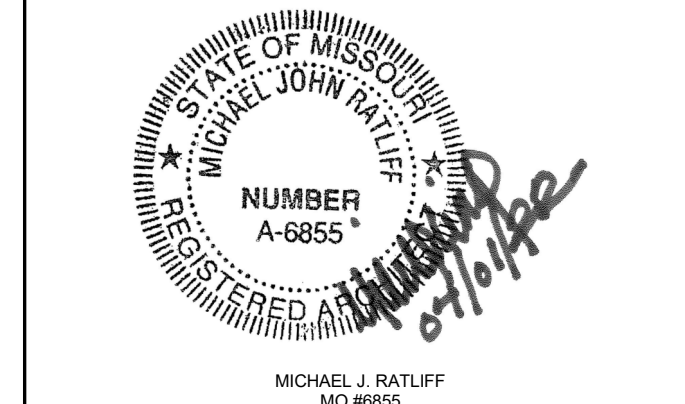


GENERAL CONTRACTOR
HOLLAND CONSTRUCTION SERVICES - (616) 277-8870

CIVIL ENGINEER
STOCK & ASSOCIATES - (856) 681-2424

STRUCTURAL ENGINEER
SSC ENGINEERING - (636) 262-8502

ARCHITECT OF RECORD:
MISSOURI STATE CERTIFICATE OF AUTHORITY #0246198
RELEASED / ISSUED FOR
FOUNDATION CONSTRUCTION ONLY



ISSUE DATE	DESCRIPTION
05/20/22	TRUSS/MEP PRICING
06/10/22	PRICING SET
07/01/22	FOOTINGS & FOUNDATION

Revision Schedule

No.	Date	Description

Key Plan:

Project Number: 21-3191.00

Sheet
SITE LIGHTING PLAN

ISSUE DATE	DESCRIPTION
05/20/22	TRUSS/MEP PRICING
06/10/22	PRICING SET
07/01/22	FOOTINGS & FOUNDATION

Revision Schedule		
No.	Date	Description

Key Plan:



2 OVERALL NORTH ELEVATION
 A03 1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION
 A03 1/16" = 1'-0"



1 OVERALL WEST ELEVATION
 A03 1/16" = 1'-0"



4 OVERALL EAST ELEVATION
 A03 1/16" = 1'-0"

ISSUE DATE	DESCRIPTION
05/20/22	TRUSS/MEP PRICING
06/10/22	PRICING SET
07/01/22	FOOTINGS & FOUNDATION

Revision Schedule		
No.	Date	Description

Key Plan:

Project Number: 21-3191.00

Sheet
SHEET A04 - BUILDING ELEVATIONS

A04



1 BLDGS A, B - NORTH ELEV -- BLDG H - SOUTH ELEV
A04 1/16" = 1'-0"



2 BLDGS A, B - SOUTH ELEV -- BLDG H - NORTH ELEV
A04 1/16" = 1'-0"



3 BUILDING C - NORTH ELEVATION
A04 1/16" = 1'-0"



4 BUILDING C - SOUTH ELEVATION
A04 1/16" = 1'-0"



5 BUILDING D - WEST ELEVATION
A04 1/16" = 1'-0"



6 BUILDING D - EAST ELEVATION
A04 1/16" = 1'-0"



7 BUILDING F - NORTH ELEVATION
A04 1/16" = 1'-0"



8 BUILDING F - SOUTH ELEVATION
A04 1/16" = 1'-0"



9 BUILDING E - NORTH ELEVATION
A04 1/16" = 1'-0"



10 BUILDING E - SOUTH ELEVATION
A04 1/16" = 1'-0"



11 BUILDING G - EAST ELEVATION
A04 1/16" = 1'-0"



12 BUILDING G - WEST ELEVATION
A04 1/16" = 1'-0"



13 BUILDING I - NORTH ELEVATION
A04 1/16" = 1'-0"



14 BUILDING I - SOUTH ELEVATION
A04 1/16" = 1'-0"



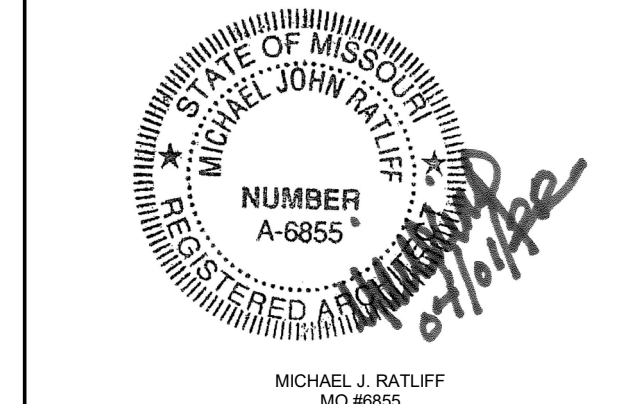
16 BUILDING J - NORTH ELEVATION
A04 1/16" = 1'-0"



17 BUILDING J - SOUTH ELEVATION
A04 1/16" = 1'-0"

GENERAL CONTRACTOR
HOLLAND CONSTRUCTION SERVICES - (616) 277-8870
CIVIL ENGINEER
STOCK & ASSOCIATES - (856) 681-2424
STRUCTURAL ENGINEER
SSC ENGINEERING - (856) 262-8532

ARCHITECT OF RECORD:
MISSOURI STATE CERTIFICATE OF AUTHORITY #00245198
RELEASED / ISSUED FOR
FOUNDATION CONSTRUCTION ONLY



ISSUE DATE	DESCRIPTION
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06/10/22	PRICING SET
07/01/22	FOOTINGS & FOUNDATION

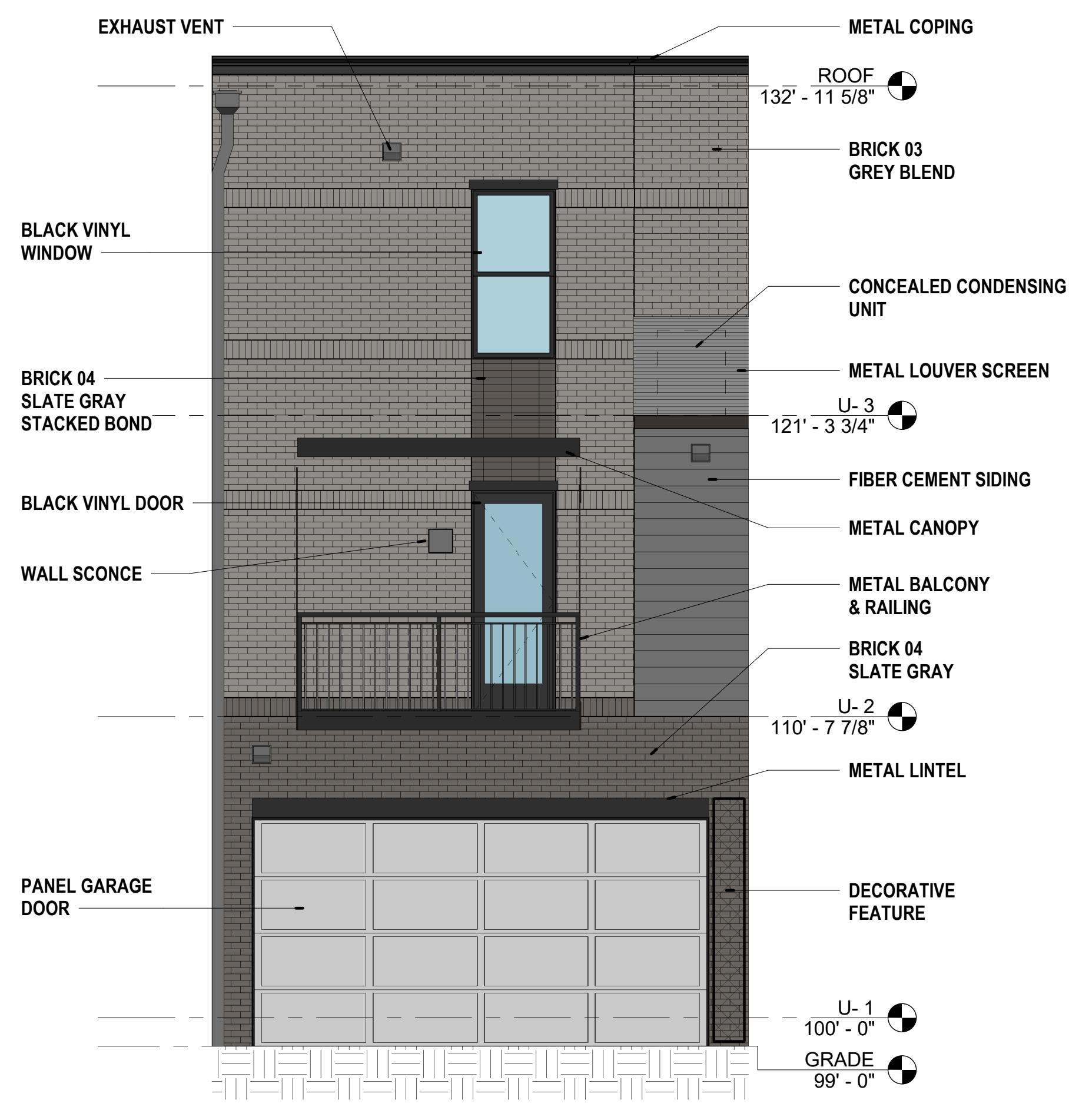
Revision Schedule		
No.	Date	Description

Key Plan:

Project Number: 21-3191.00

Sheet
SHEET A05 - BUILDING ELEVATIONS

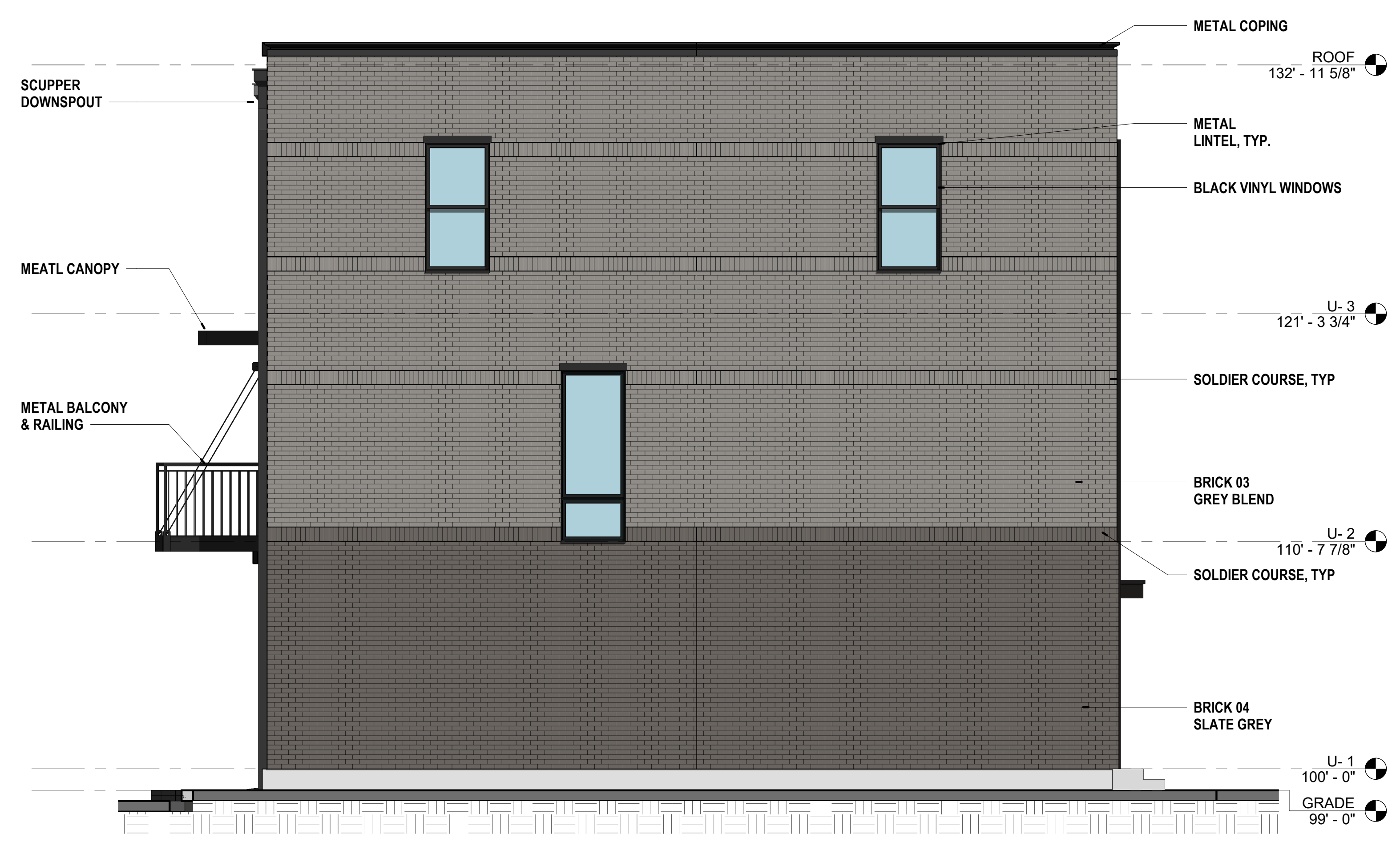
A05



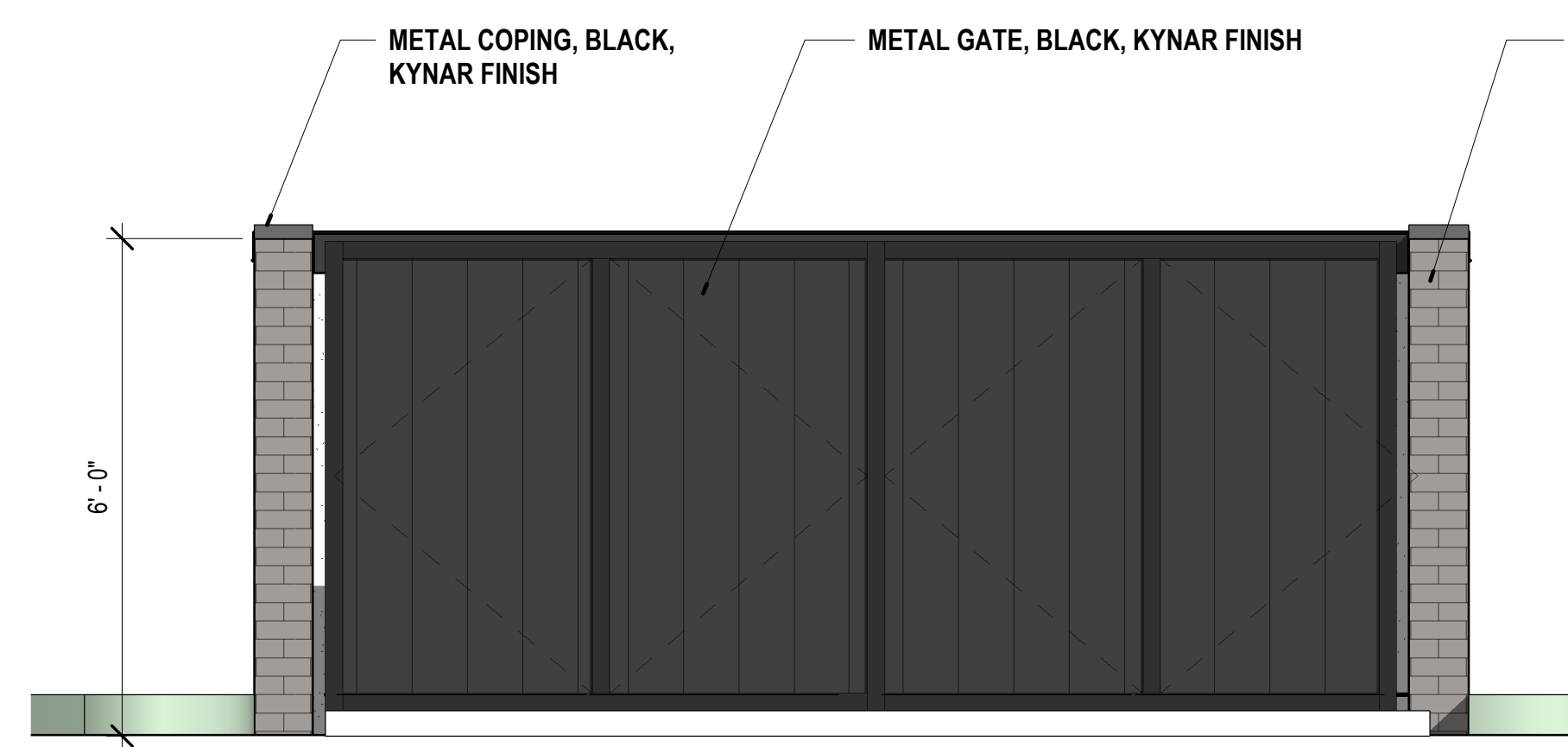
1 TYPICAL TOWNHOME ELEVATION - BACK
1/4" = 1'-0"



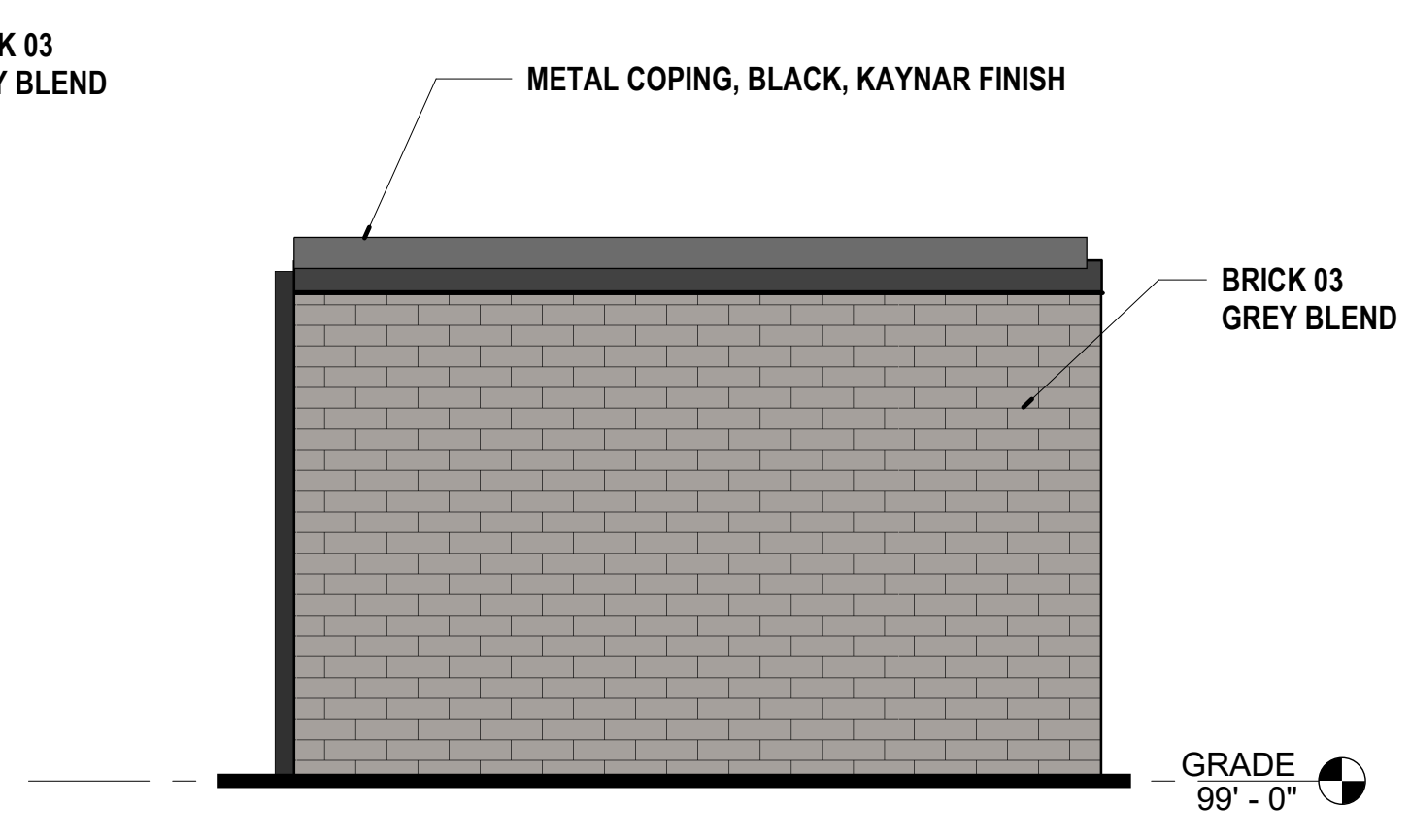
2 TYPICAL TOWNHOME ELEVATION - FRONT
1/4" = 1'-0"



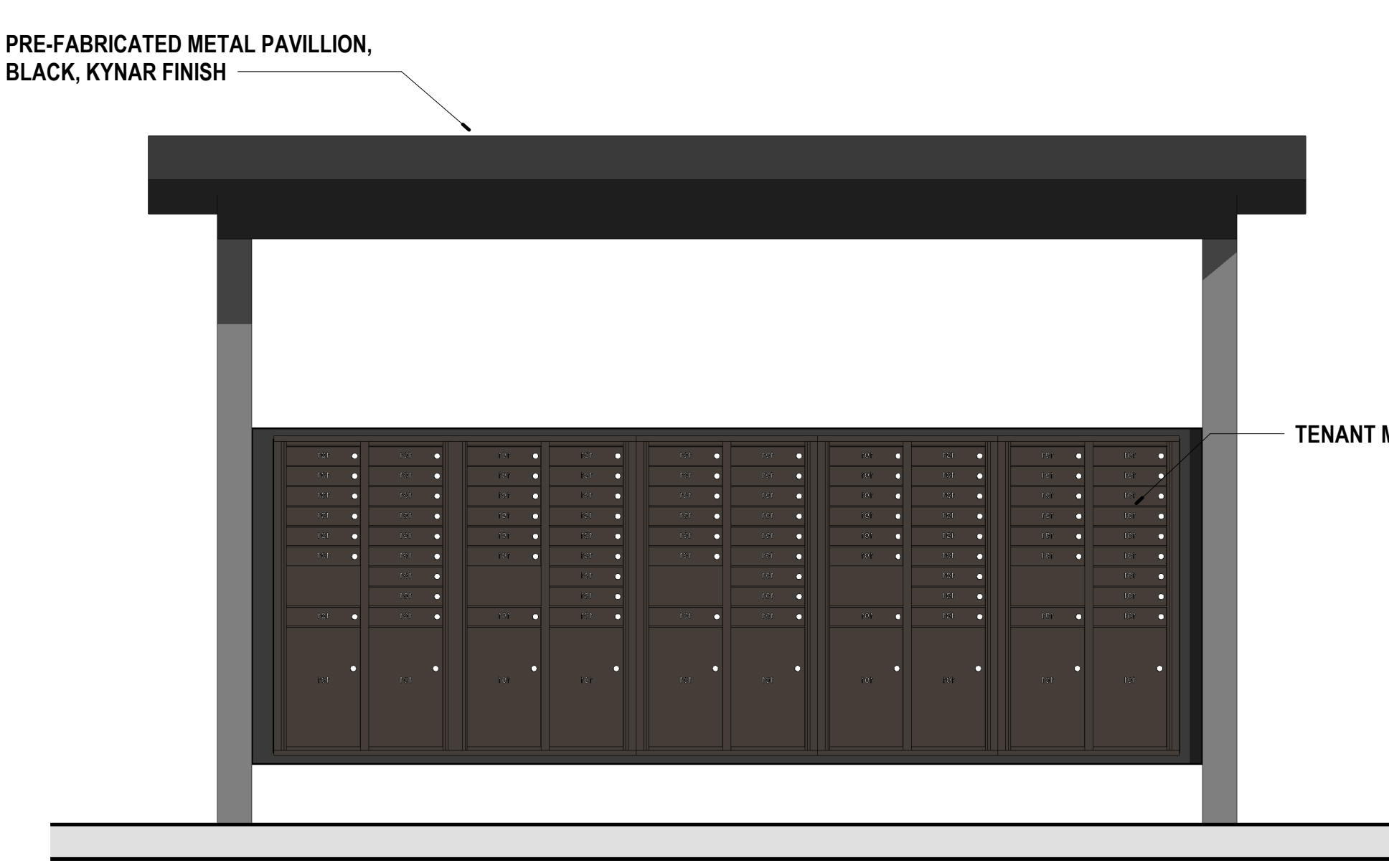
3 TYPICAL BUILDING - SIDE
1/4" = 1'-0"



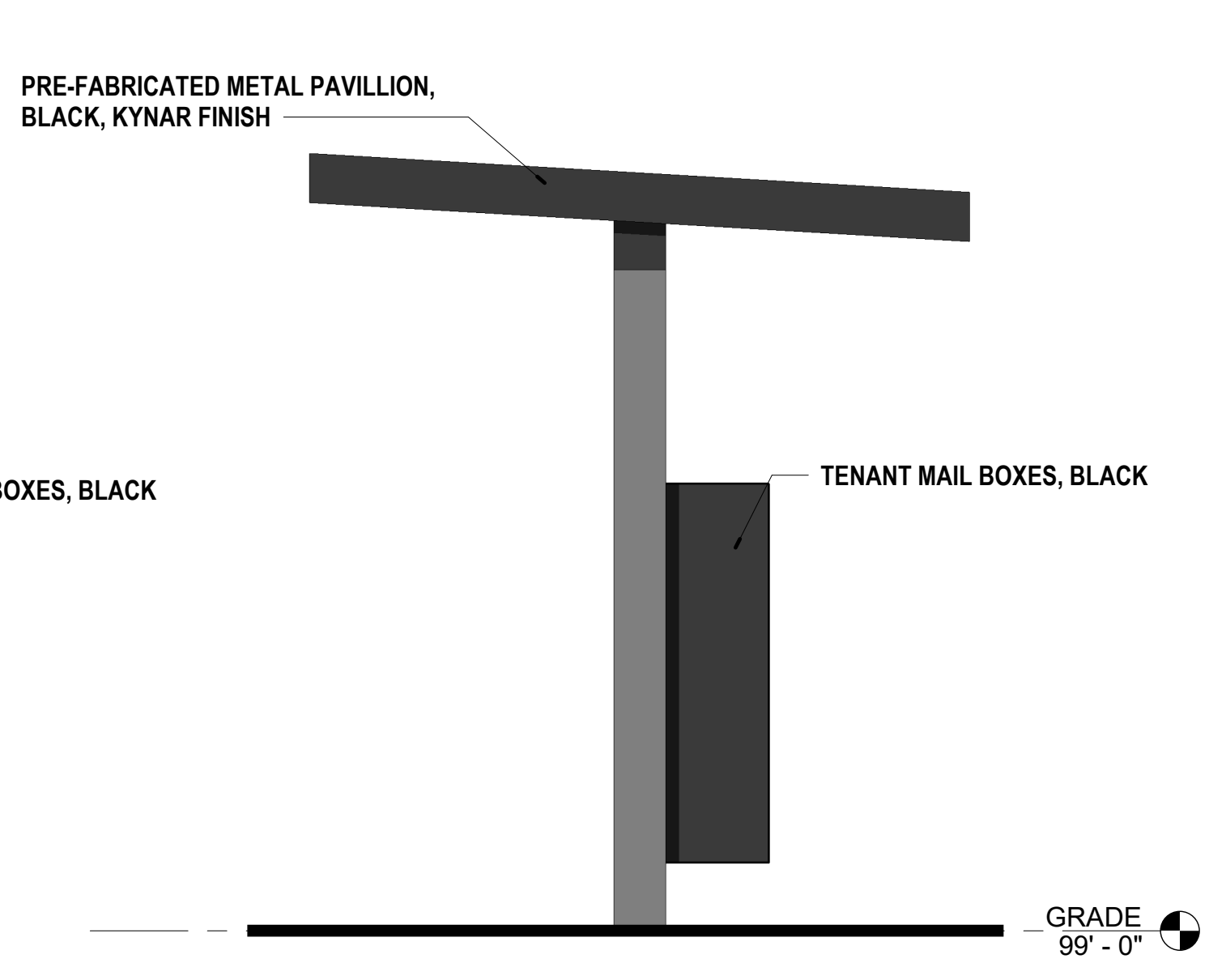
4 FRONT ELEVATION - TRASH ENCLOSURE
1/2" = 1'-0"



5 SIDE ELEVATION - TRASH ENCLOSURE
1/2" = 1'-0"



6 ELEVATION - MAIL PAVILION
1/2" = 1'-0"



7 SIDE ELEVATION - MAIL PAVILION
1/2" = 1'-0"

Architect's Statement

General Requirements for Site Design:

- Site Relationship

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by Wild Horse Creek Road, to the west by The Flats at Wildhorse Village, to the south by Wildhorse Lake Boulevard, and to the east by Lakeview Terrace. Lots to the east, west, and south are also part of the larger Wildhorse Village development. The Townhomes at Wildhorse Village is planned to embrace views of the existing lake to the south and to intentionally tie into the planned streets, sidewalks and trails of Wildhorse Village. Public art is proposed near the corner of Lakeview Terrace and Wildhorse Lake BLVD.

- Circulation System and Access

The site is accessed via one curb-cut shared between lots 2A-1 and 2A-2. All vehicular access will utilize this drive for tenant parking, loading and trash. One internal drive circles through the development, providing vehicular access and fire apparatus access. Internal pedestrian sidewalks and paths connect to the large pedestrian paths of the Wildhorse Village development.

- Topography

The site slopes from a high point at the southwest corner property line towards the northeast, falling approximately 10 feet.

- Retaining Walls

Due to the topography of the site, the proposed development utilizes retaining walls at the northwest corner of the site. The walls are designed to be minimal in appearance with heights ranging between 3-5 feet. Extensive landscaping will help obscure the walls from Wild Horse Creek Road. The retaining walls will be constructed of modular masonry.

General Requirements for Building Design:

- Scale

This development has been designed in concert with the density and urban aspirations of the Wildhorse Village master plan. The buildings utilize an articulation pattern of voids and recesses with unifying roof elements to create a rhythm of "corners and edges." This strategy is a similar approach used for The Flats of Wildhorse Village. Façade elements like the full, 3-story

projections provides a strong vertical presence and reinforces the notion of "townhouse". Finally, the buildings step back at the 3rd floor to breakdown the vertical scale of the building while also provide interesting visual relief and architectural continuity.

- Design

The architecture intends to instill the same feeling of quality and sophistication of The Flats at Wildhorse Village: clean, modern aesthetics with hints of classical forms and organization. Projecting building elements and setbacks provide visual interest and help inform the street edge. The subtle sloped roof forms at the 3rd floor insets also play on expectations of modern and classical design. Programmatically, the development utilizes one point of entry to help localize and isolate servicing. The trash enclosure and garage entries are located off the internal drive and are concealed from public view. Overall, the buildings are strong yet subdued, aging well over time and providing a fitting backdrop to the urban fabric.

- Materials and Color

The main building materials will be brick, vision glass, gray metal shingles, gray fiber cement panels and fiber cement lap siding. Black vinyl doors and windows with Low E glazing will be used at all residential units. The warm color palette browns and grays is intended to harmonize with the neighboring Flats at Wildhorse Village and to feel calming and inviting.

- Landscape Design, Screening and Fencing

The development incorporates a comprehensive landscape design package intended to enhance natural features, views, as well as integrate into the Wildhorse Village master landscape plan. Where possible, site utilities will be screened by plantings. At decorative metal railing provides fall protection along the sidewalk near the retaining walls. This railing will match the railing for the dog run at The Flats of Wildhorse Village.

Terraces at Wildhorse Village

City Council Presentation - July 18, 2022



Rendering - Aerial View



Site Plan

BUILDING SUMMARY

- 01** BUILDING 01
- 4 UNITS
- 9,114 SF
- 02** BUILDING 02
- 4 UNITS
- 9,114 SF
- 03** BUILDING 03
- 8 UNITS
- 18,096 SF
- 04** BUILDING 04
- 6 UNITS
- 13,605 SF
- 05** BUILDING 05
- 11 UNITS
- 24,837 SF
- 06** BUILDING 06
- 5 UNITS
- 11,364 SF
- 07** BUILDING 7
- 9 UNITS
- 20,345 SF
- 08** BUILDING 8
- 4 UNITS
- 9,114 SF
- 09** BUILDING 9
- 7 UNITS
- 15,854 SF
- 10** BUILDING 10
- 12 UNITS
- 27,079 SF

158,522 Total SF



Adjacent Site Photos



Rendering - View Along Wildhorse Lake BLVD



Rendering - Corner of WildHorse Lake BLVD & Lakeview TERR



Rendering - Corner of Wild Horse Creek RD & Lakeview TERR



Rendering - View Along Wild Horse Creek RD



Rendering - Access Road



Rendering - Internal Road View



Rendering - Internal Road View



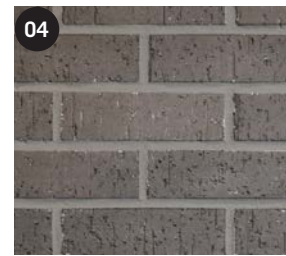
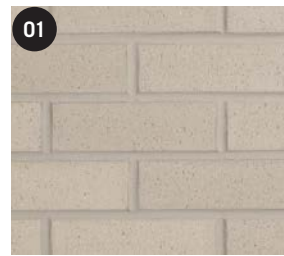
Rendering - Internal Trash Enclosure & Mail



Rendering - Courtyard



Exterior Building Materials

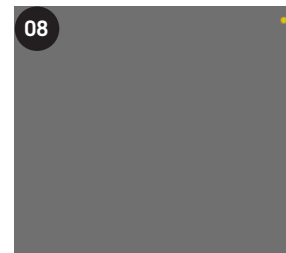
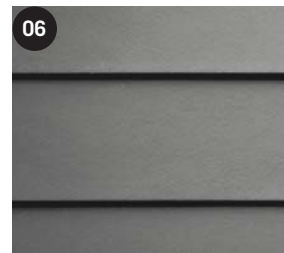
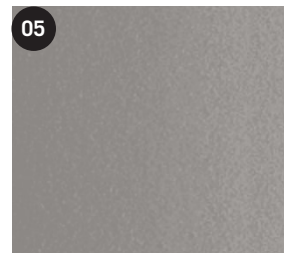


BRICK 01
Manuf: Glen-Gery
Style: Modular
Finish: Revere Pewter

BRICK 02
Manuf: Hebron
Style: Modular
Color: Sea Gray

BRICK 03
Manuf: Endicott
Style: Modular
Color: Grey Blend

BRICK 04
Manuf: Hebron
Style: Modular
Color: Slate Gray

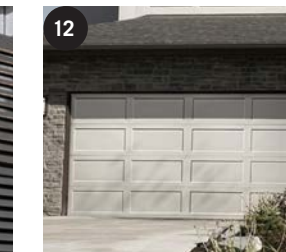
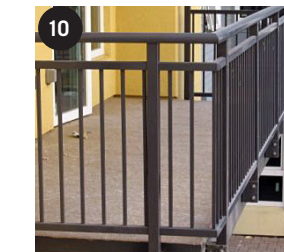


FIBER CEMENT 01
Manuf: James Hardie
Style: Hardiepanel
Color: Pearl Gray

FIBER CEMENT 02
Manuf: James Hardie
Style: Hardie Plank
Color: Gray Slate

METAL SHINGLE 01
Manuf: Atas
Style: Standing Seam
Color: Charcoal Grey

METAL COPING 01
Manuf: Pac-Clad
Style: Flashing & Trim
Color: Charcoal



VINYL WINDOW
Manuf: TBD
Style: Single Hung
Color: Black & White

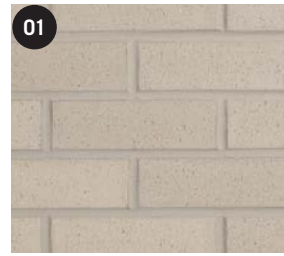
METAL RAILING
Manuf: ATR
Style: Aluminum Picket
Color: Charcoal

METAL LOUVER SCREEN
Manuf: Custom
Style: Kynar Finish
Color: Charcoal

GARAGE DOOR
Manuf: Doorlink
Style: Long Recessed Panel
Color: White



Exterior Building Materials

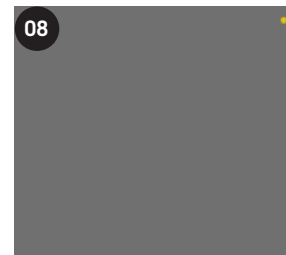
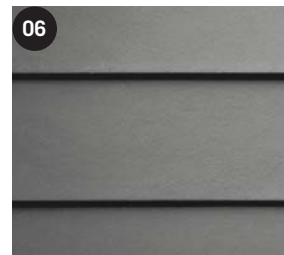
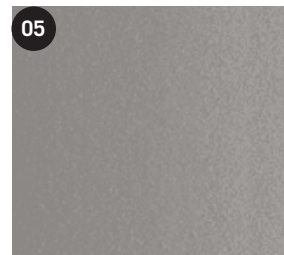


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 Manuf: Hebron
 Style: Modular
 Color: Sea Gray

BRICK 03
 Manuf: Endicott
 Style: Modular
 Color: Grey Blend

BRICK 04
 Manuf: Hebron
 Style: Modular
 Color: Slate Gray

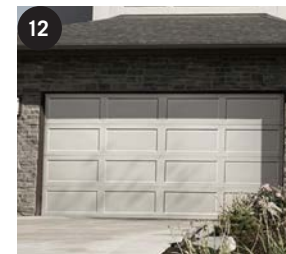
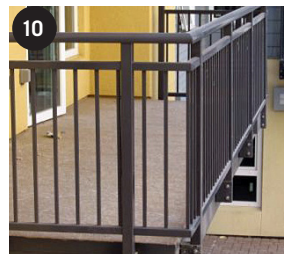


FIBER CEMENT 01
 Manuf: James Hardie
 Style: Hardiepanel
 Color: Pearl Gray

FIBER CEMENT 02
 Manuf: James Hardie
 Style: Hardie Plank
 Color: Gray Slate

METAL SHINGLE 01
 Manuf: Atas
 Style: Standing Seam
 Color: Charcoal Grey

METAL COPING 01
 Manuf: Pac-Clad
 Style: Flashing & Trim
 Color: Charcoal



VINYL WINDOWS & DOORS
 Manuf: TBD
 Style: Single Hung
 Color: Black & White

METAL RAILING
 Manuf: ATR
 Style: Aluminum Picket
 Color: Charcoal

METAL LOUVER SCREEN
 Manuf: Custom
 Style: Kynar Finish
 Color: Charcoal

GARAGE DOOR
 Manuf: Doorlink
 Style: Long Recessed Panel
 Color: White



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: June 9, 2022

RE: ADA Transition Plan

The Americans with Disabilities Act (ADA) was passed in 1990. It prohibits discrimination based upon a disability. Title II of the ADA requires that state and local governments make their programs and services accessible to persons with disabilities, including pedestrian facilities within public right of way. Title II of the ADA also requires that public agencies with more than fifty employees create a Transition Plan. In 2012 the City of Chesterfield passed Resolution Number 388 adopting the City of Chesterfield ADA Transition Plan (Plan). The Plan was subsequently reviewed in 2018 and re-adopted via Resolution Number 450.

As part of a continuous effort to improve our sidewalk program and ensure compliance with ADA requirements, Public Works Staff recently performed a detailed review of the Plan. As a result of that review we are recommending several updates. Specific updates to the Plan include the manner in which curb ramps are inspected and a new Accessibility Condition Index (ACI) which is more understandable and user-friendly. The new ACI correlates more closely to our Pavement Condition Rating (PCI) and assigns a rating between 1 and 10 to each sidewalk and curb ramp in the City of Chesterfield.

Should you have questions or need additional information please let me know. There is no expenditure associated with this request.

Action Recommended

This matter should be forwarded to the Planning and Public Works Committee of City Council. If recommended for approval, the attached Resolution should be forwarded to the full City Council for adoption.

Please forward to PPW for review and recommendation.

Michael O. Geisel 2022-6-9

Memorandum

Department of Public Works



TO: Jim Eckrich, PE
Director of Public Works / City Engineer

FROM: Steve Merk, PE *Sm*
Civil Engineer

DATE: June 8, 2022

RE: ADA Transition Plan Update
Curb Ramp Inspection Process

As you are aware, the current ADA Transition Plan was adopted by City Council on October 15, 2018 via Resolution 450. Since that time, Staff has made revisions to the City ADA Transition Plan to improve the procedure for ADA curb ramp inspections. This change will produce more efficient inspections and more effective data to be utilized by Staff when evaluating the system condition and prioritizing replacement locations.

The revised inspection procedure does NOT include extensive physical measurements of each curb ramp as was done previously since there are not different levels of ADA compliance. Once a portion of a ramp is deemed to be non-compliant, the entire ramp is considered non-compliant. Ramps will now be rated as either "Acceptable", "Functional", "Non-Functional", or "Missing". Once the inspections are complete, Staff will prioritize ramp construction or replacement for "Missing" and "Non-Functional" ramps.

A new rating scale, the Accessibility Condition Index (ACI), is also included in the revised Plan. The ACI is a value from 1-10 representing the condition of a sidewalk or curb ramp in relation to all sidewalk and curb ramps in the City. The new ratings and ACI are explained in more detail in the enclosed Transition Plan.

Accordingly, I recommend that you forward the updated ADA Transition Plan and associated Resolution to Planning & Public Works Committee and City Council for final approval.

Resolution Number _____

A RESOLUTION OF THE CITY COUNCIL OF CHESTERFIELD, MISSOURI
ADOPTING THE CITY OF CHESTERFIELD ADA TRANSITION PLAN.

WHEREAS, Title II of the Americans with Disabilities Act (ADA) requires that all public agencies with more than fifty employees create and ADA Transition Plan; and

WHEREAS, the City of Chesterfield previously adopted an ADA Transition Plan via Resolution Number 450; and

WHEREAS, the Department of Public Works has revised the City's ADA Transition Plan to ensure it complies with all Title II requirements.

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

Section 1. The City Council hereby approves and adopts the City of Chesterfield ADA Transition Plan attached hereto as Exhibit A.

Section 2. The City Council authorizes the City Administrator to approve updates to the ADA Transition Plan as needed to maintain the accuracy of the information contained therein.

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

Passed and approved this _____ day of _____, 2022.

Presiding Officer

Bob Nation, Mayor

ATTEST:

Vickie McGownd, City Clerk

ADA Transition Plan

City of Chesterfield, Missouri

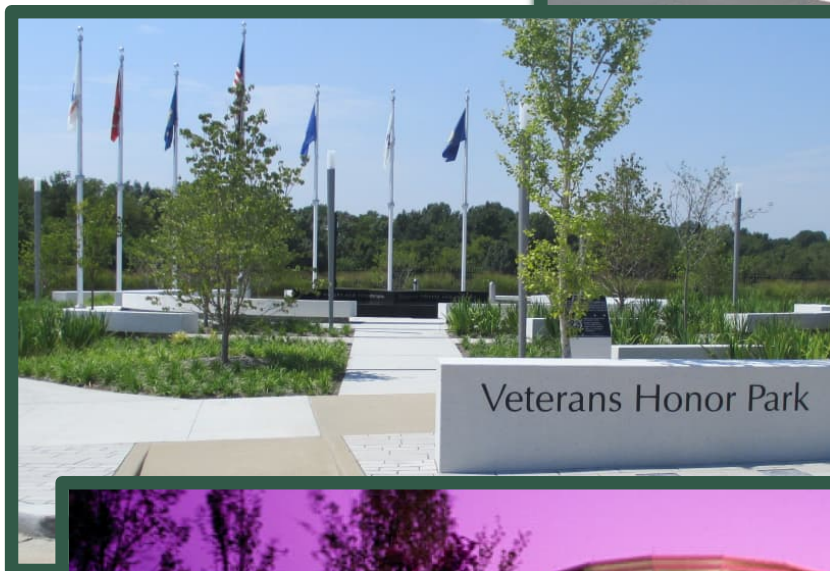


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I - Introduction

The City of Chesterfield, Missouri (City) strives to provide equal access for all residents, including those physically challenged, to all programs and public facilities.

The Americans with Disabilities Act (ADA) was signed into federal law in 1990. This law provides a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities. It also addresses major areas of discrimination faced by people with disabilities, including the accessible use of public rights-of-way.

Title II is a subsection of the overall ADA which is directed toward state and local governments. Title II requires that state and local governments provide people with disabilities an equal opportunity to benefit from municipal programs, services, and activities. Title II also requires all public entities with more than 50 employees to develop a formal Transition Plan for addressing areas that the municipality finds which may provide a "barrier" for accessibility to public infrastructure.

Note that the word barrier is used specifically in the ADA verbiage to describe any physical deficiency in a sidewalk or curb ramp that exceeds the limits set forth in the ADA requirements.

The Transition Plan must adhere to the following requirements:

- Identify physical obstacles in the City's facilities that limit the accessibility of its programs or activities to individuals with disabilities
- Describe in detail the methods that will be used to make the facilities accessible
- Specify the schedule for taking the steps necessary to upgrade pedestrian access to meet ADA guidelines in each year following the Transition Plan
- Identify the official responsible for implementation of the Transition Plan

This document is the City of Chesterfield Transition Plan, and it complies with all of the requirements above.

II - City Compliance Overview

Since the passage of the ADA in 1990, the City has been working to address accessibility issues and achieve compliance with ADA regulations. Beginning in 1991, the City has performed regular inspections of the pavement, sidewalks, and curb ramps owned by the City in order to plan and schedule necessary repairs. In addition, the City has performed regular inspections for accessibility barriers at City parks, playgrounds, public parking lots, and recreational trails.

The City of Chesterfield Department of Public Works (DPW) is responsible for the operation and maintenance of 183 miles of public streets, 254 miles of sidewalk, and 2,280 curb ramps. The City does not own or maintain any traffic or pedestrian signals. All signals within City limits are owned and maintained by either St. Louis County or the Missouri Department of Transportation (MODOT).

From 1991 to 2021, the City has responded to more than 9,300 sidewalk repair work orders. The City has also installed more than 1,200 curb ramps at public street intersections and public facilities. A detailed list of City accessibility improvements (curb ramps, sidewalks, playgrounds, parking lots, and walking trails) completed since 1991 can be found in Appendix A and this list is update annually.

It is critical for the City to have an objective methodology for prioritizing barriers to accessibility for the purpose of determining annual repair, replacement, and improvement projects. It is also critical for the City to incorporate deficiencies reported by residents into the Transition Plan. An explanation of the City's methodology for creating a prioritized improvement list is included in the Self-Evaluation section of this report and the City's framework for considering resident reported issues is included in the Transition Plan section.

City Facilities

In accordance with Title II of the American with Disabilities Act (ADA), all City public meetings and City-sponsored events are accessible to persons with disabilities. The Chesterfield Government Center, located at 690 Chesterfield Parkway West, provides convenient accessible parking spaces with covered ramps leading to the main building entrance. There is ground floor access to the City Council Chambers, Police, City Clerk, conference rooms, and Municipal Courts services. An elevator is also provided for access to second floor offices and conference rooms.

Chesterfield Central Park is located in the heart of Downtown Chesterfield, on Veterans Place Drive. Central Park has an amphitheater, concession stands,

restrooms, gazebo, picnic pavilions, and a nature walkway which are all ADA accessible. The amphitheater also provides an accessible viewing deck to accommodate guests who require wheelchair access.

The Chesterfield Family Aquatic Center, located at 16365 Lydia Hill Drive, provides ADA compliant recreation and enjoyment for visitors of all ages and abilities. The Chesterfield Valley Athletic Complex (CVAC) is home to the Catch 22 Miracle Field which provides specially designed dugouts, bleachers, and an ADA compliant playing surface for participants of all skill levels and ages. The Monarch-Chesterfield Levee Trail is a 12-mile paved asphalt recreational trail with ADA access at three locations. One access is located at the west end of the CVAC, one to the east of Chesterfield Outlets (former Taubman Prestige Outlets), and one near the intersection of Edison Road and Long Road.

The following is a list of City accessible buildings and facilities. Links to the corresponding facility websites can be found on the City of Chesterfield homepage.

Facility (click for website)	Location
Catch 22 Miracle Field	17925 North Outer 40 Road
Central Park and Amphitheater	16462 Burkhardt Place
Chesterfield Valley Athletic Complex	17925 North Outer 40 Road
Chesterfield Family Aquatic Center	16365 Lydia Hill Drive
Eberwein Dog Park	1627 Old Baxter Road
City Hall – Municipal Courts	690 Chesterfield Parkway W
City Hall – Police Department	690 Chesterfield Parkway W
Monarch Chesterfield Levee Trail	17925 North Outer 40 Road
Parks Maintenance Facility	17891 North Outer 40 Road
Public Works Maintenance Facility	165 Public Works Drive

Snow Removal

City personnel and equipment are utilized for removing snow and ice from City streets and facilities. For individual disabled residents, the City has a program for removing snow windrows from a qualifying resident's residential driveway apron within the public right-of-way. A snow windrow is residual snow that is left at the end of a driveway after a snow plow has cleared the road. Residents can apply for the program by providing a medical certificate describing their medical need or disability which limits their ability to remove the windrow.

New Construction

The City inspects and confirms that new sidewalks and curb ramps are constructed in accordance with ADA guidelines prior to final acceptance for public maintenance.

City inspectors use the City ADA Checklist, found in Appendix B, to ensure that new construction complies with ADA guidelines. This checklist is also provided to contractors at Pre-Construction Meetings to reinforce the importance of the new construction meeting these criteria. When a newly constructed sidewalk or curb ramp does not meet the ADA criteria, it is the responsibility of the contractor to remove and reconstruct the facility at the contractor's expense.

III - Self-Evaluation Process

Overview

The foundation of the City's Transition Plan is an in-depth and on-going self-evaluation of City facilities. The City began the self-evaluation process of inspecting publicly owned sidewalks and curb ramps to determine where existing conditions do not meet ADA guidelines in February 2012.

Evaluation Standards

The City uses the ADA design guidelines for new sidewalk and curb ramp construction as detailed in the St. Louis County Department of Transportation Standard Drawings. The same guidelines are used for evaluating existing sidewalks and curb ramps.

The self-evaluation process documents defects in the City's sidewalks and curb ramps that do not meet ADA guidelines. In addition, the self-evaluation process involves rating the severity of these defects for planning and scheduling maintenance and repairs. The Scoring System section below details the specific criteria that are evaluated in each inspection and explains the scoring system.

Schedule

One-third of the City's sidewalks are inspected each calendar year on a rolling three-year cycle. The City is divided into nine snow maps designated "A" through "I" as shown in Appendix C. The City follows these established Snow Map routes for sidewalk inspections. Routes A, B, and C are grouped together as are routes D, E, and F, and G, H, and I.

Curb Ramps are viewed concurrent with sidewalk inspections for significant deficiencies that may require immediate attention and are inspected in more detail every ten years.

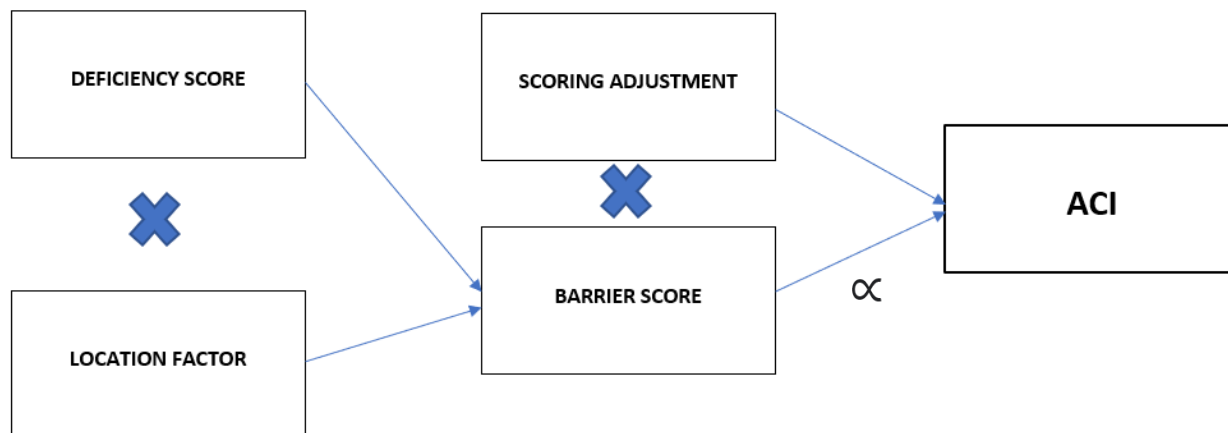
There are many sidewalks and curb ramps in the City that are located on private property and are the responsibility of the corresponding property owner to maintain. The City does not inspect nor repair privately-owned sidewalks or curb ramps. In addition, the City does not inspect nor repair driveway aprons.

Scoring System

The City's scoring system for evaluating sidewalk and curb ramp condition includes field inspections, post-inspection data analysis, and scoring adjustments. The field inspections identify the location of defects in the sidewalk and curb ramps. The post-inspection analysis uses the field inspection information (defect and location) to determine an initial Barrier

Score. The Barrier Score is then adjusted, as necessary, based on resident concerns or engineering judgement to produce the Accessibility Condition Index (ACI). The ACI is a number from 1 – 10, with 10 indicating excellent condition and 1 indicating poor condition.

The following figure shows an outline of the process to determine the ACI. The process begins with a field inspection of sidewalk or curb ramps by Engineering personnel.



The following sections detail how the Deficiency Score is determined for sidewalk and curb ramps and then how the Location Factor, Barrier Score, and Scoring Adjustments are applied to obtain the ACI. It is important to note that while the field inspection and GIS processing for determining the Deficiency Score of sidewalk and curb ramps is different, the same process is utilized to determine the Barrier Score, apply scoring adjustments and determine the ACI of both sidewalk and curb ramps.

Deficiency Score - Curb Ramp

A Curb Ramp is visually evaluated and assigned a rating of “Acceptable”, “Functional”, “Non-Functional”, or “Missing”. An Acceptable ramp visually appears to comply with current ADA guidelines. A Functional ramp does not appear to meet all ADA design guidelines, but it appears to be useable in its current condition. A Non-Functional ramp does not appear to meet all ADA design guidelines and does not appear to be useable in its current condition. A Missing ramp is self-evident. Locations where the existing sidewalk meets the back of curb but does not drop down from sidewalk level to street level will be considered a Missing ramp. Curb ramp ratings are based on visual inspection only without any physical measurements. A typical curb ramp detail is provided in Appendix E for reference.

Deficiency Score - Sidewalk

Sidewalk is evaluated based on the criteria listed in Table 1 in Appendix D. The Sidewalk Deficiency Score is a weighted total of all sidewalk defects observed in a defined area of sidewalk. Sidewalk areas are defined in the City's Geographic Information System (GIS).

The following are photo examples of each of the sidewalk deficiencies that the City is evaluating:

<p>Vertical</p> 	<p>Ponding</p> 
<p>Cross Slope</p> 	<p>Cracking</p> 
<p>Obstruction</p> 	<p>Spalling</p> 

Vegetative



Location Factor - Curb Ramp and Sidewalk

The Location Factor adjusts the Deficiency Score to give higher priority to sidewalk and curb ramp defects that are located in higher pedestrian traffic areas. The Location Factor is the same for both sidewalks and curb ramps.

Table 2 in Appendix D details various pedestrian traffic generators and the weighted values for the specific location of each defect. Note that defects can be in multiple location categories. For example, a defect could be near a bus stop, adjacent to a senior living facility, and in the vicinity of a park. Location Factor adjustments are calculated in the City's GIS.

Barrier Score - Curb Ramp and Sidewalk

The word "barrier" is used specifically in the ADA verbiage to describe any physical deficiency in a sidewalk or curb ramp that exceeds the limits set forth in the ADA guidelines. The Barrier Score is the product of the Deficiency Score and the Location Factor. Therefore, the Barrier Score is a weighted value that takes into account both the number and severity of physical deficiencies and the location of said deficiencies. The Barrier Score is calculated in the City's GIS.

Scoring Adjustments - Curb Ramp and Sidewalk

In order to be responsive to City residents and acknowledge that sidewalk and curb ramp conditions change over time, scoring adjustments may be applied to sidewalk and curb ramp Barrier Scores to increase priority of a particular sidewalk or curb ramp. When the City receives a resident request and/or concern about a sidewalk or curb ramp the request will be entered as a Request for Action (RFA) in the City's Work Order system. The RFA will be initiated as a Work Order by the Assistant City Engineer in the Department of Public Works and assigned for review and action. The City will evaluate the reported deficiency and if the issue does not warrant immediate action but does warrant increased priority an "Engineering Adjustment" will be made in GIS.

Accessibility Condition Index (ACI)

ACI is used for prioritizing and scheduling sidewalk and curb ramp repairs and replacements. The ACI is a combination of the Barrier Score and the Engineer Adjustment. The ACI is a value from 1-10 representing the condition of a sidewalk or curb ramp in relation to all sidewalk and curb ramps in the City. An ACI of 1 is indicative of sidewalk or curb ramp in the worst condition (the bottom 10%). An ACI of 10 is indicative of the City's sidewalk or curb ramp in the best condition (the top 10%). The Barrier Score and the ACI are inversely proportional to each other; the higher the Barrier Score, the lower the ACI. ACI values are tabulated annually for sidewalk and curb ramps in the entire City and not only the portion of the City's sidewalk and/or curb ramps rated in a given year.

IV - Transition Plan

The Self-Evaluation Scoring System provides prioritized lists of sidewalk and curb ramps. This information is used to help the City evaluate and program annual sidewalk and curb ramp work. The City's goal is to focus resources on repairing facilities that most limit accessibility. As previously discussed, the self-evaluation program takes into account deficiencies, location, and problems reported by City residents to identify the areas of most critical need.

Budgeting

The City typically funds the repair, replacement, or improvement of existing pedestrian facilities from the following sources:

1. Community Development Block Grant Program (CDBG):
 - The City receives approximately \$40,000 per year in Department of Housing and Urban Development grants, distributed by St. Louis County. The full amount of this grant is used for curb ramp replacements.
2. Miscellaneous Grants:
 - Other grant programs are available through the Federal Highway Administration, Missouri Department of Transportation, and East-West Gateway Council of Governments. The City may apply for grants through these programs when funds are made available for pedestrian facility projects.
3. Capital Projects:
 - The City Council budgets \$200,000-\$500,000 annually for pedestrian facility projects from the General Fund and/or the Capital Projects Fund.
4. Tree Trimming Program:
 - The annual Public Works maintenance budget includes funding for trimming vegetation that encroaches on pedestrian facilities.
5. Sidewalk Maintenance:
 - The annual Public Works maintenance budget includes funding for removing trip hazards and hazard sidewalk replacement.

Private development is another source of improvements to pedestrian facilities. City Code requires new pedestrian facilities to be constructed across the property frontage of new site developments. In addition, existing pedestrian facilities are required to be repaired or replaced as necessary to meet current ADA guidelines across the property frontage of new site developments.

Scheduling and Implementation

The Sidewalk Program Project Manager reviews the prioritized ACI list annually to schedule sidewalk and curb ramps that will be improved, repaired, or replaced in the upcoming year.

Curb ramps that are not replaced as part of the CDBG funding project will be considered for replacement as part of the City's other Capital Projects (including slab replacement, roadway reconstruction, and sidewalk repair projects). In general, a curb ramp located within 100 feet of a planned City sidewalk replacement shall also be replaced if it has an ACI of 1 – 3 or if the City has a record of a complaint regarding the curb ramp. A curb ramp with no record of complaint and with an ACI ≥ 4 will generally not be included as part of Capital Project; however, any non-compliant ADA ramp may be included in the project at the Project Manager's discretion and in consultation with the City Engineer.

When the scope of sidewalk and curb ramp work for the upcoming year is finalized, the projects will be constructed in-house by the City or publicly advertised and awarded to a third-party contractor in conformance with the City's purchasing policy.

Response to Resident Concerns and Incidents

When a resident reports a concern or physical incident (a trip and fall, personal concern, use issue, etc.) caused by a sidewalk or curb ramp deficiency, the issue will be evaluated as previously outlined in the Scoring Adjustment section. Some reported concerns may warrant action over and above an Engineering Adjustment. The following sections detail more specific actions that will be taken by the City to address resident reported concerns and incidents.

Concerns

Resident reported sidewalk and curb ramp concerns of a vertical sidewalk displacement greater than one inch (1") or of sidewalk or curb ramps that have an ACI of 1 – 3 will be recommended to the City Street Division for repair or to the sidewalk program Project Manager for replacement.

If it is a vertical displacement less than one inch (1") or the ACI is ≥ 4 , the sidewalk or curb ramp will receive an Engineering Adjustment that will elevate its priority in the ACI list used to schedule annual projects.

Incidents

Resident reported incidents (trip and fall, barrier to access, damage to existing facilities, etc.) will be evaluated as detailed in the scoring adjustment section. In cases of an incident that poses an ongoing threat to public safety (such as

locations where an accident and/or injury has occurred), the incident will also be immediately forwarded to the City Street Division to remove the deficiency to the maximum extent practical. If more substantive action is needed to fully address the deficiency it will be scheduled for repair or replacement as directed by the City Engineer.

Limitations

Due to the high cost to repair an existing deficiency, it is not feasible to perform all repairs immediately. Accordingly, the City will use the ACI list to prioritize work each year. Through this process, the City will work to address all of its deficiencies in a systematic manner. The City will also remain responsive to resident concerns and changing field conditions as detailed in the previous section.

There may be occasions where it is not possible to repair an identified barrier due to existing conditions. ADA Title II recognizes that some barriers cannot be removed for this reason. ADA classifies these instances where full compliance with the requirements is not possible due to the unique characteristics of terrain as “structurally impractical”.

In a situation where removing a barrier is determined to be “structurally impractical” as described above, the City will improve the existing deficiency to the maximum extent possible and the action taken will be documented.

ADA Coordinator

The Department of Public Works is responsible for administering the ADA compliance program for accessible pedestrian facilities. As such, the Director of Public Works, James Eckrich, P.E., is the designated person responsible for ensuring ADA compliance and investigating complaints. Mr. Eckrich can be contacted at:

690 Chesterfield Parkway West
Chesterfield, MO 63017
Phone: 636-537-4764
Fax: 636-537-4798
Email: adacoordinator@chesterfield.mo.us

V - Public Involvement

Public Comment

An open house was held on July 31, 2018 at Chesterfield City Hall where the City Transition Plan was most-recently presented. Copies of the plan were available for review, graphics describing the process of the City's self-evaluation were displayed, and City staff was on hand to discuss the process and answer questions. Public comment cards were also available and collected.

Three disability advocacy groups - Paraquad, Starkloff Disability Institute, and Delta Center for Independent Living - were invited to attend the open house and give feedback on the Transition Plan.

For those unable to attend the open house, the draft version of the Transition Plan was posted on the City website with the Open House announcement on June 29, 2018. The public was invited to review the plan and provide comments or suggestions via email at adacoordinator@chesterfield.mo.us or via the ADA Suggestion Form which is available on the City website at <https://www.chesterfield.mo.us/ada-suggestion-form.html>. The City will continue to refine the Transition Plan, as necessary.

ADA Grievance Procedure

The City's grievance procedure can be found in Appendix F of this report and on the City's website at <https://www.chesterfield.mo.us/ada-grievance-procedure.html>. The City's grievance procedure complies with the model grievance procedure provided by the Department of Justice which includes: (i) a description of how and where a complaint under Title II may be filed with the government entity; (ii) if a written complaint is required, a statement notifying a potential grievant that alternative means of filing will be available to people with disabilities who require such an alternative; (iii) a description of the time frames and processes to be followed by the grievant and the government entity; (iv) information on how to appeal an adverse decision; and, (v) a statement of how long complaint files will be retained. Appendix F provides the form to file a formal grievance.

Please be advised that the City of Chesterfield does not enforce ADA compliance on private property. The ADA grievance procedure is only applicable to property owned by the City of Chesterfield or services provided by the City of Chesterfield. Other complaints should be forwarded to the Missouri Commission on Human Rights at 877-781-4236.

Notice of ADA Compliance

Regardless of size, all public entities must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [28 CFR § 35.106]. The non-discrimination notice, which complies with the requirements of ADA, is posted on the City's website at <https://www.chesterfield.mo.us/ada-notice.html>. Additionally, the notice is posted in the Multi-Purpose room in City.

VI - APPENDICES

Appendix A - ADA Accessibility Improvement Projects

Planned ADA Accessibility Improvements

<u>File Number</u>	<u>Project Description</u>	<u>Status</u>
2022-PW-04	Sidewalk Replacement	Construction
2022-PW-02	CDBG Curb Ramp Improvements	Construction
2018-PW-06	Riparian Trail – August Hill Dr. to Old Chesterfield Rd.	Construction
2013-PW-08	Monarch-Chesterfield Levee Trail Phase VI	Design
2011-PW-06	Monarch-Chesterfield Levee Trail Phase V	Design
2022-PW-05	Schoettler Road Improvements	Design
2015-PW-15	Pathway on the Parkway Sidewalk	Planning

Completed ADA Accessibility Improvements

<u>File Number</u>	<u>Project Description</u>
2021 Work Orders	174 Sidewalk Work Orders
2021-PW-04	Sidewalk Replacement
2021-PW-02	CDBG Curb Ramp Improvements
2020 Work Orders	272 Sidewalk Work Orders
2020-PW-04	Sidewalk Replacement
2020-PW-02	CDBG Curb Ramp Improvements
2019 Work Orders	224 Sidewalk Work Orders
2019-PW-04	Sidewalk Replacement
2019-PW-02	CDBG Curb Ramp Improvements
2018 Work Orders	196 Sidewalk Work Orders
2018-PW-04A	Sidewalk Replacement A
2018-PW-04B	Sidewalk Replacement B
2018-PW-02	CDBG Curb Ramp Improvements
2017-PW-04	Sidewalk Replacement/Extension
2017-PW-02	CDBG Curb Ramp Improvements
2013-PW-06	Greentrails Drive South Improvements
2016-PW-04	Sidewalk Replacement
2016-PW-02	CDBG Curb Ramp Improvements
2015-PW-04	Sidewalk Replacement
2015-PW-02	CDBG Curb Ramp Improvements
2014-PW-04	Sidewalk Replacement/Extension
2014-PW-02	CDBG Curb Ramp Improvements
2013-PW-11	Appalachian Trail Ph. 2 – Beaver Creek Rd to White Rd
2013-PW-05	Ladue Road Improvements
2013-PW-04	Sidewalk Replacement/Extension
2013-PW-02	CDBG Curb Ramp Improvements
2012-PW-04	Sidewalk Replacement/Extension
2012-PW-02	CDBG Curb Ramps
2011-PW-12	Timberlake Bridge Repair
2011-PW-05	Monarch-Chesterfield Levee Trail Phase IV
2011-PW-04	Sidewalk Replacement/Extension
2011-PW-02	CDBG Curb Ramps

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
2010-PW-11	Appalachian Trail Phase I – Olive Blvd to Beaver Creek Road
2010-PW-04	Sidewalk Replacement/Extension
2010-PW-02	CDBG Curb Ramps
2010-PW-04	Sidewalk Replacement/Extension
2009-PW-02	CDBG Curb Ramps
2009-PW-04	Sidewalk Replacement/Extension
2009-PW-05	Monarch-Chesterfield Levee Trail Phase III
2009-PW-06A	Central Park Amphitheatre
2009-PW-06D	Central Park Bridges and Gazebo
2009-PW-06E	Central Park Streamwalks
2009-PW-06F	Central Park Linear Park
2009-PW-18	Eberwein Dog Park with Walking Trail
2008-CP-01	Central Park Road (Veteran's Place)
2008-PW-01	Stablestone Drive/Greentrails – STP
2008-PW-02	CDBG Curb Ramps
2008-PW-04	Sidewalk Replacement/Extension
2008-PW-05	Monarch-Chesterfield Levee Trail Phase II
2008-PW-11	Lydia Hill Drive Extension
2007-PW-02	CDBG Curb Ramps
2007-PW-04	Sidewalk Replacement/Extension
2007-CVAC-05	Parks Maintenance Facility
2006-PW-02	CDBG Curb Ramps
2006-PW-04	Sidewalk Replacement/Extension
2005-PW-02	CDBG Curb Ramps
2005-PW-04	Sidewalk Replacement/Extension
2005-PW-05	Monarch-Chesterfield Levee Trail
2004-PW-01	Splash Playground
2004-PW-02	CDBG Curb Ramps
2004-PW-04	Sidewalk Replacement/Extension
2004-PW-05A	River Valley Phase III
2004-PW-05	Old Baxter Road Phase II
2004-PW-14	Miracle Field
2003-PW-02	CDBG Curb Ramps
2003-PW-04	Sidewalk Replacement/Extension
2003-PW-05A	River Valley Phase II
2003-PW-05B	Old Baxter Road Phase I
2003-PW-15	Curb Ramp Installation – Stablestone/Greentrails
2002-PW-02	CDBG Curb Ramps
2002-PW-04	Sidewalk Replacement/Extension
2002-PW-06	Parks Playground Surfacing
2001-PW-02	CDBG CVAC Curb Ramps
2001-PW-04	Sidewalk Replacement/Extension
2001-PW-05	River Valley Street Reconstruction Phase I

Completed ADA Accessibility Improvements (Continued)

<u>File Number</u>	<u>Project Description</u>
2000-PW-02	CDBG CVAC Curb Ramps
2000-PW-05	Old Baxter Road
2000-PW-26	Parks Playground Surfacing
1999-PW-02	CDBG Curb Ramps
1999-PW-04	Sidewalk Replacement/Extension
1999-PW-07	Pathway on the Parkway
1999-PW-11	Government Center Construction – City Hall
1999-PW-12	Central City Park Pavilion
1998-PW-02	CDBG Curb Ramps
1998-PW-19	Clarkson Road Sidewalk
1997-PW-02	CDBG Curb Ramps
1997-PW-04	Sidewalk Replacement/Extension
1997-PW-12	Municipal Pool – Family Aquatic Center
1996-PW-02	CDBG Curb Ramps
1996-PW-11	Sidewalk Replacement
1995-PW-01	Public Works Facility
1995-PW-02	CDBG Curb Ramps
1995-PW-13	Sidewalk Construction – Justus Post
1994-PW-02	CDBG Curb Ramps
1994-PW-10	Sidewalk Reconstruction – Deerhorn and River Valley
1993-PW-02	CDBG Curb Ramps
1993-PW-13	Sidewalk Construction – Ridge Trail and River Valley
1992-PW-02	CDBG Curb Ramps
1992-PW-11	Sidewalk Project – Greentrails Drive South
1991-PW-02	CDBG Curb Ramps

**CITY OF CHESTERFIELD
CURB RAMP INSPECTION FORM**



Project Name: _____

Intersection: _____

New or Replacement Ramps? _____

Inspection Item	Design Criteria	Quadrant / Address									Notes / Explanation
		Meets	Deficient	N/A	Meets	Deficient	N/A	Meets	Deficient	N/A	
Truncated Domes Provided	Yes										
Ramp Longitudinal Slope	≤ 8.3%										
Ramp Width	≥ 48"										
Ramp Cross Slope	≤ 2%										
Ramp Flare Slope	≤ 10%										
Top of Ramp Lip	≤ 1/4"										
Top Landing Length (60" typical)	≥ 60"										
Top Landing Width	≥ 60"										
Top Landing Slope	≤ 2%										
Top Landing Cross Slope	≤ 2%										
Gutter Slope *	≤ 5%										
Gutter Lip	≤ 1/4"										
For Marked Crosswalks: Bottom of Ramp to Marked Crosswalk	≥ 48"										

Inspector Signature: _____

Date: _____

Inspector Name: _____

See St. Louis County DOT Standard Drawings: C608.40 - C608.42
(Saved in Plan Synch folder)

Revised: Jan. 2022

**CITY OF CHESTERFIELD
SIDEWALK INSPECTION FORM**



Project Name / Subdivision: _____

Sidewalk Street Name / Direction: _____

From / To: _____

New or Replacement Sidewalk? New Replacement

Inspection Item	Design Criteria	Meets / Exceeds	Deficient	Not Applicable	Fault Location(s) - Address/Lot#
Vertical Faults / Heaving	≤ 1/4"				
Cross Slope	≤2%				
Physical Obstruction *	None				
Vegetative Obstruction *	None				
Ponding	None				
Cracking	None				
Spalling	None				
5' x 5' Passing Zone #	≤ 200'				

* Minimum accessible path = 48" Horizontal, 80" Vertical/Overhead

Driveways count as passing zones

Inspector Signature: _____

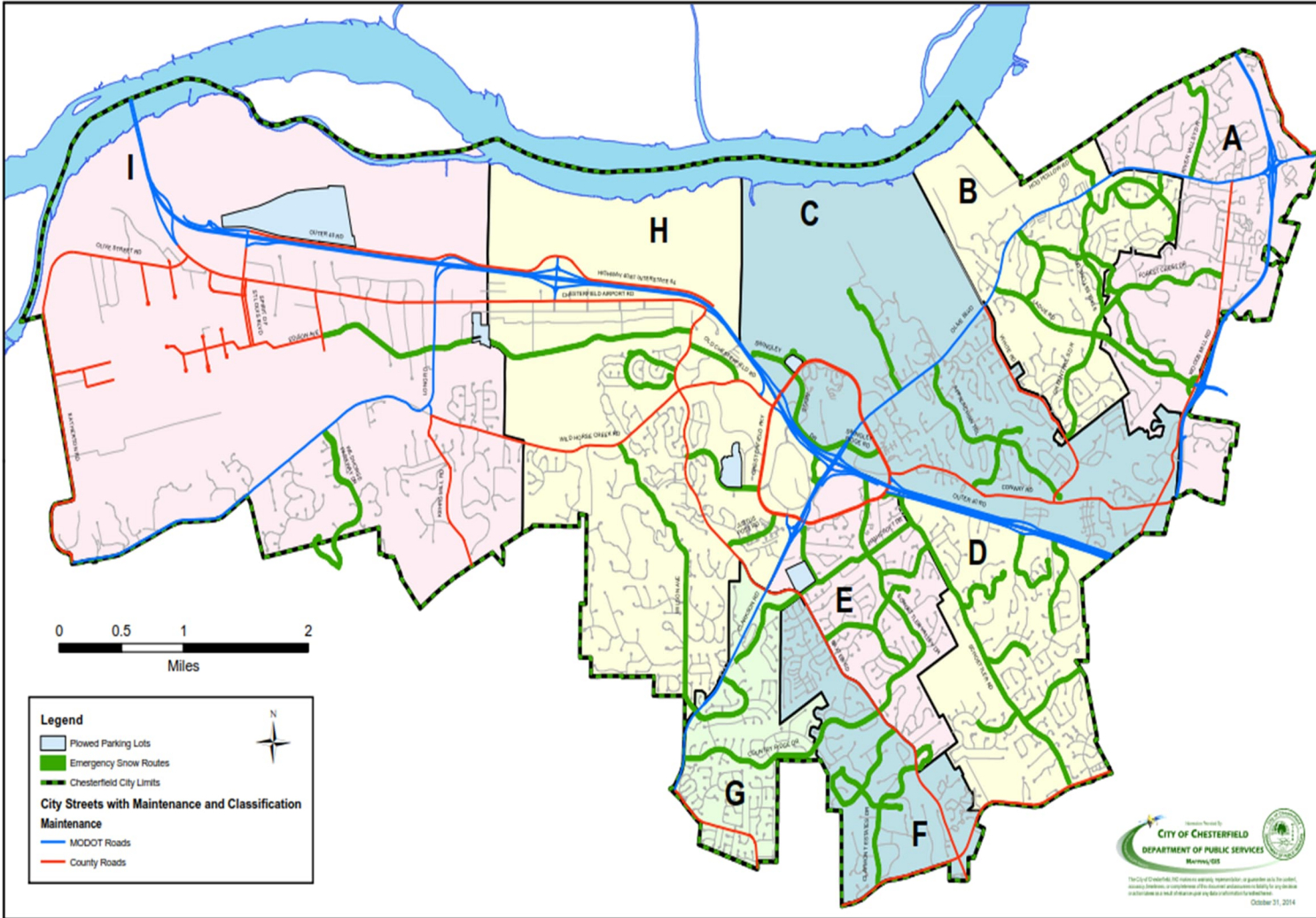
Date: _____

Inspector Name: _____

Appendix C – Snow Maps



Snow Route Map



Appendix D – Scoring Tables

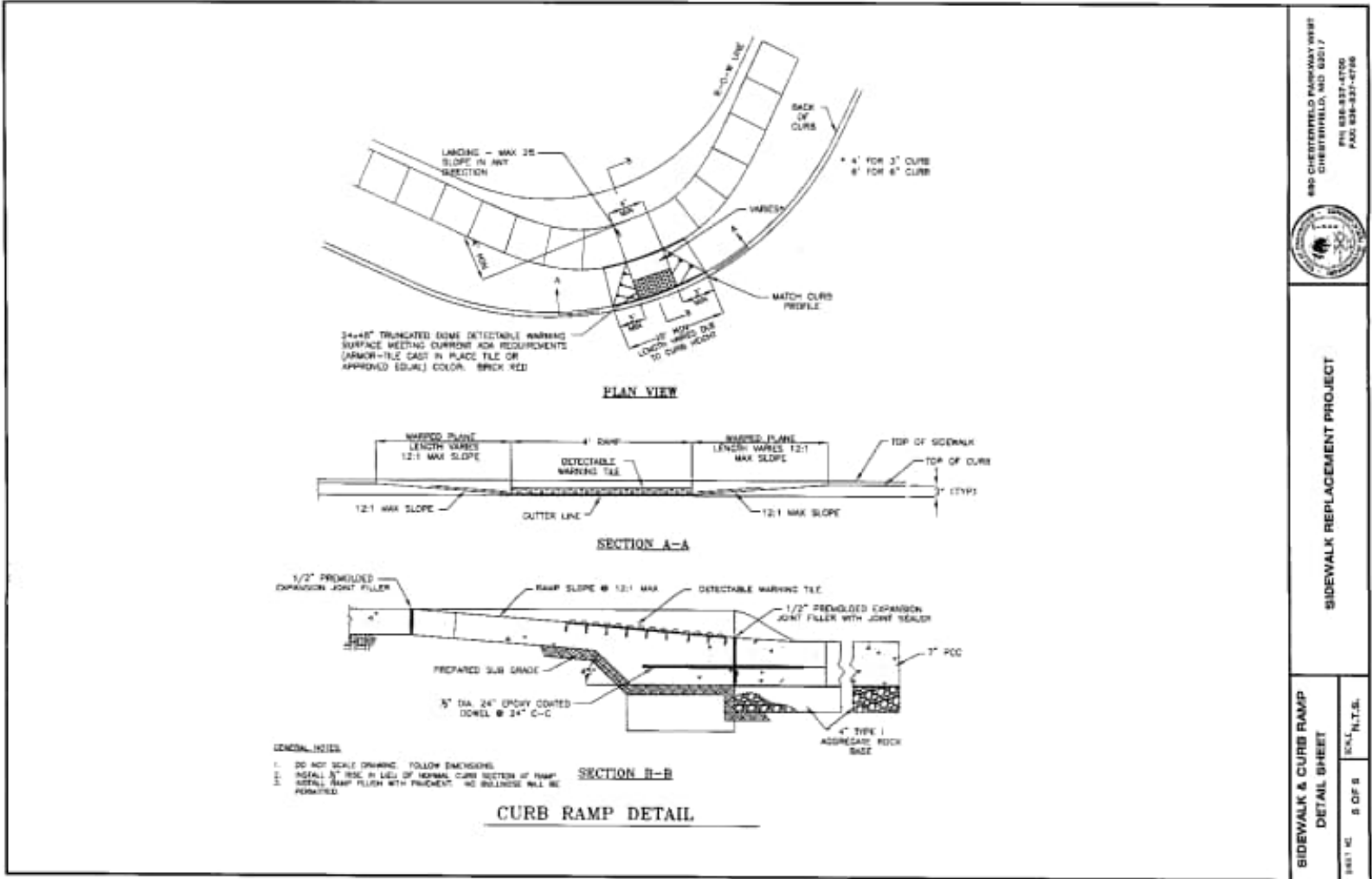
Table 1 – Sidewalk Deficiency Scoring

Fault type	Fault	Value	Weight
Vertical	No Fault or Fault < 1/4"	0	30%
	>= 1/4" but < 1/2"	5	
	>= 1/2" but < 1"	25	
	>= 1" but < 2"	80	
	>= 2"	100	
Physical Obstruction	No Obstructions	0	30%
	Accessible Path < 4'	100	
Cross Slope	<= 2% - Compliant	0	10%
	> 2% but <= 4%	5	
	> 4% but <= 6%	25	
	> 6% but <= 8%	50	
	> 8%	100	
Vegetative	No Obstructions	0	5%
	Accessible Path < 4'	100	
Ponding	N/A	Length	15%
Cracking	N/A	Length	5%
Spalling	N/A	Length	5%

Table 2 – Location Factor Scoring

Pedestrian Generators	Proximity	Value	Weight	Description
Transit	2000'+	0	25%	Metro Bus Stops
	500'-2000'	50		
	0'-500'	100		
Senior Living Facilities	2000'+	0	15%	Senior Living Centers
	500'-2000'	50		
	0'-500'	100		
Schools	2000'+	0	15%	Schools
	500'-2000'	50		
	0'-500'	100		
Places of Public Accommodation	2000'+	0	15%	Public Facilities (government centers, libraries, hospitals, etc.)
	500'-2000'	50		
	0'-500'	100		
Park Facilities	2000'+	0	15%	Park Facilities
	500'-2000'	50		
	0'-500'	100		
Business Districts	outside limits	0	5%	Chesterfield Valley, Chesterfield Parkway Loop, and northeast Olive Blvd.
	within limits	100		
Housing Density	LLR, E-2AC, E-1AC, E-1/2AC	0	5%	Zoning Districts
	R-2, R-3, R-4	10		
	R-5, R-6, R-6A, R-6AA	40		
	R-7, R-8	70		
	UCD, MXD, PC&R	100		
Retail	outside limits	0	5%	Zoned Commercial
	within limits (zoned commercial)	100		

Appendix E - Curb Ramp Detail



890 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MISSOURI 63017
TEL: 636-837-4300
FAX: 636-837-4796



SIDEWALK REPLACEMENT PROJECT

SIDEWALK & CURB RAMP
DETAIL SHEET
SHEET NO. 8 OF 8
SCALE: N.T.S.

Appendix F - ADA Grievance Procedure and Grievance Form

The procedure to file a complaint or grievance under the Americans with Disabilities Act is as follows:

1. ADA related issues should first be reported to the City by contacting City Hall and requesting action be taken to resolve an accessibility barrier.
2. The City will attempt to resolve complaints by using informal resolution procedures at the appropriate staff level. A staff representative and/or the ADA Coordinator will communicate with the grievant to discuss possible solutions to the reported concerns.
3. Should informal complaint resolution attempts fail, a formal written grievance may be filed by the grievant in one of two ways. First, the grievant may complete the online form on the City website, at <https://www.chesterfield.mo.us/ada-grievance-form.html>. Or, the grievant may complete an ADA Grievance Form which is included in this report. The grievant may also obtain a form from the Office of the City Clerk. A formal written grievance must be filed within 180 calendar days of an alleged violation and must contain the following:
 - The name, mailing address, telephone number, and e-mail address of the person filing the grievance.
 - The name, mailing address, telephone number, and e-mail address of the person alleging ADA violation, if other than the person filing the grievance.
 - A description, date, and location of the alleged violation and the remedy or relief which is requested.
 - Information regarding whether a complaint has been filed with the Department of Justice or other federal or state civil rights agency or court.
4. The ADA Coordinator will review and provide a written response to a formal written grievance by certified mail within fourteen (14) calendar days of the grievance filing date. The written response will include any proposed resolutions and notice of the grievant's right to appeal. If the grievance does not concern a Chesterfield facility, it will be forwarded to the appropriate agency and the grievant will be notified.
5. If the grievant is not satisfied with the written response from the ADA Coordinator, the grievant may request an appeal. Such request must be in writing and filed with the Office of the City Clerk within fourteen (14) calendar days of the mailing date of the ADA Coordinator's written response.
6. Appeals will be considered by the City Administrator who will issue a formal response within 30 days of receipt of the appeal.
7. Grievance files will be retained for ten years.

City of Chesterfield
ADA Grievance Form

Instructions:

1. Fill out both pages of this form. Print clearly in blue or black ink.
 2. Sign the form at the bottom of the second page.
- OR-
3. This form may also be completed online from the City website at:
<https://www.chesterfield.mo.us/ada-grievance-form.html>

Grievant's Name: _____

Street Address: _____

City, State, Zip Code _____

Phone Numbers: Home () _____ - _____ Cell: () _____ - _____

E-mail: _____

Person or persons affected by the violation allegation, if different from Grievant:

Full Name: _____

Mailing Address: _____

Phone Number: () _____ - _____

E-mail: _____

Location of Alleged Violation: _____

Date of Alleged Violation: _____

Description of Alleged Violation: _____

Grievant Name: _____

Remedy or Relief which is requested:

Has the complaint been filed with another bureau of the Department of Justice or any other Federal, State, or local civil rights agency or court?

No_____ Yes_____

If yes: Agency or Court:

Contact Person:

Address:

City, State, and Zip Code:

Telephone Number:

Date Filed:

Grievant Signature: _____ Date: _____

Return this form to:

City of Chesterfield
Office of the City Clerk
690 Chesterfield Pkwy West
Chesterfield, MO 63017
-OR-

E-mail: cityclerk@chesterfield.mo.us

FINANCE AND ADMINISTRATION COMMITTEE

Chair: Councilmember McGuinness

Vice-Chair: Councilmember Moore

Video Streaming of Council Meetings Policy – The Finance and Administration Committee recommends adoption of a policy to provide video streaming of regularly scheduled meetings of City Council, intended to increase public participation in governance, increase transparency, and accommodate those individuals who may otherwise be unable to physically. **(Voice Vote)**

FA Policy # 6 Revision – Neighborhood Improvement District – The Finance and Administration Committee recommends changes to the City’s NID policy, providing updates and modifications to more fully recover the City’s expenses in the development, review, and adoption of Neighborhood Improvement Districts. **(Voice Vote)**

FA Policy # 7 Revision – Community Improvement District - The Finance and Administration Committee recommends changes to the City’s CID policy, expressly stating that the City’s position, that unlike NID petitions, Community Improvement Districts will generally not be approved and CID applications will not be administratively received and processed without specific direction from the Finance and Administration Committee. **(Voice Vote)**

Gamble & Schlemeier Contract Renewal – The Finance and Administration Committee recommends renewal of the City’s professional services contract with Gamble & Schlemeier, which will expire in August of 2022, for another twelve-month term. **(Roll Call Vote required)**

2023 Proposed City Council Meeting Schedule – The Finance and Administration Committee recommends approval of the City Council meeting calendar for 2023.

Employee Benefit Changes – The Finance and Administration Committee recommends acceptance of modifications to the City’s employee benefit options, as recommended by the City Administrator and Executive Staff. Changes include elimination of the sick leave incentive program, addition of a paid Federal holiday, and addition of paid leave allocation for first year employees. The Committee also recommends authorization to amend the collective bargaining agreement with the Fraternal Order of Police, if accepted by the FOP. **(Roll Call Vote required)**

Residential Re-occupancy Permits - The Finance and Administration Committee has unanimously recommended that the City adopt a residential re-occupancy permit program. If approved by the full City Council, staff will prepare a contract amendment with St. Louis County referencing the appropriate building codes and forward an ordinance to City Council for adoption at the next meeting of City Council. **(Voice Vote Required).**



Finance and Administration Committee Record of Proceeding July 11, 2022

The Finance and Administration Committee met on Monday, July 11, 2022. Those in attendance included: Vice- Chairperson Michael Moore, Ward III; Councilmember Mary Monachella (acting as proxy for Council Committee Member McGuinness), Ward I; Council Committee Member Gary Budoor Ward IV; City Administrator Mike Geisel; and Finance Director Jeannette Kelly. Those also in attendance included: Council Committee Member Barbara McGuinness (via-phone), Ward I; Councilmember Mary Ann Mastorakos, Ward II; Councilmember Merrell Hansen, Ward IV; Mayor Bob Nation; Director of Planning, Justin Wyse; Director of Public Works, Jim Eckrich; Asst. to City Administrator/Deputy City Clerk Molly Taylor and one other additional guest.

Council Committee Member Aaron Wahl, Ward IV absent.

Councilmember Monachella was present acting on behalf of Councilmember McGuinness who assigned her proxy rights. Councilmember McGuinness participated by conference phone, but Councilmember Monachella voted on her behalf.

Vice-Chairperson Michael Moore called the meeting to order at 4:00 p.m.

Approval of Minutes

Councilmember Budoor, made a motion, seconded by Councilmember Moore to approve the F&A Committee Meeting minutes from June 3, 2022. The motion passed unanimously, 3-0 by voice vote and was declared passed.

Neighborhood Improvement District

Councilmember Moore, made a motion, seconded by Councilmember Budoor to recommend approving the revised NID policy as presented by Staff. The motion passed unanimously, 3-0 by voice vote and was declared passed. This recommendation will be forwarded to the City Council for review and consideration at their 7/18/2022 meeting.

Community Improvement District

Councilmember Moore, made a motion, seconded by Councilmember Monachella to recommend approving the revised CID policy as presented by Staff. The motion passed unanimously, 3-0 by voice vote and was declared

passed. This recommendation will be forwarded to the City Council for review and consideration at their 7/18/2022 meeting.

Occupancy Permit Update

At the June 13, 2022 Finance and Administration Committee meeting members directed staff to move forward with an ordinance adopting a re-occupancy permit requirement for residential rental units. Director of Planning, Justin Wyse, provided an update to Committee to make them aware that St. Louis County cannot differentiate properties based on owner status. They can however differentiate between single-family (Type I) or multi-family (Type II) properties. After brief discussion Councilmember Monachella, made a motion, seconded by Councilmember Moore, to recommend that the City contract with St. Louis County and require “Residential Re-Occupancy Permits” for both Type 1 and Type 2 properties. The motion passed unanimously, 3-0 by voice vote and was declared passed. This recommendation will be forwarded to the City Council for review and consideration at their 7/18/2022 meeting.

Employee Benefit Recommendation

City Administrator, Mike Geisel, presented to Committee a three-tier recommendation of modifications to the City’s Employee benefits package. Changes include elimination of the sick leave incentive program, adopting Juneteenth as a City holiday, and adding 5 personal days which expire at the end of the employee’s first year, year. After brief discussion Councilmember Moore, made a motion, seconded by Councilmember Budoor, to approve the recommendations as presented by Executive Staff, including the authorization to authorize the benefit changes to the Fraternal Order of Police agreement, for their consideration. The motion passed unanimously, 3-0 by voice vote and was declared passed. This recommendation will be forwarded to the City Council for review and consideration at their 7/18/2022 meeting.

Gamble & Schlemeier Contract

City Administrator, Mike Geisel, recommended renewal of the Gamble & Schlemeier professional services contract that is set to expire in August of 2022, for another 12-month term. Councilmember Moore, seconded by Councilmember Monachella, recommended to extend the Gamble & Schlemeier contract for another 12-month term. The motion passed unanimously, 3-0 by voice vote and was declared passed. This recommendation will be forwarded to the City Council for review and consideration at their 7/18/2022 meeting.

Financial Update

Director of Finance, Jeannette Kelly, provided a financial update to Committee.

Adjournment

The meeting was adjourned at 5:05 p.m.

Respectfully submitted:

Jeannette Kelly
Finance Director

Molly Taylor
Deputy City Clerk

Approved: _____

DRAFT

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION

NO.

SUBJECT: Video Streaming of Council Meetings

INDEX: FA

**DATE
ISSUED**

**DATE
REVISED**

PURPOSE:

Video streaming regularly scheduled meeting of City Council, is intended to increase public participation in governance, increase transparency, and accommodate those individuals who may otherwise be unable to physically attend meetings at City Hall.

City Council desires to provide a passive means of providing streaming video of regularly scheduled City Council meetings, without incurring significant additional costs associated with video production, operation of audio-visual equipment, or additional staff or contracts. It is further acknowledged that the streaming process requires minimal manipulation for operation during the meeting. As such, City Council has selected the use of the zoom platform with each elected participant using a City purchased device for this purpose. It is understood and accepted that this configuration provides a reasonable quality product at nominal cost.

The official record of each City Council will continue to be the written, approved minutes of each meeting. Video streams are not intended to supplant, supplement, or otherwise act as an official record of the City and are not retained by the City. The meetings are to be streamed for convenience and access, not intended to be copied, stored, or retained by the City.

POLICY:

Access and Retention

The City will provide a link on the City's website to the currently streamed video. This link will stay active until the following meeting of City Council and will be removed after approval of the official meeting minutes, after which time the link will be replaced with the link to the video stream of the current, most recent City Council meeting. The website will provide a link to a single meeting, being the most recent meeting of City Council.

CITY COUNCIL PARTICIPATION

It is the policy of the Chesterfield City Council that Councilmembers are required to be physically present at any meeting of City Council in order to cast a vote on any ordinance, approval, resolution, or other legislative procedure. City Councilmembers may participate remotely via the zoom platform, but are not allowed to cast a vote. While video streaming may facilitate remote participation by officials who may be unable to be physically present, streaming is not intended to encourage or otherwise permit remote voting.

In the unusual emergency occurrence or exigent circumstance when the City has determined that a regular City Council meeting occurs 100% virtually, without any physical group meeting presence, the prohibition regarding voting as described above are suspended and inapplicable.

EXTERNAL PARTICIPATION

Video streaming is not intended to replace physical City Council meetings, but only to provide video and audio streams to the public. Video streaming will not provide for, nor will the City facilitate interactive remote participation by streaming viewers.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION		NO.	6
SUBJECT	Neighborhood Improvement District Policy (NID)	INDEX	FA
DATE ISSUED	8/1/05	DATE REVISED	TBD

INTRODUCTION

A problem facing many residents within the City of Chesterfield today is how to finance local infrastructure improvements, especially those in private subdivisions. Improvements to streets, storm water systems and subdivision amenities are critical to the quality of life of the residents of the City. Unfortunately, these infrastructure projects tend to be expensive and can be overly burdensome for some residents.

The City Council is aware of the need to support a program that would enable improvements to be made to private streets, stormwater systems and other subdivision amenities. At the same time, the City Council is concerned about maintaining its current strong financial rating. The City Council believes that the formation of Neighborhood Improvement Districts can provide an excellent opportunity for citizens to examine the particular needs of their communities or subdivisions and to structure a plan to address those needs. The City Council believes that it is important that local residents have the ability to avail themselves of those lawful opportunities which enable them to improve their quality of life. Further, the City Council is willing and able to partner with residents to make the necessary improvements in a way that is suitable to the residents and the City.

THE MISSOURI NEIGHBORHOOD IMPROVEMENT DISTRICT ACT

The Missouri Neighborhood Improvement District Act, Sections 67.453 to 67.475 of the Revised Statutes of Missouri, also known as the NID Act, was designed to provide a practical, flexible, and responsive tool to finance public infrastructure in response to citizen needs. Simply defined, a Neighborhood Improvement District, or NID, is a geographically defined area within which certain public improvements are financed by the local governmental entity (either city or county) through the issuance of general obligation bonds. These general obligation bonds are in turn retired through

special assessments imposed on the owners of real property within the NID area. Therefore, the basic premise of NID financing is that only those who benefit from the financed improvements pay for those improvements.

FORMATION OF A NEIGHBORHOOD IMPROVEMENT DISTRICT

In Missouri, Neighborhood Improvement Districts can be formed in one of two ways: through the initiative petition process in which a petition is signed by at least two-thirds of the owners of record of real property within the proposed district area; or through an election submitted to all qualified voters residing within the proposed district area. Passage of the NID issue requires a four-seventh majority if the election is conducted at a general municipal election day, primary or general elections and two-thirds at all other elections. On all other election days, a two-thirds majority is required for passage.

The NID Act outlines the structure of and formation process for NIDs. These can be very complex, even to those experienced in governmental affairs. The NID Act places very specific requirements on City officials planning to implement a NID. While some may believe that the passage of the ballot issuance or the submission of the petition is the major hurdle in the formation of a NID, it represents the first step in what can be a complicated and potentially costly process.

PROJECTS ELIGIBLE FOR NID FINANCING

The NID Act has defined the range of projects which are eligible for Neighborhood Improvement District financing. Under the Act, to "improve" a project is to "construct, reconstruct, maintain, restore, replace, renew, repair, install, equip, extend, or to otherwise perform any work which will provide a new public facility or enhance, extend or restore the value or utility of an existing public facility." Further, an "improvement" includes "any one or more public facilities or improvements which confer a benefit on property within a definable area and may include or consist of a re-improvement of a prior improvement" including but not limited to projects:

- A. to acquire property or interests in property when necessary or desirable for any purpose authorized by sections 67.453 to 67.475;
- B. to open, widen, extend and otherwise to improve streets, paving and other surfacing, gutters, curbs, sidewalks, crosswalks, driveway entrances and structures, drainage works incidental thereto, and service connections from sewer, water, gas and other utility mains, conduits or pipes;

- C. to improve streetlights and street lighting systems;
- D. to improve waterworks systems;
- E. to improve parks, playgrounds and recreational facilities;
- F. to improve any street or other facility by landscaping, planting of trees, shrubs, and other plants;
- G. to improve dikes, levees, and other flood control works, gates, lift stations, bridges and streets appurtenant thereto;
- H. to improve vehicle and pedestrian bridges, overpasses and tunnels;
- I. to improve retaining walls and area walls on public ways or land abutting thereon;
- J. to improve property for off-street parking facilities including construction and equipment of buildings thereon;
- K. to acquire or improve any other public facilities or improvements deemed necessary by the governing body of the city or county; and
- L. to improve public safety.

While all of the above actions are technically eligible for a NID, the City of Chesterfield will only approve NIDs for capital improvement projects – NOT maintenance projects. A capital improvement project shall generally have an expected life of twenty years or greater. Examples of projects which are considered maintenance and will NOT qualify for a NID include asphalt overlays, lake dredging, and parking lot repairs.

Due to the City's expertise in administering concrete replacement projects, if a NID is proposed with a scope of only concrete street and sidewalk replacement the City will manage the project on behalf of the NID (if desired). If the City manages a project all costs incurred by the City in administration and management of the NID will be recouped by the City through the NID. All other NID projects will need to be managed by a licensed Professional Engineer selected and funded by the NID.

COSTS THAT CAN BE PAID WITH NID FINANCING

The NID Act identifies the costs that can be paid through a Neighborhood improvement District. Eligible costs include:

“... all costs incurred in connection with an improvement, including, but not limited to, costs incurred for the preparation of preliminary reports, the preparation of plans and specifications; the preparation and publication of notices of hearings, resolutions, ordinances and other proceedings; fees and expenses of consultants, interest accrued on borrowed money during the period of construction, underwriting costs and other costs incurred in connection with the issuance of bonds or notes, establishment of reasonably required reserve funds for bonds or notes, the cost of land, materials, labor and other lawful expenses incurred in planning, acquiring and doing any improvement, reasonable construction contingencies; and work done or services performed by the city or county in the administration and supervision of the improvement...”

FINANCING NEIGHBORHOOD IMPROVEMENT DISTRICTS

Neighborhood Improvement Districts can be financed in several ways. The most common means is through the issuance of "debt" by the City, which is usually in the form of a general obligation bond. Because these bonds are designated as "Neighborhood Improvement District Bonds," they generally carry relatively low interest rates when compared to conventional bank financing.

Once a NID is established, the City may issue temporary notes or may authorize a local bank or other financial institution to issue temporary notes which may then be refunded by issuing the NID bonds or general obligation bonds. This allows for projects to be linked together (also called "pooling") creating a larger single bond which further reduces issuance costs and allows projects to begin construction while the final financing structure is developed.

These bonds are repaid through an annual special assessment on all real property within the NID. Failure to pay the special NID assessment results in a lien filed against the property. Further, the IRS has determined that special assessments cannot be deducted from a property owner's income taxes, as can real and personal property taxes.

COMPLEXITIES ASSOCIATED WITH BOND ISSUES

Bond issues, including those issued for Neighborhood Improvement Districts, create an obligation for the issuing agency, the City, which pledges its "full faith and credit" to secure the bonds. This means that should a default occur and repayment of the principal and interest on the bonds not occur as scheduled, the City of Chesterfield has pledged to make the delinquent payments. Therefore, the legal and financial structure of these bond issues is of critical importance both to ensure that the project is financially viable and, should a default occur, that sufficient protection is in place to minimize the potential for losses.

Correctly structuring and marketing general obligation bonds requires professional advice and expertise. First, bond counsel must be retained. Bond counsel serves several purposes including structuring the issue, drafting the documents, certifying its tax-exempt status and other related actions. Second, a trustee can be retained. A trustee is the paying agent for the issuance. It is the trustee who certifies that sufficient funds are available to meet debt service obligations. In some instances, an underwriter is retained to "market" the bonds. To "market" bonds is to determine the bond interest rates and supply potential customers to purchase the bonds. In certain instances, a financial advisor is retained to provide independent financial analysis of the project to ascertain risk. The costs incurred in completing these and other related tasks are called the costs of issuance. These costs of issuance are added to all other project costs to create the overall issuance.

The costs of bond issuance delineated in the previous paragraph can be high. However, one must consider the fact that interest rates for government backed securities, including those issued for NIDs, will carry an interest rate substantially lower than the interest rates normally available to individuals because the City's pledge of its full faith and credit makes the obligations virtually risk free. Therefore, in considering whether to pursue a Neighborhood Improvement District, one must weigh the bonding costs and other costs of issuance with the substantially lower interest rate offered by using government backed securities.

IMPACT OF SIZE OF PROJECT

Given that the most appropriate means of financing Neighborhood Improvement District projects is through the issuance of bonds, it is important that projects be large enough to justify the costs associated with the issuance. It makes very little sense to use bond financing for a small project if the costs of issuance add appreciably to the project. The bond market generally favors larger projects over smaller projects and there are distinct cost savings for larger projects when compared to smaller projects. Therefore, the City recommends that

subdivisions consider the following when deciding whether to pursue a NID project:

Projects with total costs below \$500,000 will face difficulty seeking Neighborhood Improvement District financing. The administrative costs and the costs of issuance are such that including projects of this size in the NID program will cause issuance and sale problems for the entire program. There are some additional considerations to make for projects between \$500,000 and \$750,000. It is possible that projects of this size can be "pooled", or joined, to one another to form a larger bond issue, but this will require significant coordination between construction and completion schedules. Projects greater than \$1,000,000 are more feasible than other smaller projects, although the aspect of "pooling" of these issues is still a very important consideration. Projects of \$1.0 million or greater are typically sustainable as "stand alone" bond issuances.

Although the City has recommended the above considerations, it is willing to consider any capital project that leads to the improvement of local subdivisions. To encourage the NID process for existing streets, stormwater systems and other subdivision improvements, the City desires to provide assistance to its residents by evaluating potential NID projects and determining such project's feasibility.

SPECIAL REQUIREMENTS TO ESTABLISH A NID

In addition to the requirements for financing, the NID Act requires that the area seeking to be designated as a NID operate in a readily defined area. If the proposed NID area is not an established subdivision, a metes and bounds survey, including a legal description, will be required. This will necessitate that the NID engage an acceptable land surveyor.

The NID Act also requires that the total costs for the proposed project be certified. However, properly determining these costs can be a cumbersome and expensive activity for property owners who are not familiar with the process. An incorrect cost estimate could cost the subdivision flexibility later. Accordingly, the City is willing to prepare cost estimates for any NID project that only includes the replacement of streets and sidewalks in concrete. Projects with other or additional scopes will require that the subdivision secure the services of a licensed Professional Engineer for estimating purposes.

Because NID projects involve public improvements, all projects must include the payment of prevailing wage rates, must comply with the normal bidding and procurement policies of the City, and must adhere to the Americans with Disabilities Act (ADA). The City views itself as a partner in this process,

and is therefore willing to assist in ensuring these requirements are met. Additionally, the City may front the initial legal expenses necessary to work with the subdivision trustees to prepare a proper petition and to ensure that the NID process has been properly initiated. The City will later recoup those costs by incorporating them into the costs of issuance.

LENGTH OF FORMATION PROCESS

Because each Neighborhood Improvement District must be judged on its own strengths and merits, it is not possible to establish a "normal" time frame for establishment. It is important to understand that a NID is a "quasi-public" structure that requires that the City Council complete several administrative and legislative steps. However, the City Council is committed to considering and approving all NID projects that adhere to the parameters of this Policy.

HOW TO INITIATE THE FORMATION PROCESS

Given the fact that there are several "up-front" costs required to comply with the NID Act to form a Neighborhood Improvement District, and that these up-front costs may be substantial, the City Council will provide some assistance during the initiation process to verify that the proposed projects are being properly defined and that they have been structured in a way that is economically feasible. City Council has developed a "pre-application process" which will be used to enable the City to perform an initial evaluation of all NID proposals. The Pre-Application process is designed to help residents conceptualize the project and identity the means of making it most productive. After an initial review and evaluation, it will then go through the formal review process.

Pre-Application

The Pre-Application contains the following elements, all of which are essential to its evaluation:

1. The name of the proposed Neighborhood Improvement District and the principals involved in the project. "Principals" include the designated project contact (must be one person), the subdivision attorney, the subdivision engineer, the subdivision trustees, and any other individual that will be involved in the project.
2. A Narrative Description of the proposed project. This narrative should include a statement of the problem and the prior steps that the subdivision has taken in attempting to solve the problem. If any sanctions have been imposed by other governmental agencies, such as the County Health

Department, those should be listed as well. The narrative should also include a general description of the area, including the major roads which service the subdivision and the character of the subdivision. Finally, the narrative should describe any prior steps that the subdivision has taken to secure financing for this project and the status of such requests.

3. If available, a metes and bounds survey of the proposed district. If this is not available, a copy of the recorded plat from the Recorder of Deeds office will suffice, which the City will help obtain. If this is not available, an aerial of the proposed area should be provided, which the City is also able to assist in securing.
4. A list, by street address and mailing address, of all persons residing within the boundaries of the proposed district. Such list can be obtained from St. Louis County.
5. A list, by street address, of all current owners of real property located within the boundaries of the proposed district. Such list can be obtained from St. Louis County.
6. A Preliminary Construction Estimate prepared and sealed by a Professional Engineer registered in the State of Missouri for the proposed construction project. If this project is solely a removal and replacement of concrete streets and sidewalks the estimate can be provided by the City of Chesterfield. Because NID projects are public works projects, they are subject to the prevailing wage statutes of the state of Missouri.
7. A petition, which at a minimum, includes the signatures of at least 70% of the qualified voters residing within the proposed district;

-OR-

A petition, which at a minimum, includes the signatures of at least 70% of the owners of real property located within the proposed district. St. Louis County can help obtain names and addresses of those eligible to sign the petition.

8. A record of the current annual subdivision assessments, if any, the uses established for these assessments, a record of payments for each lot or property owner for the past three (3) years, and what proposed maintenance schedule will be established to ensure that once the improvements have been made they can be adequately maintained.

One electronic copy and two paper copies of this Pre-Application should be submitted to the Director of Public Works as follows:

Director of Public Works
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017
Publicworksdirector@chesterfield.mo.us

After receipt, the Director of Public Works will cause a formal review of the application by all appropriate City Staff and/or City consultants and will, following said review, forward those applications considered to be complete to the City's Finance and Administration Committee of City Council.

Throughout the evaluation process, the City Staff and Finance and Administration Committee will be committed to reviewing and revising the proposal as necessary to help meet the needs of the subdivision and the City. To the extent that portions of the proposal are not sufficient to satisfy the requirements of the NID Act, the City will discuss potential revisions with the subdivision and attempt to reach agreement on any issues of concern.

After the review of the Pre-Application is completed, the Director of Public Works will complete a written evaluation of the proposed project. This evaluation will include a recommendation from the Finance and Administration Committee on whether to include the project in the Neighborhood Improvement District Program for the City. The evaluation will be submitted to the full City Council for their action.

Formal Application

Once the Pre-Application review process is complete and the proposal is approved by the City Council it will be included in the NID program and the formal development of a NID Proposal will be started. Costs incurred during the formal application process are also reimbursable under the NID Act. The formal proposal should include all statutory requirements including, but not limited to:

1. The completion of a metes and bounds survey and the development of a project legal description;
2. The compilation of bid documents suitable for publicly bidding the project, including plans and specifications. Once these are provided to the City the project will be publicly advertised with a bid opening administered by the City's Department of Public Works. Please note that the total project cost cannot exceed the estimated cost contained in the petition/election by more

than 25 percent.

3. The completion and submission of a petition which complies with the statutory requirements of section 67.457 RSMO.

-OR-

The conduct of an election which complies with the statutory requirements of section 67.457 RSMO

Once submitted all information contained within the petition or election results will be reviewed and certified by the City of Chesterfield City Clerk.

4. The development and certification of all costs associated with the project. This will include design and construction costs (developed through the formal bidding process detailed above); construction management costs; inspection and testing costs; the costs of issuance of the bonds required to finance the project; all administrative costs incurred by the City of Chesterfield; and any other allowable costs deemed necessary and appropriate for the successful operation of the NID.

As with the Pre-Application, to the extent that the subdivision requires assistance with any of the elements of the formal application process, City staff is available to help.

The Formal Application shall be submitted to the Director of Public Works, who shall oversee a comprehensive review, including consultation with legal counsel and the Director of Finance. Once the Director of Public Works has confirmed the Formal Application adheres to City Policy and all statutory requirements, a Public Hearing shall be scheduled. The Public Hearing will generally be conducted in the City Council Chambers prior to a City Council meeting. During the Public Hearing anyone who wishes to speak about the project will be given the opportunity to do so. Subsequently, as part of the regular City Council meeting, the City Council will formally consider approval of the NID petition. If the NID is denied no further action will be taken. If the NID is approved construction can commence in accordance with the bid documents and the direction of City Council.

A Project Manager from the City's Department of Public Works will be assigned to administer the NID on behalf of the City of Chesterfield. The Project Manager will coordinate with the designated NID contact to ensure all project requirements are met. At the end of the project the Project Manager will submit all project costs to the City's Director of Finance. The Director of Finance will review all project costs and oversee the issuance of bonds. Once bonds have been issued the Director of Finance will oversee collection from all members of

the NID over a twenty-year period, unless a shorter prior is requested by the NID and approved by the City.

Anyone requesting additional information about Neighborhood Improvement Districts shall contact the Director of Public Works.

RECOMMENDED BY:

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

APPROVED BY:

City Administrator Date

City Council (if applicable) Date

DRAFT

**CITY OF CHESTERFIELD
POLICY STATEMENT**

FINANCE AND ADMINISTRATION	NO.	7
SUBJECT	Community Improvement	INDEX
FA	District Policy (CID)	
DATE		DATE
ISSUED	11/19/07	TBD
		REVISED

The Policy of the City of Chesterfield City Council is that it will not approve a Community Improvement District (CID). Should a property owner request consideration of a CID, that request shall be forwarded to the Finance and Administration Committee of City Council. A request for consideration of a CID will only be forwarded to the full City Council with a positive recommendation by the Finance and Administration Committee.

Should the City of Chesterfield City Council vote in favor of consideration of a CID, the CID request will proceed as detailed in Public Works Departmental Procedure PPW-1054. The City Staff will take no action regarding a request for CID unless the consideration of the CID has been approved by City Council.

Should City Council, despite this policy, vote to consider a CID, it is under no obligation to approve the CID at a later date.

RECOMMENDED BY:

Department Head/Director/Council Committee (if applicable)

Date

APPROVED BY:

City Administrator

Date

City Council (if applicable)

Date

GAMBLE & SCHLEMEIER, LTD.

Governmental Relations Services Contract

This agreement, made as of September 1, 2021, is by and between the **City of Chesterfield, Missouri** (hereinafter "Client"), and **Gamble & Schlemeier, Ltd.**, 213 East Capitol Avenue, Jefferson City, Missouri, 65101 (hereinafter "Gamble"). By this agreement it is intended that Gamble will provide to Client governmental relations services, as an independent contractor, as governed by the terms and conditions set forth below.

The parties to this agreement, in consideration of the mutual covenants and stipulations set out herein below, agree as follows:

Term and Scope of Services

Gamble will provide to Client the following services:

Governmental relations services before the Missouri legislature and executive branch related to the establishment and maintenance, on behalf of Client, of contacts with members of the Missouri General Assembly, monitoring of pertinent legislation affecting Client's municipal interests, and preparation of or lobbying on behalf of legislation proposed in Client's interest, or lobbying against legislation contrary to Client's interest. Included in such services, during the legislative session, Gamble will provide to Client a written monthly summary of services performed and legislation monitored on behalf of Client for the previous month. This agreement shall be in effect from the date first above stated through August 30, 2022.

Payment

Client agrees to pay Gamble:

A total fee of **\$40,000**, which shall be due and payable, in 12 equal monthly installments, upon the 1st day of each month, beginning on September 1, 2021.

No expense reimbursement shall be made for, and Client, shall not be obligated for, any expenses associated with employee retirement benefits, taxes (FICA, withholding or FUTA), unemployment insurance, workers' compensation insurance benefits, health insurance, office equipment, office expenses or repairs, maintenance or utilities, or other direct expense of the services provided by Gamble as consultant under this agreement.

Independent Contractor Status

Neither Gamble, nor any of its subcontractors, employees or agents shall be deemed to be employees of Client, it being understood that Gamble is an independent contractor for all purposes and at all times. Gamble shall be solely responsible for withholding or payment of all federal, state and local personal income taxes, social security taxes, unemployment and disability insurance, and all other payroll taxes and obligations with respect to Gamble or its employees. It is the intent of the parties to this agreement that Gamble is retained based upon its expertise in governmental affairs consulting. Therefore, Gamble shall have complete control and discretion in choosing the appropriate means, manner and methods for providing the services hereunder; Client shall exercise no supervisory or other control over the means, manner and method by which Gamble provides such services. Further, Client acknowledges that Gamble may and will be providing the same or similar services to other entities and Gamble acknowledges that Client may retain or employ additional management or governmental affairs consultants.

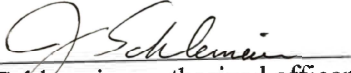
GAMBLE & SCHLEMEIER, LTD.

This instrument contains the entire agreement between the parties and no statement, promise or inducement made by either party or agent of either party that is not contained in this written agreement shall be valid or binding. This agreement may not be enlarged, modified or altered except in writing signed by the parties. This agreement shall inure to the benefit of and be binding only upon Gamble and Client. This agreement is entered into between the parties in the state of Missouri and shall be subject to interpretation and construction according to the internal laws of the state of Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands the day aforesaid.

Gamble:
Gamble & Schlemeier, Ltd.

Client:
City of Chesterfield, Missouri



Jorgen Schlemeier, authorized officer



Bob Nation, Mayor



MEMORANDUM

DATE: June 3, 2022
TO: Jeannette Kelly, Finance Director
FROM: Vickie McGownd, City Clerk *VM*
SUBJECT: 2023 Proposed City Council Meeting Schedule

After reviewing the attached Jewish Community Relations Council (JCRC) "Calendar of Main Jewish Religious Observances" and reviewing the holidays the City will observe in 2023, I have prepared the attached 2023 Proposed City Council Meeting Schedule.

Please add this to the next Finance & Administration Committee meeting agenda for review.

Attachments



2023 Proposed City Council Meeting Schedule 7:00 p.m.

January

Tuesday, January 3
(New Years Day observed Jan. 2)
Tuesday, January 17
(Martin Luther King Jr. Day Jan. 16)

February

Monday, February 6
Tuesday, February 21
(Presidents Day Feb. 20)

March

Monday, March 6
Monday, March 20

April

Tuesday, April 18
(Municipal Election April 4)

May

Monday, May 1
Monday, May 15

June

Monday, June 5
Tuesday, June 20
(Juneteenth June 19)

July

Monday, July 17

August

Monday, August 7
Monday, August 21

September

Tuesday, September 5
(Labor Day Sep. 4)
Monday, September 18

October

Monday, October 2
Monday, October 16

November

Monday, November 6
Monday, November 20

December

Monday, December 4

(7/12/22)

Calendar of Main Jewish Religious Observances and Resource Guide

This calendar and resource guide is designed to encourage public awareness of Jewish religious observances. We hope that it will help administrators and teachers avoid scheduling examinations, special day or night programs, and graduation ceremonies at times that conflict with Jewish observances. There is wide variation of religious Jewish practices. Therefore, some students and staff members will be absent while others might not. Please note that all Jewish religious observances begin at sunset the preceding evening and end at nightfall, approximately one hour after sunset. For a list of all faith holidays visit: <https://www.adl.org/education/resources/tools-and-strategies/calendar-of-observances>

Religious Observance	2021-2022 School Year	2022-2023 School Year	2023-2024 School Year	2024-2025 School Year
	Fall 2021	Fall 2022	Fall 2023	Fall 2024
Rosh Hashanah*	Sep 7-Sep 8 (Begins sunset Sep 6)	Sep 26-27 (Begins sunset Sep 25)	Sep 16-17 (Begins sunset Sep 15)	Oct 3-4 (Begins sunset Oct 2)
Yom Kippur*	Sep 16 (Begins sunset Sep 15)	Oct 5 (Begins sunset Oct 4)	Sep 25 (Begins sunset Sep 24)	Oct 12 (Begins sunset Oct 11)
Sukkot	Sep 21-22 (Begins sunset Sep 20)	Oct 10-11 (Begins sunset Oct 9)	Sep 30-Oct 1 (Begins sunset Sep 29)	Oct 17-18 (Begins sunset Oct 16)
Shemini Atzeret	Sep 28 (Begins sunset Sep 27)	Oct 17 (Begins sunset Oct 16)	Oct 7 (Begins sunset Oct 6)	Oct 24 (Begins sunset Oct 23)
Simchat Torah	Sep 29 (Begins sunset Sep 28)	Oct 18 (Begins sunset Oct 17)	Oct 8 (Begins sunset Oct 7)	Oct 25 (Begins sunset Oct 24)
Chanukah	Nov 29-Dec 6 (Begins sunset Nov 28)	Dec 19-26 (Begins sunset Dec 18)	Dec 8-15 (Begins sunset Dec 7)	Dec 26-Jan 2 (Begins sunset Dec 25)
	Spring 2022	Spring 2023	Spring 2024	Spring 2025
Purim	Mar 17 (Begins sunset Mar 16)	Mar 7 (Begins sunset Mar 6)	Mar 24 (Begins sunset Mar 23)	Mar 14 (Begins sunset Mar 13)
Passover*	Apr 16-23 (Begins sunset Apr 15)	Apr 6-13 (Begins sunset Apr 5)	Apr 23-30 (Begins sunset Apr 22)	Apr 12-13 (Begins sunset Apr 11)
Shavuot*	Jun 5-6 (Begins sunset Jun 4)	May 26-27 (Begins sunset May 25)	Jun 12-13 (Begins sunset Jun 11)	Jun 2-3 (Begins sunset Jun 1)

*Observances which are most likely to result in absences.



The Jewish Community Relations Council (JCRC) serves as the central public affairs arm of the organized Jewish community, representing over 60 synagogues and Jewish organizations in the Bay Area. JCRC produced this guide. **Visit our website for additional resources: www.jcrc.org**

JCRC: Pursuing a just society and a secure Jewish future

Supported by the San Francisco Jewish Community Federation and Endowment Fund.

This document is available for download from [jcrc.org/what-we-do/resources/](http://www.jcrc.org/what-we-do/resources/)

The Jewish calendar is a lunar/solar calendar; therefore, the dates of these holy days, festivals, and days of remembrance will vary from year to year. Even though the dates of the Jewish religious observances will be different each year, they will always be observed in the same season. The Jewish Sabbath (Shabbat) begins each week on Friday at sunset and ends Saturday at nightfall (approximately one hour after sunset). Traditionally observant Jews will refrain from school, work and many activities.

Fall Observances

Rosh Hashanah (Jewish New Year) This two-day observance marks the beginning of the holiest time of the year for Jews. ***School or work will be missed on these holy days and nights.***

Yom Kippur (Day Of Atonement) This is the most solemn day of the Jewish year and signals the end of the Ten Days of Penitence. It is devoted to fasting, prayer, and synagogue services. ***School or work will be missed on this holy day and night.***

Sukkot (Feast of Tabernacles) Sukkot is a harvest festival of thanksgiving. To commemorate the dwellings of the ancient Israelites during the harvest, many families build temporary huts (Sukkot) in which they eat and even sleep. *School or work might be missed by some for the first two days and nights.*

Shemini Atzeret The “eighth day of assembly” is a religious observance at the conclusion of Sukkot. *School or work might be missed by some.*

Simchat Torah Celebrates the conclusion of the year-long cycle of reading the Torah (the five books of Moses) and the beginning of a new cycle and marks the end of the fall season of special religious observances. *School or work might be missed by some.*

Winter Observances

Chanukah (Festival of Lights) This eight-day observance is a celebration of religious freedom and commemorates the re-dedication of the Temple in Jerusalem in 165 B.C.E. Families celebrate in their homes by lighting candles for eight nights, exchanging gifts and eating special foods. *No school or work is missed.*

Purim (Feast of Lots) Based on the biblical Book of Esther (The Megillah), Purim celebrates the foiling of a plot to kill the Jews in ancient Persia. A ritual of Purim is to read the story from The Megillah of how Esther and Mordecai prevented Haman from exterminating the Jews. *School activities might be missed by those who attend synagogue for the evening observance of Purim*

Spring Observances

Pesach (Passover) This eight-day festival of freedom celebrates the deliverance of the ancient Israelites from Egyptian bondage. Families gather for a traditional meal, or Seder, on the first two nights, when the story is retold and symbolic foods are eaten. Many students will eat matzo instead of bread, and other dietary restrictions may be observed. ***School or work might be missed by some for the first two and last two days and nights of this observance.***

Shavuot (Festival of Weeks) Coming in late Spring, this two-day observance celebrates the giving of the Torah (the Five Books of Moses) on Mount Sinai, and commemorates ancient Israel’s acceptance of the Torah and its obligations. ***School or work might be missed by some; please take note when scheduling commencement ceremonies.***

This guide prepared by the Jewish Community Relations Council: www.jcrc.org

For more info on Jewish religious observances and Judaism:
www.myjewishlearning.com - www.judaism.about.com - www.jewfaq.com

For curricular materials that follow the California standards:
www.icsresources.org

Mike Geisel
City Administrator



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

OFFICE OF THE CITY ADMINISTRATOR

TO: Finance and Administration Committee
Date: July 5th, 2022
RE: Chesterfield Employee Benefit modifications
CC: Mayor Nation

As we are all aware, the City and industry in general, is attempting to address a changing and diminishing labor force. It is a frequent and common topic of discussion within our executive team. The executive team has developed a three-tier recommendation that we believe will result in beneficial changes to our recruitment and retention. These recommendations are not intended to be initiated a result of a thorough and complete analysis of our compensation package, they are only intended to be a marginal step forward to address specific concerns and problems.

The City of Chesterfield creates an annual budget with a specific number of employees authorized in each functional area, staffed as necessary to complete the work plan for the year. A reasonable rate of turnover is routine and healthy. While vacant positions result in unspent labor dollars, they do not represent savings. There are substantial resources diverted to solicit, recruit, interview, qualify, onboard and train employee candidates. We have estimated the cost of turnover for individual City positions. The cost of recruiting and hiring a new employee is \$24,950 - \$52,490, with an average of \$35,515 per vacancy, depending on the specific position to be filled.

In addition to those hiring costs, there is also lost productivity. Defects and maintenance do not simply go away, when not addressed. As time passes, delays and deferrals result in additional damage and deterioration accelerates at an exponential rate. A repair that might cost \$1 if done at the appropriate time, accelerates to a cost of \$5 if delayed. Not only does work not get done

and conditions worsen, but additional stress is placed upon other employees and equipment.

As such, the Executive Staff has recommended specific changes to the City's benefit and incentive program. They are intended to represent a consolidated package, not to be considered individually.

Discontinue the Sick Leave Incentive program

The management team unanimously agrees that any program which incentivizes employees to enter the workplace when they are ill, is counter-productive and should be discontinued. Further, this program encourages employees to manipulate the use of approved leave in order to qualify for the incentive.

The sick leave incentive program currently allows employees to earn up to three additional vacation days each year. It should be fully understood that once earned, vacation days become a financial liability to the City. If an employee leaves the City while having accumulated earned vacation hours\days, the employee receives full compensation for those accrued hours. This program has resulted in the award of an annual average of 157 additional incentive vacation days (1,256 hours) for the last three years. It should also be understood that vacation days are awarded at a current level of compensation, but the liability increases over time as an employee's compensation increases.

Excerpted from page 13, Chesterfield Personnel Manual

F. SICK LEAVE INCENTIVE PROGRAM

The leave incentive program is designed to encourage employees to manage their time away from work effectively. All employees who have worked for the City for at least five (5) years are eligible to participate in the program. Employees may enter the program at one of three points during the year in which they reach eligibility for the program. Eligible employees will start the program on the first day of January, May, or September coinciding with the time of year in which the employee becomes eligible.

Employees earn one (1) day or eight (8) hours of additional vacation for every 4-month period (Jan.-April, May-Aug., and Sept.-Dec.), in which they do not use sick leave.

Juneteenth – Federal Holiday

Beginning 2023, Add JUNETEENTH as an official holiday for the City of Chesterfield. Juneteenth was established as a Federal holiday on June 17, 2021. If the City elects to adopt Juneteenth as a City Holiday, it will result in officially closing City Hall on\around June 19th each year. This action will result in no additional direct cost, but obviously creates a day of lost productivity on the recognized holiday.

Recruitment

One of the issues cited by candidates as an impediment to recruitment, is the lack of vacation, sick time, or compensatory time off during the new employees first year. Under the current program, employees begin to accrue vacation and sick leave, based on their “time in service”. After one year, a typical employee will have accrued 12 days of sick time and two weeks of vacation.

As a result, a new employee who experiences an illness during their first year, is either unable or reluctant to call in sick due to an inability to take time off work as unpaid. New employees lack the accrued vacation time to address routine and mundane needs throughout the year. Something as simple as going to the DMV or other individual need becomes a substantial hardship. That, in turn, makes it difficult for the prospective employees to change jobs.

When hiring new employees who are seeking to advance their careers and are transitioning from other positions, they are unable to take any personal or vacation time due to the lack of accrued vacation time. The executive staff does not recommend altering or improving the current vacation accrual schedule, nor do they recommend additional vacation for new employees. However, that prospective employee loses whatever paid time off from their prior employer and begin their career with the City with no accrued paid leave. This is difficult for an individual, much less a family. The City of Chesterfield recognizes the importance of paid leave to both the employee and the employer. It is the City's formal policy, that employees are REQUIRED to take at least one week of vacation each year. It is accepted and recognized that some time away is essential and necessary for employees to perform optimally.

Unlike paid sick days, accrued vacation days are a financial liability and any unused vacation days are paid out at separation. Accordingly, the executive staff recommends that the *City benefit package be enhanced by providing employees 5 personal days, which can be used for whatever purpose (sick, vacation, emergency, trip to the DMV, etc.), during their first year.*

These are NOT vacation days and they do NOT accrue, and they expire at the end of the first year if unused. They simply make a minimal amount of paid leave immediately available to a new employee and do not represent any future liability to the City. We believe this would be a differentiator for our recruitment, while not creating any direct financial impact. Again, these are not vacation days which accrue as a liability, these days expire at the end of the new employees first year, and there is no financial entitlement to the employee for payout of any unused time.

If approved by City Council, I recommend that these changes be incorporated immediately.

Fraternal Order of Police

While not contractually obligated to do so, I also recommend that we be authorized to amend the current CBA with the Fraternal Order of Police to accommodate the recommended changes. It would obviously be a significant point of negotiation in the future and is simply the "right thing to do" in this instance. Doing so, however, would result in an annual cost to the City of \$15k – 20k, representing the cost of 1 additional day of holiday paid to patrol officers. This would be offset by the decreased cost of incentive vacation days that would be recovered by elimination of the Sick Leave Incentive program.

NEXT MEETING

The next meeting of the Finance and Administration Committee is scheduled for Monday, August 08th, 2022, at 4:00 pm.

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

PARKS, RECREATION AND ARTS COMMITTEE

Chair: Councilmember Budoor

Vice Chair: Councilmember Moore

There are no Parks, Recreation and Arts Committee items scheduled for actions at tonight's meeting.

NEXT MEETING

The next meeting of the Parks, Recreation and Arts Committee has not yet been scheduled.

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

PUBLIC HEALTH AND SAFETY COMMITTEE

Chair: Councilmember Aaron Wahl

Vice Chair:

There are no Public Health and Safety Committee items scheduled for actions at tonight's meeting.

NEXT MEETING

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

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

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

Bid Recommendation - Two Overhead Doors at Public Works Facility –

Recommendation to accept the low bid submitted by Zumwalt Corporation and to authorize the City Administrator to approve a Purchase Order in the amount of \$29,140 to Zumwalt Corporation for the replacement of two overhead doors at the Public Works Facility. The 2022 Budget includes \$21,000 in Account 001-076-5470 for this purchase. Due to underruns already realized in the Facility Maintenance Division, there is adequate funding to cover the \$8,140 amount over-budget. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation - Solar Thermal System at City Hall –

Recommendation to accept the low bid submitted by Prprotect Roofing and to authorize the City Administrator to approve a Purchase Order in the amount of \$59,000 to Prprotect Roofing for the dismantling and removal of the solar thermal system at City Hall. The 2022 Budget includes \$40,000 in Account 137-076-5470 for this project. The budget over-run will be accommodated by deferring one of the other ARPA line-items to 2023 or 2024. **(Roll Call Vote) Department of Public Works recommends approval.**

Bid Recommendation - Elevators at City Hall –

Recommendation to accept the low bid submitted by Century Elevator Service and to authorize the City Administrator to approve a Purchase Order in the amount of \$175,000 to Century Elevator Service for the upgrade and modernization of the elevators at City Hall. The 2022 Budget includes \$160,000 in Account 137-076-5470 for this project. The budget over-run will be accommodated by deferring other ARPA line-items. **(Roll Call Vote) Department of Public Works recommends approval**

Re-appropriation of 2021 funding – Information Technologies –

The 2021 budget included a \$10,000 appropriation for replacement of the network communication equipment which provides for phone and data connectivity between City Hall, the Parks Facility, and the Public Works Facility. Staff temporarily delayed this purchase due to scheduled release of enhanced technology, improving the transfer rate and capacity between facilities. As such, I request and recommend that the previously budgeted 2021 funds be re-appropriated within the 2022 budget. **(Roll Call Vote) Department of Information Technology recommends approval**

Budget Transfer Request – Purchase of Fingerprinting Machine -

The Public Safety Fund includes monies which are collected by our court, which are legally restricted for inmate security purposes. The current restricted balance is approximately \$43,300. I concur with the recommendation of Chief Johnson, in requesting a \$13,231 budgetary transfer within the Public Safety Fund, for the purpose of purchasing a new replacement fingerprinting machine, replacing our 17-year-old, obsolete, non-functional, fingerprint machine. **(Roll Call Vote) Police Department recommends approval**

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: June 28, 2022

RE: Purchase of Two Overhead Doors at Public Works Facility

As you know, the 2022 Budget includes \$21,000 in Account 001-076-5470 for the replacement of two overhead doors at the Public Works Facility. As described during the budgetary process, these door replacements are part of a multi-year plan to replace all eleven of the doors at the Public Works Facility. To date four of the eleven doors have been replaced – two in 2020 and two in 2021 – at a cost of approximately \$8,500 per door. The two doors scheduled for replacement this year are located on both sides of the wash bay. These two doors are 26 years old and have experienced severe rusting associated with the heavy salt usage at the Public Works Facility. The rusting results in frequent operational problems associated with the tracks and the doors themselves.

The Public Works Department has solicited bids from four contractors for the scheduled replacement of two overhead doors. The bids received were as follows:

Zumwalt Corporation	\$29,140
Overhead Door of St. Louis	\$35,585
J.E. Novack Construction Company	\$39,442
St. Louis Automatic Door	NO BID

As you can see these bids are over-budget and substantially more than the City has paid for overhead door replacement in the recent past. The cost increase is similar to cost increases we have seen throughout the construction industry, and we have no reason to believe costs will do anything but increase further in the near future. Accordingly, after reviewing this matter in detail, I concur with the Building Maintenance Supervisor and recommend that these doors be replaced at this time despite being over budget. Due to underruns experienced in the Facility Maintenance Division, specifically related to personnel vacancies, there is adequate funding to cover the \$8,140 amount over-budget.

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 approve a Purchase Order in the amount of \$29,140 to Zumwalt Corporation for the replacement of two overhead doors at the Public Works Facility.

Concurrence:



Jeannette Kelly, Director of Finance



Zumwalt Corp

1617 Lafayette Ave. · St. Louis, Missouri 63104
 314-772-6500 · Fax: 314-772-6596
 www.zumwaltcorporation.com



CONTRACT

Date: 03/25/22

QUOTE#: Q0100078083

SOLD TO CITY OF CHESTERFIELD ATTN: BARRY JOHNSON
 690 CHESTERFIELD PARKWAY WEST
 CHESTERFIELD MO 63017
 PHONE (314) 680-9808 FAX

JOB
 165 PUBLIC WORKS DR.
 CHESTERFIELD MO 63005

QTY	STYLE	SIZE				THICK- NESS	DOOR CONSTRUCTION					TYPE OF GLASS TO BE USED	MOUNTING ON VERTICAL TRACKS			IF SUFFICIENT MARK "OK"		DOOR MODEL	OPEN NO	
		WIDTH		HEIGHT			SECS	PANELS	OPEN FOR GLASS				BRKT	REG ANGLE	REV ANGLE	HEAD ROOM	SIDE ROOM			
		FT	IN	FT	IN				TOP	INTER	BOTT						LH			RH

REMOVE AND HAUL AWAY THE OLD DOORS
 FURNISH AND INSTALL:
 (2) ESD20 14"0"X14'0" INSULATED ROLLING STEEL DOORS, GRAY COLOR. POLYURETHANE INJECTED GALVANIZED SLATS, FULLY WEATHER-STRIPPED.
 MGH ½ HORSEPOWER MOTOR OPERATORS, 115 VOLT. NEMA 4 PHOTO CELLS INCLUDED.
 RECONNECT THE ELECTRIC WIRING.

FOR THE SUM OF: **\$29,140.00**

OUR STANDARD INSURANCE APPLIES. SAFETY CLASSES, SPECIAL CLOTHING, ANY SPECIAL BILLING CHARGED EXTRA. DRUG TESTING BY ST. LOUIS CONSTRUCTION INDUSTRY SUBSTANCE ABUSE CONSORTIUM ONLY, INCLUDED. ERECTION ON FINISHED FLOOR ONLY INCLUDED. NO PERFORMANCE OR PAYMENT BOND IS INCLUDED IN THIS PROPOSAL. NO SEISMIC CRITERIA INCLUDED. NO ACCESS PANELS OR EQUIPMENT PROVIDED OTHER THAN LISTED ABOVE. REGARDING MATERIAL PRICE FLUCTUATIONS, REFERENCE AGC DOCUMENT NO. 200.1 AMENDMENT 1. THIS DOCUMENT SUPERSEDES ANY CONTENTS IN THIS CONTRACT RELATING TO MATERIAL PRICE VOLATILITY. WE EXCLUDE LIQUIDATED DAMAGES, FINES, AND BACK CHARGES. NO LIQUIDATED DAMAGES WILL BE ACCEPTED DUE TO MATERIAL SHORTAGES. PRICING CONTAINED IN THIS QUOTE IS VALID THIS DAY ONLY. MATERIAL ESCALATION MAY APPLY.

THERE IS A GLOBAL SHORTAGE OF GARAGE DOOR MATERIALS THAT WILL IMPACT YOUR DELIVERY. WE CAN NOT FORECAST DELIVERY OF MATERIAL AT THIS TIME.

To BE INSTALLED	Yes	X	PRIME PAINTING	Yes	X	GLASS	Yes	X	GLAZING	Yes	X	WOOD JAMBS	Yes	X
	No			No			No			No			No	
OPENING PREPARED By Us	Yes		OPENING PREPARED BY OTHERS INCLUDING ALL STEEL PLATES OR BUCKS	Yes		MASONRY WOOD JAMBS	MASONRY No Wood JAMBS		STEEL JAMBS X	MASONRY				
	No	X		No	X									

OPENINGS PREPARED TO OUR REQUIREMENTS; DESIGN BY OTHERS. The following is part of this contract unless otherwise specified above: Electrical wiring or electrical work of any kind is not included; hauling of debris and clean up of any type is not included; no charge-backs allowed without written authorization of the undersigned. Insurance coverage furnished at our standard limits unless otherwise specified. Installation is not guaranteed unless door is erected on finished floor. Oil levelers must be set to constitute a finished floor. NO LABORERS TO UNLOAD. NO PERMITS. NO SPECIAL DRUG TESTING OTHER THAN AGC. SPECIAL CLOTHING NOT INCLUDED. NO BONDS INCLUDED. NO CONTINGENT PAYMENTS. NO SEISMIC ENGINEERING INCLUDED.

The fabrication and installation of the above shall be contingent upon fires, strikes, accidents or other causes beyond our control. This contract, when Accepted, is not subject to cancellation except with our consent and on terms that will indemnify us against all loss. The Zumwalt Corporation does not recognize any understandings or agreements other than those specified in this contract. All purchase orders based on this proposal subject to all terms of this offer even if excluded in or in conflict. Complete plans and specs furnished - no charge.

The prices in this contract are guaranteed for 10 days only. Terms: Net Cash, Interest charged on past due accounts at rate of 5% per month. Time is not of the essence in this contract. The terms and conditions printed on the back hereof are expressly made a part of this contract. DELAY OF PAYMENTS BEYOND 30 DAYS VOIDS ANY WARRANTIES. FIRE DOORS TEST DROPPED WHEN INSTALLED ONLY. THERE WILL BE A CHARGE FOR A SUBSEQUENT TEST DROP.

Accepted by: _____

By: 

Date: _____

Accepted by Company: **TIM KEITH**

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: June 28, 2022

RE: Removal of Solar Thermal System at City Hall

As you know, the 2022 Budget includes \$40,000 in Account 137-076-5470 for the removal of the solar thermal system at City Hall. The solar thermal system was authorized by City Council in 2010 (via Resolution Number 368) in an attempt to achieve energy savings at City Hall. Unfortunately, the project encountered problems from its inception, ultimately resulting in the City terminating the contract with the installer and completing the final portion of the project with in-house staff. As detailed in prior correspondence, the system has never worked properly, and regularly required maintenance expenditures in excess of the annual energy savings, which were previously estimated at \$8,000 to \$10,000 per year. The solar thermal system completely stopped functioning in 2019, and has remained dormant since that time. In 2019 the City received a proposal to permanently improve and repair the solar thermal system at a cost of \$490,000. There is simply no way to justify such a high expenditure with such little cost savings. Further, in consultation with industry experts, I have found that there is no way to convert any part of the solar thermal system to a conventional solar energy system. Given that there is no way for me to “turn back the clock” and avoid construction of this project, I have no choice at this time but to recommend that the solar units and tubing be removed from the roof and the solar thermal system be completely dismantled and removed from City Hall.

The Public Works Department has solicited bids from four contractors for removal of the solar thermal system at City Hall. The bids received were as follows:

Protect Roofing	\$55,759
Universal Abatement	\$57,504
J.E. Novak	\$60,294
SLT Demolition	\$61,500

As you can see the low bid is over-budget. The cost increase is similar to cost increases we have seen throughout the construction industry, and we have no reason

to believe costs will do anything but increase further in the near future. Accordingly, after reviewing this matter in detail, I concur with the Building Maintenance Supervisor and recommend that the solar thermal system be dismantled and removed at this time despite being over budget. The budget over-run will be accommodated by deferring one of the other ARPA line-items to 2023 or 2024. As you know we previously decided to postpone the replacement of the shade structures at City Hall to allow further investigation and due to the magnitude and volume of the building improvement projects contained in the 2022 ARPA funding.

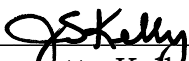
Please note that if action is not taken to approve this project at the July 18, 2022 meeting the low-bidder will not agree to hold his price. The low-bidder has indicated that crane operators are raising their prices daily and he would need to include any such increases in a future bid.

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 approve a Purchase Order in the amount of \$59,000 to Prrotect Roofing for the dismantling and removal of the solar thermal system at City Hall. The recommended funding includes the low bid amount (\$55,759) and a modest contingency to address any change orders which become necessary during construction of the project.

If approved, Prrotect Roofing will serve as the general contractor for this project, with EFS Solar and MC Mechanical serving as subcontractors. The role of each party will be clearly delineated in the contract documents.

Concurrence:



Jeannette Kelly, Director of Finance



Prprotect Roofing, LLC
 7337 Weldon Spring Rd.
 O'Fallon, MO 63368
 Ph. 314.292.9331
 support@PrprotectRoofing.com

Owner: Chesterfield City Hall - Co, Jim Eckrich	Email Address: jay.gifford@efsenergy.com
Address, City, State, Zip 690 Chesterfield Parkway West, Chesterfield, MO 63017	Phone Number: 636-541-6355
Remove 110 Sections of 30 tube evacuated vacuum -solar	
Remove all associated bracing - Leave all the unistrut intact.	
Remove all black iron ore piping & copper piping-on the roof only	
Seal all penetrations and/or roof deflections caused from the removal of the system	
Crane and operator to rig, signal and lift all evacuated vacuum -solar tubes	
Dumpsters to remove all solar waste and remove from job site	
Clean job site daily and final walk upon completion to ensure all debris is removed from location	
We have examined the requirements associated with the removal of the following mechanical extraction:	
• 8000 gallon tank, two pumps, • one expansion tank and capped on the tank side. No piping or removal on the adjacent utility structure	
Labor, equipment and material to disassemble the storage tank and piping in the room. Remove tank pipe, expansion tank,	
heat exchanger and pumps from the premises. Cap the make up water line at the tee.	
We will turn over pumps to the City if requested. All materials hauled off will be scrapped.	
EFS Energy representative on site for the duration of the project.	
Contract Total \$	55759.00
Down Payment Received \$	27897.50
Balance Due Upon Completion \$	27897.50

Acceptance of Contract: The above terms and conditions and those contained on the reverse side are satisfactory and are hereby accepted. Prprotect Roofing, LLC Is authorized to complete the work per this Contract and the Customer agrees to the above payment terms.

Owner Signature: _____

Date: 06/21/2022 _____

Rep Signature: _____ Tim West

Date: 06/21/2022 _____

NOTICE

- (A) YOU, THE OWNER, MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT ON THE THIRD (3rd) BUSINESS DAY AFTER YOU HAVE RECEIVED WRITTEN NOTIFICATION FROM YOUR INSURER THAT ALL OR ANY PART OF THE CLAIM OR CONTRACT IS NOT A COVERED LOSS UNDER THE INSURANCE POLICY. SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.
- (B) NOTICE TO THE OWNER: FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANICS LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429 RSMo. TO AVOID THIS RESULT, YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THE CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

THE CONTRACT ON THE FACE HEREOF AND ANY CONTRACT MADE PURSUANT THERETO BETWEEN PROTECT ROOFING, LLC (THE "COMPANY") AND THE CUSTOMER(S) WILL BE SUBJECT TO ALL APPROPRIATE LAWS, REGULATIONS AND ORDINANCES AND TO THE FOLLOWING SPECIAL TERMS AND CONDITIONS.

1. All contracts subject to approval by our Credit Department and Management.
2. The Company has the right to order excess material. These materials will not be charged above the agreed upon price. All excess materials belong to the Company.
3. All material is guaranteed as specified. All work to be completed in a workman like manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written change order(s) and will become an extra charge over and above the estimate. All Contracts contingent upon strikes, accidents, or delays beyond our control. The Customer to carry fire, tornado, and other necessary insurance.
4. Any representation, statement or any other communication not written or referred to in this Contract, are agreed to be immaterial and not relied on by either party and do not survive the execution of this Contract.
5. If any provision of this Contract should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Contract shall not be affected thereby.
6. **LIQUIDATED DAMAGES:** If this Contract is canceled pursuant to Section (A) above the Company shall within ten (10) days after cancellation tender to Customer any payments, partial payments or deposits made by Customer, except for amounts reasonably necessary to prevent damage to the property. If Customer cancels the Contract for any other reason, other than pursuant to Section (A) prior to the commencement of work, Customer shall pay to the Company twenty-five percent (25%) of the contract price as liquidated damages, and not as a penalty, and the Company agrees to accept such as reasonable and just compensation for said cancellation.
7. The Company is not responsible for damage below the roof, due to leaks caused by excessive winds of fifty (50) mph, ice dams, and hail, pre-existing or future defects caused by storm or lack of maintenance during the period of the warranty.
8. The Company is not responsible for tire depressions in driveway caused by trailers or dumpsters; damage to shrubs, bushes, or trees; or interior damage as a result of the roofing process. Minimum gutter and siding damage that occurs during roofing tear off is not covered. The Company is not responsible for satellite signal loss. The Company shall not be responsible for any mold or any interior damage resulting from mold. The Company shall not be responsible for defective work, labor or materials performed by others that are not employed by the Company. Any damage during the work contemplated herein that is due to any prior defective work by others or concealed, unknown or unusual conditions shall not be the responsibility of the Company. The Contract Price has been based on normal conditions, without allowance for any extra work that might be caused by unanticipated conditions. If the Company encounters any conditions that require extra work, the cost for this additional work, plus the Company's overhead and profit, shall be added to the Contract Price.
9. Payments shall be made within ten (10) days for the work or upon completion of each portion of the work, whichever occurs first. Payments due and unpaid shall bear interest from the date payment is due at the rate of one and a half percent (1 ½%) per month. In the event that Customer fails to pay Company any sums due, Customer shall pay the Company all attorney's fees and court costs incurred by the Company in collecting amounts owed to the Company under this Contract. If payment is not made, as set forth above, the Company reserves the right (without further notice) to immediately stop work until the payment then due is made, increased by the amount of the Company's costs of shutdown, delay and startup and, in such event, the Company will not be liable or responsible for any damages, costs or delays whatsoever due to such work stoppage. Final payment in full shall not be held up while waiting for the City/County to inspect the work the Company agrees to meet all City/County inspection requirements. Non-payment after sixty (60) days of work completed will result in all labor warranties being void and no other work will be performed to the property until all monies are paid.
10. The maximum allowable retainage held for any punch-out will be five percent (5%) of the original contract price. All payments are to be made directly to Protect Roofing, LLC and mailed to 11469 Olive Blvd., Suite 1206, St. Louis MO 63141
11. General Contractor Overhead and Profit is justified because the company is a Licensed General Contractor. The Company does not directly employ laborers to perform the bulk of the work but subcontracts the work to other specialty contractors. On this project, we intend to subcontract the following areas of work, but not limited to: Roofing, Siding, Garage door, HVAC repairs, Painting, Gutters, Windows Screens, Window Glazing, and Window installation.

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: June 28, 2022

RE: Upgrade and Modernization of Elevators at City Hall

As you know, the 2022 Budget includes \$160,000 in Account 137-076-5470 for the upgrade and modernization of the elevators at City Hall. The existing elevators are obsolete in part due to Long Elevator Company going out of business in 2010. In order to keep the elevators functioning it is necessary to upgrade to new and non-proprietary controls and electronic boards. Upgrading and modernizing the elevators at this time will ensure that we meet all life safety and fire standards and allow us to acquire all necessary elevator certifications.

The Public Works Department has solicited bids from three contractors for upgrading and modernizing the elevators at City Hall. The bids received were as follows:

Century Elevator Service	\$168,350
J.E. Novack Construction Company	\$179,100
Schindler	\$214,248

As you can see the low bid is slightly over-budget. The cost increase is similar to cost increases we have seen throughout the construction industry, and we have no reason to believe costs will do anything but increase further in the near future. Accordingly, after reviewing this matter in detail, I concur with the Building Maintenance Supervisor and recommend that the elevators be upgraded and modernized at this time despite being over budget. The budget over-run will be accommodated by deferring one of the other ARPA line-items to 2023 or 2024. As you know we previously decided to postpone the replacement of the shade structures at City Hall to allow further investigation and due to the magnitude and volume of the building improvement projects contained in the 2022 ARPA funding.

Please note that the contractor will only hold these prices through July 29, 2022.

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 approve a Purchase Order in the amount of \$175,000 to Century Elevator Service for the upgrade and modernization of the elevators at City Hall. The recommended funding includes the low bid amount (\$168,350) and a modest contingency to address any change orders which become necessary during construction of the project.

Concurrence:



Jeannette Kelly, Director of Finance



Century Elevator Service

10934 Lin Valle Drive, St. Louis, MO 63129 314-846-3500

March 30, 2022

Location:
City of Chesterfield
690 Chesterfield Pkwy
Chesterfield, MO 63017

TWO -3 Opening/ Equipment ID 11070 & 11071

Century Elevator Service installation proposal to complete the following work, subject to the standard manufacturers installation technical design specification terms and conditions as if herein so stated, with specification required for work by others as previously provided.

Modernize (2) Two Passenger Elevator: These are 3 stop/1 opening Hydraulic.

- ✓ Install New Cartop Inspection Station with Light installed
- ✓ Non-proprietary elevator controller (SmartRise) – Code Compliant
- ✓ A 10 x 8 space shall be provided for storage and equipment on First and Top Floors during all periods of elevator modernization.
- ✓ Provide and install new Power Units (Tank, valve, pump, and motor)
- ✓ If elevator pit variance required will be proposed separately
- ✓ Provide and install new Car Operating Panels (Car button station)
- ✓ Hoistway and Machine Space by others per building code and manufacturer specifications
- ✓ Hands Free ADA Emergency Phone
- ✓ New Emergency Light System in Elevator Cabs
- ✓ Front Opening Automatic Doors – New Door Operator
- ✓ New Pit Stop Switch
- ✓ Elevator Fire Service Operation –Smoke and Heat Detectors signals provided by others
- ✓ Car Direction Indicator and Independent Service Operation
- ✓ Existing flooring and installation of code compliant flooring by owner/others
- ✓ New Vandal Resistant Hall Fixtures
- ✓ Proximity Detector for Front Doors
- ✓ All work will be done weekdays (non holidays) 8am – 430pm
- ✓ Furnish maintenance and callbacks for a period of 12 months after acceptance test
- ✓ Permit(application and drawings) and Inspection Fees Included

Approval Drawings:

Architecture drawings provided by others

Work by others: Dedicated non-cellular phone line for elevator to machine room

Code compliant hoistway with openings (Clear and plumb not to exceed 1” length of hoistway)

Code compliant pit and overhead

Code compliant machine space (including temperature and humidity control)

Machine floor concrete

Lockable & Fused Disconnect - Power Supply in Machine Room (Shunt tripped if required)

Lockable & Fused Disconnect – 110 volt Lighting circuit for elevator cab lights in Machine Room

Code compliant lighting and outlets for machine space and elevator pit

Smoke and Heat detectors and signals provided to Machine Room on roof



Century Elevator Service

10934 Lin Valle Drive, St. Louis, MO 63129 314-846-3500

Trash removal: Century will collect trash/debris at a central location for removal by others
Hoist beam in overhead
Grouting/Drywall around entrance frames and finished floor

Additional Clarifications: Cab flooring materials provided by others
Price includes sales tax
Running car for other trades/companies will be billed at 445.00 per hour
Labor and material provided for one elevator inspection. Additional inspection or re-inspections due to other trades or companies for non-compliance will be billed at standard rate of 445.00 per hour.

Payment Method:

- \$48,000.00 Deposit with acceptance.
- \$40,000.00 When Unit Delivery to Job Location
- \$40,000.00 When 1st unit is completed
- Balance due upon Project Completion at Final Acceptance

7/29/22
ETP.

Price: \$168,350.00 (One Hundred Sixty-Eight Thousand Three Hundred Fifty Dollars) Expires 60 days for date above.

Sincerely,

CENYURY ELEVATOR SERVICE

Kirk Pohl - COO

P.O. Number: _____

Company Name: _____

By: _____

Title: _____

Date: _____

TERMS AND CONDITION

1. Any changes to the building to meet local or state codes are to be made by Purchaser. Any Changes in the work required due building conditions discovered in the performance of the Work will be paid by Purchaser.



Century Elevator Service

10934 Lin Valle Drive, St. Louis, MO 63129 314-846-3500

2. No work, service materials or equipment other than as specified hereunder is included or Intended.
3. Purchaser retains its normal responsibilities as Owner of the equipment which is subject of this Agreement.
4. Century will not be liable for damages of any kind, in excess of the Price of this Agreement, Nor in any event for special, indirect, consequential or liquidated damages.
5. Any cutting and patching is by others and not included in this work.
6. Neither party shall be responsible for any loss, damage, detention or delay caused by labor Trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, Floods, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or Workmen unavailability of material from usual sources, government priorities or requests or Demands of the National Defense Program, civil or military authority, war, insurrection, failure To act on the part of either party's suppliers or Subcontractors, orders or instructions of any Federal, state, or municipal government or any department or agency thereof, acts of God, Or by any other cause beyond the reasonable control of either party. Dates for the performance Or completion of the work shall be extended by such delay of the time as may be reasonably Necessary to compensate for the delay.
7. Century guarantees that the equipment will comply with the foregoing specifications and if Promptly notified in writing will, at Century's expense, correct any defects in such equipment Occurring within one year from the date of final acceptance, which are not due to ordinary wear and tear or to improper use, car and maintenance. The correction of such defects constitutes the limit of the responsibility. THERE ARE NO OTHER WARRANTIES OR GURARANTEES, EXPRESSED OR IMPLIED, OTHER THAN OF TITLE. The equipment installed under this agreement requires maintenance service, such as periodic examinations, lubrication and adjustment made By competent elevator mechanics. This guarantee is not intended to supplant this normal servicing of the equipment and it is not to be construed that Century will provide free maintenance service of this type, except as may be provided under other provisions of the contract or that Century will correct, without charge, breakage, maladjustment or other troubles occurring as a result of improper or inadequate maintenance.
8. Purchaser agrees to defend indemnify and hold Century harmless from and against any claims, lawsuits, demands, judgments, damages, costs and expenses arising out of this Agreement except to the extent caused by or resulting from the sole and direct fault of Century.

Transfer Request No. _____

Transfer No. _____

City of Chesterfield Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____
TOTAL		_____

Transfer TO:

Account Number	Account Name	Amount
_____	_____	_____
_____	_____	_____
_____	_____	_____
TOTAL		_____

EXPLANATION:

APPROVALS:

Requested By: _____ **Date:** _____

Department Head: _____ **Date:** _____
(required)

Finance Director: _____ **Date:** _____

City Administrator: _____ **Date:** _____

Approved by City Council on _____ **Date:** _____

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator.
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.

MEMORANDUM



To: Jeannette Kelly – Director of Finance
From: Matthew Haug – Directory of Information Technology
Date: June, 28th, 2022
Re: 2021 American Recovery Act Funds

In our 2021 ARPA Funding we had a line item for \$10K for Network Infrastructure Improvements. The equipment that I had discussed with my vendor did not get released until December of 2021 and I did not secure the funds with a Purchase Order.

I have attached the current quote and I am requesting that we secure the funds from 2021's ARAP plan in the amount of \$10K. I can cover the difference from my FY2022 Budget.

Account 001-037-5410 has a line item for this in the amount of \$15K for this project.

A handwritten signature in black ink that reads "Matt Haug".

Matthew Haug
Information Technology Director

Concurrence

A handwritten signature in black ink that reads "JKelly".

Jeannette Kelly
Director of Finance

A handwritten signature in black ink that reads "Michael O. Geisel".

Michael O. Geisel
City Administrator



December 28th, 2022

Mr. Matt Haug
City Of Chesterfield
690 Chesterfield Pkwy W,
Chesterfield, MO 63017

Thank you for the opportunity to bid on your upcoming wireless project.

PTP FROM CITY HALL TO PARKS

Aviat WTM 4200 in 11 or 18ghz* Complete link w 2' dishes	\$16,500 each	1set	\$16,500
Installation	\$85/man hr	8	\$680
12ct Fiber and DC power	\$650/side	2	\$1300
Subtotal			\$18,480

INSTALLATION NOTES

Replace existing Air Fiber link from City Hall to Parks. Install 12 count fiber breakout panels inside and outside on both ends using LC/UPC termination. DC power runs to terminal block for future additions, and to radio. Install 2- 5 Amp 48v power supplies, Tuned to 54volts for battery attached floating standby, install radio link as determined by link coordinator and FCC either 11 or 18ghz with an uptime greater than 99.99 on the fade margin.

Thank you,
Chris Bay

Cell 636-222-2114
Office 636-742-2828
Chris@Bays-ET.com

Bays-ET High-Speed
517 W. Osage
Pacific, MO 63069

PHONE (636) 742-2828
E-MAIL sales@bays-et.com
WEB SITE <http://www.bays-et.com>

Mike Geisel

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
Date: July 8th, 2022
RE: Budget transfer request

As you are aware, the Public Safety Fund includes a specific amount of money which is collected by our courts and its use is legally restricted for inmate security purposes. The current restricted balance is approximately \$43,300.

I concur with the recommendation of Chief Johnson, in requesting a \$13,230.53 budgetary transfer within the Public Safety Fund, for the purpose of purchasing a new replacement fingerprinting machine.

Chief Johnson's memo attached, provides a fuller description of the request, but I fully support and am recommending that City Council authorize the budget transfer request to facilitate the replacement of our 17 year old, obsolete, non-functional, finger print machine.



Chesterfield Police Memorandum



Date: July 8, 2022

To: Mike Geisel

From: Chief Ray Johnson 

RE: Purchase of fingerprinting machine

I am requesting permission to purchase a new fingerprinting machine for the Police Department to replace a non-functioning machine currently owned by the Department. The existing machine is used almost daily to collect fingerprints as part of normal police functions, and our operations are hampered without it.

The fingerprinting machine that would meet our needs, a Guardian model 200, is offered through HID Global Security, who is a sole source provider for the machine. A quotation provided to us by HID Global Security for the machine is attached to this memorandum.

I am requesting to use funds from the Inmate Security reserved funds (Account # 121-3000-006) to purchase this equipment, as it is directly related to the functions that those funds are provided for.

I have attached a City of Chesterfield "Budgetary Transfer of Funds Request" form that provides the necessary information needed to perform the fund transfer from the Inmate Security reserved funds to the Police Department's Inmate Security expense account if approved.

Please contact me if you need any additional information about this request.

Transfer Request No. _____ Transfer No. PS#2

City of Chesterfield
Budgetary Transfer of Funds Request

Transfer From:

Account Number	Account Name	Amount
<u>121-3000_006</u>	<u>Inmate Security Reserved Funds</u>	<u>\$ 13,230.53</u>
_____	_____	_____
_____	_____	_____
TOTAL		_____

Transfer TO:

Account Number	Account Name	Amount
<u>121-041-5273</u>	<u>Inmate Security Expense</u>	<u>\$ 13,230.53</u>
_____	_____	_____
_____	_____	_____
TOTAL		<u>\$ 13,230.53</u>

EXPLANATION:

Purchase of HID Guardian model 200 fingerprinting machine to replace non-functioning, obsolete fingerprinting machine.
Memorandum and quotation attached.

APPROVALS:

Requested By: _____ **Date:** _____

Department Head: _____ **Date:** _____
(required)

Finance Director: _____ **Date:** _____

City Administrator: _____ **Date:** _____

Approved by City Council on _____ **Date:** _____

Transfers up to \$2,500 can be transferred (within object level) with approval of Director of Finance.
Transfers up to \$5,000 can be transferred (within object level) with approval of the City Administrator.
Transfers in excess of \$5,000 or between Departments or Funds require approval by City Council.

HID Guardian™ 200

Compact Wet/Dry Tenprint Livescan with Graphic User Interface

HID Global continues to set the global standard for reliable, high volume tenprint scanning. The Guardian 200 seamlessly integrates with MOBS software, as well as customer screening and enrollment applications. Designed to address the challenges associated with high volume identity management applications, the Guardian 200 provides the simplest, fastest and highest quality certified fingerprint capture process.

Applicants are guided by easy to understand illuminated pictograms for attended and semi-attended processing. Because every applicant is unique, the Guardian captures images regardless of skin pigmentation and from both wet and dry fingers without the need to recalibrate the device or pretreat the hands. Proprietary FlexFlat

and FlexRoll features facilitate fingerprint image capture regardless of positioning on the platen. Our patented Auto-Capture functionality ensures rapid capture of high quality images for error-free biometric data collection – eliminating the guesswork, errors and range of possible reprint issues. Guardian 200 can be cleaned and sanitized easily with the silicone membrane. These features not only expedite the process and improve the overall applicant experience, but free the operator to focus on other critical screening and enrollment tasks.

Ideally suited for border control, national ID, and other expedited, high volume screening and enrollment applications, the Guardian 200 delivers enhanced security, proven reliability and a reduced total cost of ownership.



KEY BENEFITS:

- Superior wet and dry print capture without recalibration
- Intuitive instructions via illuminated pictograms
- Intelligent capture features ensure quality images
- Rapid auto capture improves efficiency
- Presentation attack detection (PAD) to determine whether a presented fingerprint biometric is genuine

HID Guardian™ 200



ERGONOMIC DESIGN



Simple, fast and high quality fingerprint capture

INTUITIVE USER GUIDANCE



Intuitive instructions via illuminated pictograms

Product Name	HID Guardian™ 200
On-device Display	Illuminated Pictograms
Image Resolution	500 ppi
Image Greyscale	8 bit, 256
Dimensions	6" x 6" x 6.1" (15.24 cm x 15.24 cm x 15.49 cm)
Capture Platen	3.2" x 3.3" (8.13 cm x 8.38 cm)
Weight	3.3lbs (1.5 kg)
Operating Temperatures	32°F to 122°F (0° C to +50° C)
Power Supply	USB
Ingress Protection Rating	IP 54
Operating Systems	Windows® 7/8.1/10 32 and 64-bit; Linux Ubuntu 14.04, 18.04
Certifications	Appendix F, UL, CE, RoHS, GS Marking
Device Interface	USB 2.0 high speed
Device Security	Accepts security cable
BIOMETRIC CAPTURE	
Fingerprint	Flats and Rolls
Capture Features	Auto-Capture, FlexFlats, FlexRolls, wet and dry finger image capture without pretreatment of hands or device recalibration
Image Quality	Appendix F, Livescan, and ID Flats (with or without membrane)
Optional Components	Silicone membrane, spoof detection, mounting bracket, cleaning kit
Security Feature	Presentation Attack Detection (PAD)
APPLICATIONS	
Software	HID BioCore (Optional)
SDK	HID L Scan™ Essentials SDK 7.5 or later



hidglobal.com

North America: +1 512 776 9000 | Toll Free: 1 800 237 7769
 Europe, Middle East, Africa: +44 1440 714 850
 Asia Pacific: +852 3160 9800 | Latin America: +52 (55) 9171-1108
 For more global phone numbers click here

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 2021-11-05-001-hid-guardian-200-05-en | P1164-024
 Part of ASSA ABLLOY

- 488.5026. Two dollar surcharge for all criminal cases, funds to be deposited in inmate prisoner detainee security fund — use of moneys.** — 1. Upon approval of the governing body of a city, county, or a city not within a county, a surcharge of two dollars shall be assessed as costs in each court proceeding filed in any court in any city, county, or city not within a county adopting such a surcharge, in all criminal cases including violations of any county ordinance or any violation of criminal or traffic laws of the state, including an infraction and violation of a municipal ordinance; except that no such fee shall be collected in any proceeding in any court when the proceeding or the defendant has been dismissed by the court or when costs are to be paid by the state, county, or municipality. A surcharge of two dollars shall be assessed as costs in a juvenile court proceeding in which a child is found by the court to come within the applicable provisions of subdivision (3) of subsection 1 of section [211.031](#).
2. Notwithstanding any other provision of law, the moneys collected by clerks of the courts pursuant to the provisions of subsection 1 of this section shall be collected and disbursed in accordance with sections [488.010 to 488.020](#), and shall be payable to the treasurer of the governmental unit authorizing such surcharge.
3. The treasurer shall deposit funds generated by the surcharge into the "Inmate Prisoner Detainee Security Fund". Funds deposited shall be utilized to acquire and develop biometric verification systems and information sharing to ensure that inmates, prisoners, or detainees in a holding cell facility or other detention facility or area which hold persons detained only for a shorter period of time after arrest or after being formally charged can be properly identified upon booking and tracked within the local law enforcement administration system, criminal justice administration system, or the local jail system. The funds deposited in the inmate prisoner detainee security fund shall be used only to supplement the

sheriff's funding received from other county, state, or federal funds. The county commission shall not reduce any sheriff's budget as a result of any funds received within the inmate prisoner detainee security fund. Upon the installation of the information sharing or biometric verification system, funds in the inmate prisoner detainee security fund may also be used for the maintenance, repair, and replacement of the information sharing or biometric verification system, and also to pay for any expenses related to detention, custody, and housing and other expenses for inmates, prisoners, and detainees.

(L. 2003 S.B. 5, A.L. 2004 H.B. 1179, A.L. 2012 H.B. 1647 merged with S.B. 628, A.L. 2016 H.B. 1936)

Inmate Prisoner Detainee Security Fund. Pursuant to Section 488.5026, RSMo., a two dollar (\$2.00) surcharge per case shall be assessed as costs in all cases, including an infraction and violation of a municipal ordinance, to be deposited into the "Inmate Prisoner Detainee Security Fund." Notwithstanding any other provision of law, the moneys collected by the Municipal Court shall be payable to the City and deposited into the "Inmate Prisoner Detainee Security Fund." The Inmate Prisoner Detainee Security Fund shall be utilized to acquire and develop biometric verification systems and information sharing to ensure that inmates, prisoners or detainees in a holding cell facility or other detention facility or area which hold persons detained only for a shorter period of time after arrest or after being formally charged can be properly identified upon booking and tracked within the local law enforcement administration system, criminal justice administration system or the local jail system. Upon the installation of the information sharing or biometric verification system, funds in the Inmate Prisoner Detainee Security Fund may also be used for the maintenance, repair and replacement of the information sharing or biometric verification system, and also to pay for any expenses related to detention, custody, and housing and other expenses for inmates, prisoners,



Chesterfield Police Memorandum



Date: July 7, 2022

To: Chief Ray Johnson

From: Captain Cheryl Funkhouser *Cheryl*

RE: Purchase of fingerprinting machine

The purpose of this memorandum is to request the purchase of a new fingerprinting machine to replace a non-functioning, obsolete model currently owned by our Department. The current machine, Crossmatch Technologies ID 500 is approximately 17 years old and is no longer being produced or supported by the new parent company, HID Global Security and therefore can't be restored to a properly functioning system.

Detective Clayton McGee conducted an extensive research product on replacing the existing machine and found that the only machine that would meet our needs is the Guardian model 200, sold by HID Global Security. This machine is currently the only one on the market which would satisfy our specific needs, and Global Security is the sole source provider for the machine.

I have attached a quotation for the purchase of a Guardian model 200 fingerprinting machine as provided to us by HID Global Security.

If the purchase is approved, I will oversee the purchase of the item.



Owned By: Deborah Gelfand

Quote Number: SQ-2022-QTO-154091

Cell:

Revision No.: 1

Phone:

Approval Date: 06/16/2022

Email: debby.gelfand@hidglobal.com

Expiration Date: 09/13/2022

Customer Contact: Clayton McGee

Currency: USD

Customer: Chesterfield Police Department (MO)

Terms: NET 30

Customer Address: 690 CHESTERFIELD PKWY W

Integrator:

CHESTERFIELD Missouri
63017 United States

Distributor:

Quote Description:

Item	Description	Qty	Standard Customer Price	Special Discount	Sale Price Each	Extended Sale Price
920191-01	SHIPPING ASSEMBLY, GUARDIAN 200, LSE RUNTIME LICENSE, SPOOF DETECTION LICENSE, SILICONE MEMBRANE - Open Market	1	\$3,625.00	10.00	\$3,262.50	\$3,262.50
930173	CMT ADVANTAGE MAINT, YR 1, HW - GUARDIAN 100, GUARDIAN 200, GUARDIAN 300, DEVICE ONLY DOMESTIC - 12 months - Open Market	1	\$370.00	10.00	\$333.00	\$333.00
MMP-08255	DESKTOP, DELL OPTIPLEX 7090 TOWER, 8GB MEMORY, 500GB SATA HDD, TAA COMPLIANT - Open Market	1	\$1,781.25	0.00	\$1,781.25	\$1,781.25
122316	CABLE, ADAPTER, DISPLAYPORT TO VGA (ROHS) - Open Market	1	\$8.53	0.00	\$8.53	\$8.53
930158	CMT ADVANTAGE MAINT, YR 1, HW, ALL SYSTEM PERIPHERALS INTEGRATED AND PROVIDED BY CMT, DOMESTIC - 12 months - Open Market	1	\$300.00	10.00	\$270.00	\$270.00



920107-007	SHIPPING ASSEMBLY, UNIVERSAL CABINET WITH GUARDIAN 200 INSERT, 17" RUGGED NON - TOUCH MONITOR, FOOT SWITCH, KEYBOARD AND 110V UPS - Open Market	1	\$4,275.00	5.00	\$4,061.25	\$4,061.25
850026-U	SOFTWARE, LSMS UPGRADE 500 DPI, UPGRADE TO CURRENTLY RELEASED VERSION - Open Market	1	\$660.00	10.00	\$594.00	\$594.00
850391-026	SOFTWARE, LSMS CONFIGURATION, FEDERAL - Open Market	1	\$0.00	0.00	\$0.00	\$0.00
950083	CMT ADVANTAGE MAINT, YR 1, STANDARD CMT SW, LSMS - 12 months - Open Market	1	\$300.00	10.00	\$270.00	\$270.00
930100-01	IMPLEMENTATION, FIRST DAY ON-SITE - Open Market	1	\$2,500.00	10.00	\$2,250.00	\$2,250.00
FREIGHT	FREIGHT CHARGES (310)	1	\$0.03	-1,333,233.33	\$400.00	\$400.00

TOTAL: \$13,230.53

Product(s) may require an export license if being shipped outside of the United States of America. Please consult your Account Manager for more information.

Please note: when Volume Pricing is quoted, the Discount Percentage will apply to the Quantity Tier ordered, and this may not match the Quantity Tier quoted.

UNLESS A SEPARATE WRITTEN AND MUTUALLY EXECUTED AGREEMENT IS CURRENTLY IN FORCE BETWEEN HID AND PURCHASER, PURCHASE OF THE PRODUCTS AND/OR SERVICES LISTED ABOVE IS GOVERNED BY THE APPLICABLE TERMS AND CONDITIONS LOCATED AT WWW.HIDGLOBAL.COM/SALES-POLICY ("HID TERMS AND CONDITIONS")

PURCHASER ACKNOWLEDGEMENT:

Chesterfield Police Department
Clayton McGee
690 Chesterfield Parkway West
Chesterfield, MO 63017

Quote Number: SQ-2022-QTO-154091

CUSTOMER HEREBY ACCEPTS THE ABOVE-REFERENCED QUOTE. PURCHASE OF THE PRODUCTS AND/OR SERVICES LISTED HEREIN IS GOVERNED BY THE APPLICABLE TERMS AND CONDITIONS LOCATED AT: [HTTP://WWW.HIDGLOBAL.COM/SALES-POLICY](http://www.hidglobal.com/sales-policy) ("HID TERMS AND CONDITIONS"). ALL OTHER TERMS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO ANY TERMS AND CONDITIONS CONTAINED IN A PURCHASE ORDER OR OTHER DOCUMENT ISSUED BY PURCHASER) AND ANY PURPORTED MODIFICATIONS OR VARIATIONS TO THE HID TERMS AND CONDITIONS ARE EXPRESSLY EXCLUDED AND REJECTED BY HID AND ARE OF NO FORCE OR EFFECT, UNLESS OTHERWISE EXPRESSLY AGREED IN SIGNED WRITING BY THE PARTIES. HID'S ACCEPTANCE OF PURCHASER'S OFFER TO PURCHASE THE PRODUCTS AND/OR SERVICES LISTED ABOVE IS CONDITIONED UPON PURCHASER'S ACCEPTANCE OF THE HID TERMS AND CONDITIONS.

Authorized Signatory:

Signature: _____
Printed Name: _____
Title: _____
Date: _____

OTHER LEGISLATION

There is no other legislation scheduled for action at this meeting.

UNFINISHED BUSINESS

There is no "Unfinished Business" scheduled for action at this meeting.

NEW BUSINESS